

An Exceptional 11-Acre Smallholding With Stunning Valley Views, Just 7 miles From Carmarthen Town. Beautifully Extended Farmhouse Featuring a Superb Open-Plan Living Space, Full of Character and Modern Comfort. Viewing Highly Recommended.



Castle Farm, Pontantwn, Kidwelly, Carmarthenshire. SA17 5HR.

£650,000

A/5619 /NT

A superb character farmhouse, extended to make the most of breathtaking views across the Gwendraeth Fach Valley, stretching to the church spire at Llangyndeyrn and beyond. Rich in charm, the home features wooden floors, exposed stone walls, a wood burner, and a stunning open-plan kitchen with large patio doors opening onto an expansive garden area. The garden room and patio provide the perfect spot to relax and enjoy the surrounding countryside, with wildlife and red kites soaring overhead. Set within 11 acres of prime, free-draining red sandstone land, ideal for farming or equestrian use, all in one convenient block. A wonderful family home just 7 miles from Carmarthen and close to Ffoslas Racecourse. Viewing is highly recommended.

Note: A neighboring converted barn with 3 bedrooms and 5 acres is also available by separate negotiation.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Location

Situated approximately 7 miles from Carmarthen, on the edge of the sought-after rural village of Pontantwn, the property enjoys a peaceful yet convenient location. The nearby village of Pontyates (2 miles) provides everyday amenities including a shop, eateries, junior school, rugby club, doctor's surgery, chemist, and places of worship. Carmarthen town offers a comprehensive range of facilities including national and independent shops, a market, Lyric Theatre and cinema, leisure centre, bus and rail stations, council offices, Dyfed-Powys Police Headquarters, the Egin/S4C centre, university campus, and Glangwili Hospital. The area is well served for leisure and recreation, with Ffoslas Racecourse approximately 7 miles away, and Pembrey Country Park offering a large sandy beach, cycling track, dry ski slope, and woodland walks. The popular villages of Llangyndeyrn and Llandyfaelog are close by, while Kidwelly (8 miles) features its historic Norman castle. The estuary village of Ferryside is around 7 miles, and Llanelli town lies approximately 12 miles away.

Farmhouse

Castle Farm has been beautifully transformed to create a spacious, character-filled home with superb valley views to the rear. The principal bedroom benefits from a dressing room leading through to an en suite, while bedrooms two and three share a Jack and Jill en suite, complemented by a well-proportioned family bathroom. At the heart of the home is an impressive open-plan kitchen, dining, and living space with an attractive exposed stone wall, alongside a cosy snug with woodburner. The property further benefits from underfloor heating and solar

panels.



Side Entrance

Coat hanging area and doors to

Cloakroom

WC tiled flooring with underfloor heating, wash basin, extractor fan, frosted rear window, and exposed beams.

Open Plan Kitchen/ Dining & Sitting Room

9.76m x 4.98m (32' 0" x 16' 4")

The ultimate family room, windows and patio doors draw you to them to enjoy the views overlooking the patio area a quick head count of animals as you see most of your own land. Step out to the patio area to enjoy the morning sun and the morning energy rush of that lovely smelling coffee or tea (Weather Permitting). An excellent range of base units with Granite worktops over and matching wall units including display cabinets. Matching Island with

storage below. Double Frank ceramic style sink, Fitted dishwasher, Rangemaster 110 cooking range with extractor fan over, space for American style fridge freezer. Part exposed stone wall, underfloor heating, an excellent party room for all the family to enjoy.



Utility & Laundry Room

Range of base and tall units, a stainless-steel sink with drainer, tiled flooring with underfloor heating, exposed beams, extractor fan, side window, and laundry rail. There's also room for three under-counter appliances.



Snug or Sitting Room

4.45m x 2.78m (14' 7" x 9' 1")

Two front-facing windows, oak flooring, three alcoves-two with fitted shelving and one with a desk-and a feature fireplace with a wooden mantel.



Lounge

7.67m x 4.49m (25' 2" x 14' 9")

U-shaped, it wraps around the staircase to the first floor and includes under-stair storage cupboard. Wood burner with a slate hearth and oak mantel. With two front-facing windows and oak flooring.



Landing

Large double sliding-door storage cupboard complete with shelving and hanging rails. Doors to :

Master Bedroom & Dressing Room

4.96m x 3.84m (16' 3" x 12' 7")

Large side window framing panoramic rural views. Carpeted throughout, this room benefits from a separate dressing area with spotlighting and ample space for storage units.



En Suite

WC, wash basin, large walk-in shower, heated towel rail, extractor fan, shaving light and point, tiled flooring and walls, and a frosted rear-facing window.



Bedroom 2

3.92m x 3.89m (12' 10" x 12' 9")

Large rear-facing window offering wonderful countryside views. It shares access to a Jack and Jill en suite with bedroom three.



Jack & Jill En Suite

WC, wash basin, shower cubicle, heated towel rail, extractor fan, shaving light with point, tiled flooring and walls, and a frosted side-facing window-serving both bedrooms two and three.



Bedroom 3

4.52m x 3.01m (14' 10" x 9' 11")

Two front-facing windows providing lots of natural light and countryside views.

Bedroom 4

4.53m x 2.59m (14' 10" x 8' 6")

Large window to the front with countryside views. Spot lighting to ceiling.



Family Bathroom

Recently refurbished to a high standard and includes a WC, wash basin with under-storage, fitted bath with overhead shower, heated towel rail, mirror with sensor lighting, extractor fan, tiled flooring and walls, and a frosted front window.



Bedroom 5

3.44m x 2.19m (11' 3" x 7' 2")

Currently used as a study and features a front-facing window, spotlighting, oak flooring, fitted shelving, and an alcove with a desk setup-ideal for remote working.



Externally

Tarmaced drive shared and splits half way along leading to the gravelled parking and turning area.

Lovely and well kept gardens offering scattered shrubs and flowers to well kept garden areas with lawned areas flowing to the patio area and finished with a superbly located Garden Room with glassed front to enjoy the views and evening sun sets.



Summer House



Garage

6.15m x 4.60m (20' 2" x 15' 1")

Up and over door, side pedestrian access and window.
Ideal storage and garden shed.



Land

11 Acres of prime agricultural grazing and cropping land. Red sandstone quick draining land. Three conveniently sized paddocks being gently sloping and well cared for. Access off the yard and in one convenient block to the rear and side of the property.



Services

We have been informed by the current vendor that the property benefits from mains water, mains and Solar electricity, mains drainage and oil and electric central heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: E.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Castle Farm Pontantwn Kidwelly

Approximate Total Area: 2498 sq' ... 232.0 m² (excluding garden room, garage)



Ground Floor

First Floor

All measurements are approximate and for identification purposes only. We have made every effort to ensure that measurements and details are accurate however they are only an approximate guide and the purchaser should verify the same by inspection. The purchaser should verify the same by inspection. © Sincor 2025

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Electric. Oil. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (66)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

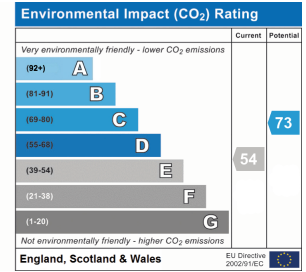
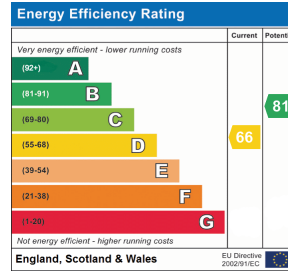
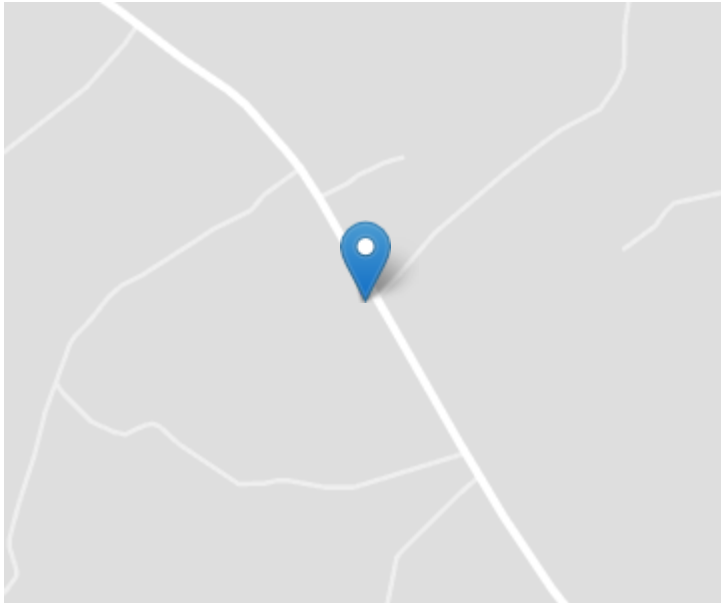
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions : From Carmarthen take the A 484 towards L.Lanelli. After 2 miles in the village of Cwmffrwd turn left for Pontyates onto the B 4309. Continue on this road through Bancycapel, Cloigyn and onto Pontantwn. Start climbing the hill and having left the village the entrance will be found on the left hand side.

What3words location [///skirting.meatballs.farmer](https://www.what3words.com/skirting.meatballs.farmer)

For further information or to arrange a viewing on this property please contact :

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk



Regulated by

RICS