



A beautifully situated smallholding of approx 5 acres Near Lampeter, West Wales



Blaenmaes, Ffarmers, Llanwrda, Carmarthenshire. SA19 8JP.

A/5177/LD

£685,000

*** Beautifully situated country smallholding *** Tastefully refurbished family home *** Charming, traditional farmhouse with versatile 3 bedroomed accommodation *** Newly fitted modern kitchen and contemporary bathroom suites *** High end fixtures and fittings *** Potential annexe or sub-division benefiting from oil fired central heating, double glazing and good broadband speeds and connectivity *** Stone and slate stable range - potential conversion opportunity *** All set within its own approx 5 acres *** Good level and productive pasture *** Impressive equestrian facilities ***

All weather sand school 40m x 20m with direct paddock access *** Modern outbuildings with Dutch Barn, stable and garage *** Extensive good hard based spacious yard area *** River meadow bordering the River Twrch in the stunning Twrch Valley *** Outstanding 360 degrees views *** Offering an edge of rural village position close to Lampeter, Llandeilo and Llandovery *** An immensely appealing, charming and full of character, yet enjoying everyday conveniences *** Perfect family living - contact us to view today ! A convenient smallholding ***



LOCATION

GENERAL

It has the ability of providing an extensive spacious family home, which could be sub divided to provide 2 separate units if so desired. Also there are further extensive opportunities to convert the current stone and slate stable range that are adjacent to the farmhouse, into further accommodation overflow, holiday let, etc., (subject the necessary consents being granted). There is a good array of farm buildings plus a further equestrian amenity complimented by the all weather area (40m x 20m), healthy prolific pastureland and provided with stream side frontage.

The farmhouse is traditionally built and extended in more recent times, providing a fantastic family home modern kitchen and bathrooms. The property being deserving of early viewing and consists of the following accommodation:-

SITTING ROOM





FARMHOUSE KITCHEN

19' 00" x 13' 00" (5.79m x 3.96m) with newly fitted Farmhouse style kitchen with range of two-tone wall and floor units with hardwood worksurfaces over. Double Belfast sink. Central island. 'Kenwood' electric/gas cooker stove with extractor hood over. Space for fridge and freezer. Rear entrance door to the private garden area.



DINING AREA

16' 8" x 12' 10" (5.08m x 3.91m) with UPVC double glazed patio doors to the garden area. 2 x radiators.



UTILITY ROOM

12' 10" x 12' 5" (3.91m x 3.78m) with double drainer sink unit. Plumbing and space for automatic washing machine. Fitted wall cupboards. Half glazed UPVC entrance door to garden.



LIVING ROOM



16' 3" x 14' 3" (4.95m x 4.34m) an impressive family room with large 'Inglenook' open fireplace with exposed beam over. 'Hunter' multifuel stove on slate hearth. Beamed ceiling and 2 radiators. T.V. point.

POTENTIAL ANNEXE/SUB DIVISION

GROUND FLOOR DOUBLE BEDROOM 1

13' 6" x 10' 7" (4.11m x 3.23m) with exposed beam ceiling. 2 x radiators.



RECEPTION ROOM

13' 4" x 13' 2" (4.06m x 4.01m) with corner multifuel stove and 2 x radiators.



BATHROOM

with corner bath with shower over. Vanity unit with wash hand basin. Low level flush w.c. Extractor fan. Radiator.



FIRST FLOOR

LANDING



Approached via the internal timber staircase from the sitting room.

BEDROOM 2

14' 0" x 10' 0" (4.27m x 3.05m) with radiator. Views over the front paddocks.



BEDROOM 3

18' 4" x 14' 0" (5.59m x 4.27m) with radiator. Window with fine views over the paddock to the front and of the Twrch Valley.



FAMILY BATHROOM

Contemporary style suite with a dresser style vanity unit with ceramic wash hand basin. Low level flush w.c., panelled bath with electric shower over. Radiator.



EXTERNALLY

RANGE OF OUTBUILDINGS

A traditional range of outbuildings comprising an excellent range of farm buildings which suit an alternative range of livestock/equestrian purposes, or alternatively have conversion appeal (subject to appropriate consents being obtained from the Local Council). They are divided more specifically as follows:-

STONE AND SLATE RANGE

38' 6" x 15' 6" (11.73m x 4.72m) of stone and slate construction dividing into 3 large stables.





LEAN-TO TACK ROOM

24' 4" x 16' 1" (7.42m x 4.90m)

FURTHER STABLES

16' 2" x 9' 0" (4.93m x 2.74m) of block construction and corrugated iron roof.



FEED ROOM

15' 2" x 7' 3" (4.62m x 2.21m)

HAY STORE

15' 0" x 7' 7" (4.57m x 2.31m)

DETACHED GARAGE/WORKSHOP



28' 6" x 12' 3" (8.69m x 3.73m)

ADDITIONAL LEAN-TO

29' 3" x 10' 6" (8.92m x 3.20m)

DUTCH BARN



36' 0" x 18' 0" (10.97m x 5.49m) of steel, concrete and corrugated construction. Lean to loose box at rear.

ALL WEATHER ARENA

40m x 20m (131' 3" x 65' 7") providing a sand surface schooling facility. Exercise paddock for horses with full post and rail fencing providing easy access to the pasture paddocks.



THE LAND

The land is sub divided into various good sized enclosures ideal for equestrian purposes being ideal for those with equestrian pursuits at heart being gently sloping pastures being well sheltered and laid to grazing.

These have an additional area bordering the River Twrch with a small area of additional grazing with streamside frontage. A pleasant conservation and wildlife area. In all the property extends to some 5 acre or thereabouts.



GARDEN

A delightful private garden to the rear of the property laid mostly to lawn with flowerbeds and enjoying fantastic views over the surrounding countryside.



FRONT OF PROPERTY



REAR OF PROPERTY



PARKING AND DRIVEWAY

The property has a delightful setting within the Twrch Valley fronted by an extensive hard based yard with gated entrance to the quiet adjacent lane leading to the village of Ffarmers.

AGENTS COMMENTS

A beautifully positioned residential country small holding

with good conversion opportunities.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband connectivity subject to confirmation by your Provider.

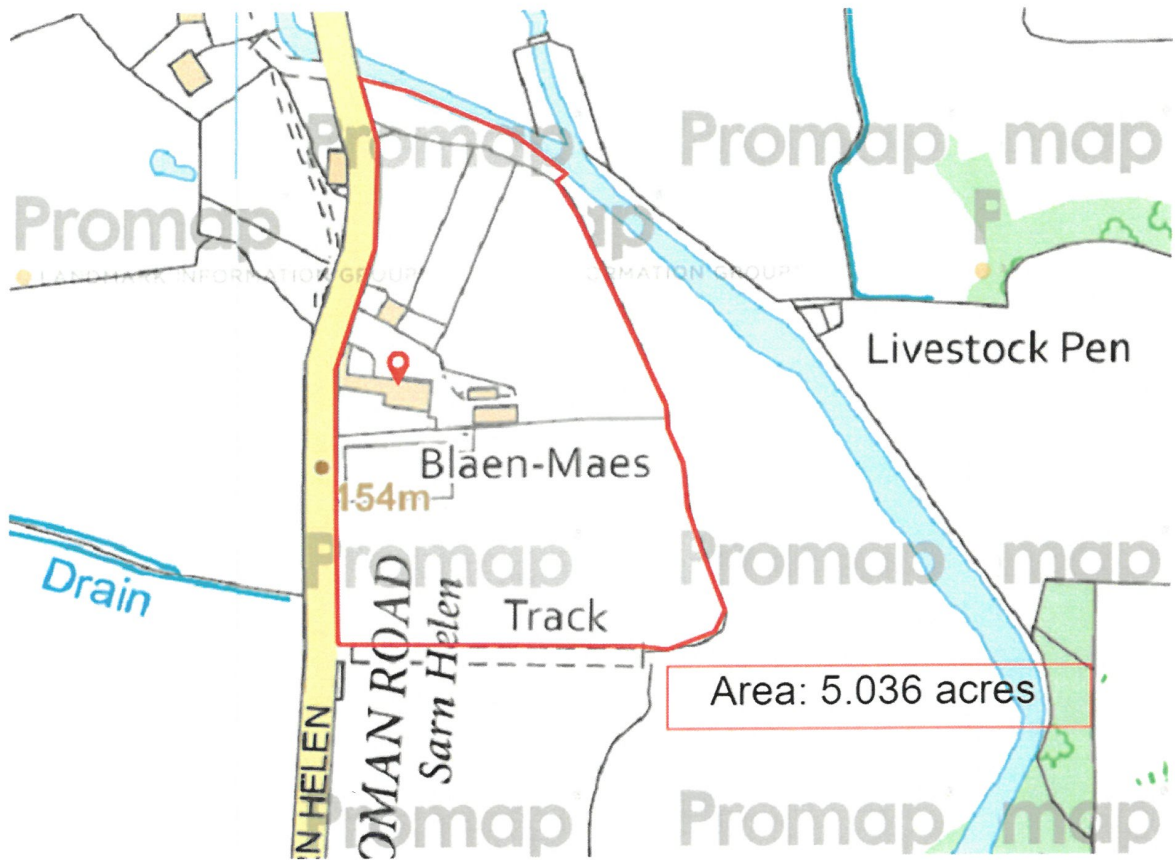
Directions

From Lampeter take the A482 south to Harford. Once leaving Harford, by the old Royal Oak Public House, turn left off the A472 for Ffarmers. Continue towards the village of Ffarmers, and the property will be seen on the right hand side, just before a bridge 0.5 miles before the village as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

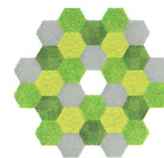
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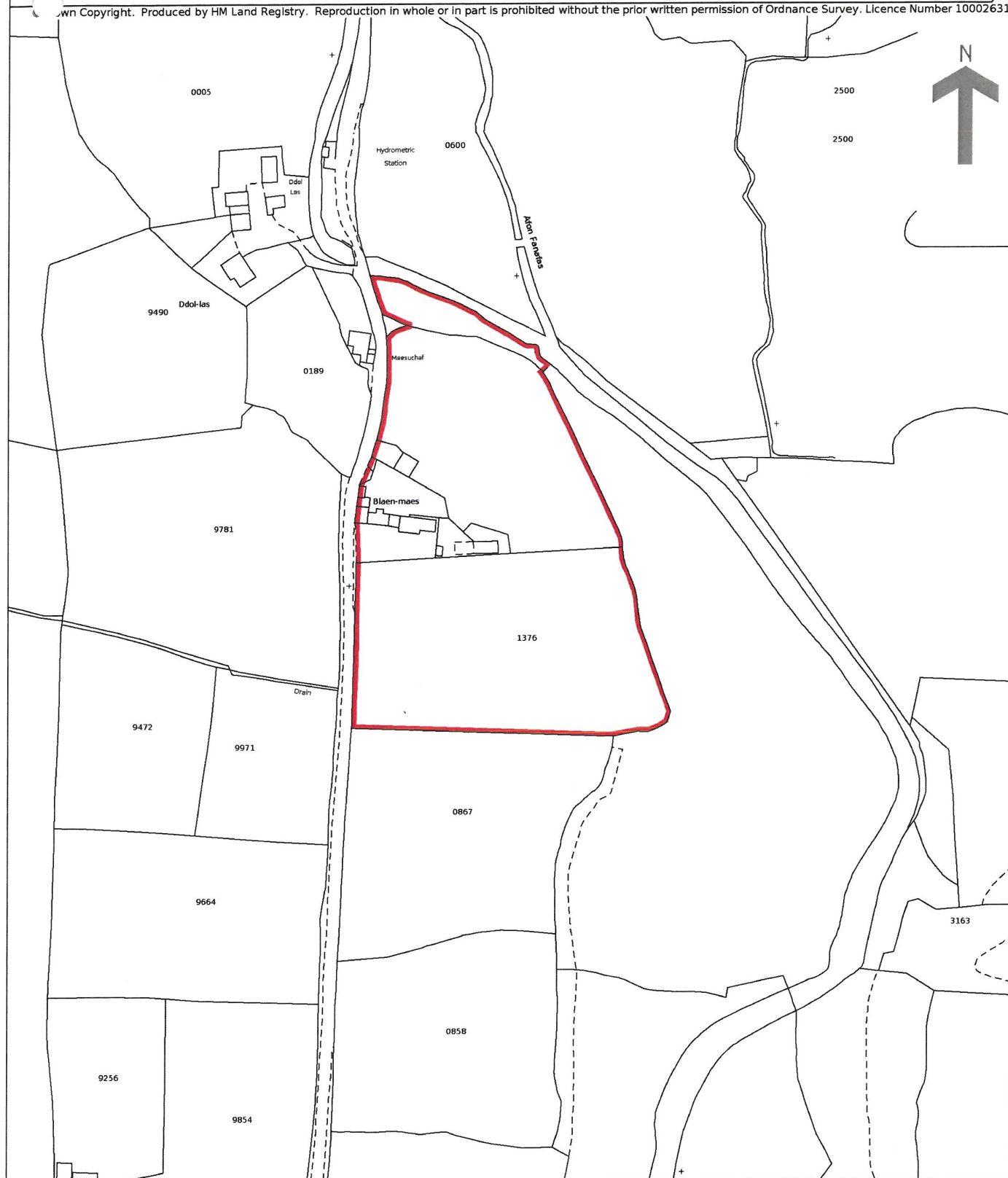


HM Land Registry
Official copy of
title plan

Title number **CYM103993**
Ordnance Survey map reference **SN6543NW**
Scale **1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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