

Historic 19th century coastal dairy farm. St. Clears.
Carmarthenshire. West Wales.

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& DAVIES**

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TREVENTY FARM, ST
CLEARS, CARMARTHEN,
CARMARTHENSIRE
SA33 4NG

£3,750,000

REF: A/5355/RD



Image Caption

**TREVENTY FARM,
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CARMARTHEN,
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SA33 4NG**

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- ** ST. CLEARS, CARMARTHEN **
- ** Historic 19th century coastal dairy farm **
- ** 363 acres thereabouts of highly productive grassland **
- ** Imposing Grade II listed centrepiece residence **
- ** Attached 1 bed annexe **
- ** 2 character Grade II listed 2 bedroom cottages **
- ** Productive pasture land **
- ** Modern range of agricultural outbuildings **
- ** Outstanding views over adjoining estuary **



Image Caption

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Image Caption

**** Historic 19th century coastal farm **** Currently successful dairy and livestock unit **** Imposing Grade II listed centrepiece residence of just under 5,000 sq.ft. **** 363 acres thereabouts of highly productive grassland in a sought after area **** Attached 1 bedroom annexe **** 2 character Grade II listed 2 bedroom cottages - both being fully refurbished **** Modern range of agricultural buildings for livestock, feed and machinery **** Gascoigne 20:40 swingover milking parlour **** Darikool 10,000 litre bulk milk tank **** Outstanding views of the adjoining estuary **** Private lane entrance **** One of the most impressive properties to come on the market along this favoured West Wales coastline and must be viewed to be appreciated ******

The property is situated between the town of St. Clears and the strategic town of Carmarthen. St. Clears offers a good level of local amenities and services including primary and secondary schools, traditional high street offerings, mini supermarket, employment opportunities, industrial estates, McDonalds and Greggs drive-throughs and good public transport connectivity. The strategic town of Carmarthen is within 10 minutes drive of the property with its' Network Rail connections to Cardiff and London, the M4, university, regional hospital, large scale employment opportunities, retail parks and industrial estates.



Image Caption





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Image Caption

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Image Caption



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Image Caption

GENERAL

An imposing historic 19th century model/gentry coastal farm.

The main house is an impressive Grade II listed centrepiece residence of just under 5,000 sq.ft. split across 3 floors and currently offering 4 bedrooms across 2 floors. There is additional attic loft space over for potential additional bedroom or living space, or indeed a separate annexe space. To the side of the main house is an adjoining 1 bed annexe accessed separately or via the main house.

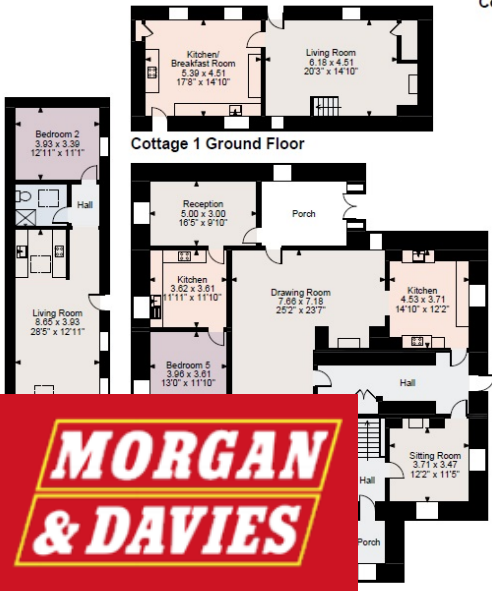
Within the grounds are additional cottages with a fully refurbished 2 bedroom historic cottage overlooking the estuary with its own parking and garden areas. Adjacent to the farmyard is a further 2 bedroom cottage, again fully refurbished with modern fixtures and fittings ideal for those seeking additional income from the property. Please note that we believe that this would provide excellent multi-generational opportunity for occupation.

Within the homestead are a traditional range of stone and brick outbuildings which are currently Grade II listed and form an integral part of the farms character and setting. These are complemented by well built modern steel frame agricultural buildings with accompanying milking parlour, silage pits and slurry pits.

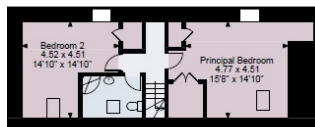
The property is available with 363 acres thereabouts of productive pasture land all overlooking the estuary below with connections to the adjoining salt marsh.

Trefenty Farm, Carmarthen
Main House gross internal area = 4,860 sq ft / 452 sq m
Cottage 1 gross internal area = 1,230 sq ft / 114 sq m
Cottage 2 gross internal area = 809 sq ft / 75 sq m

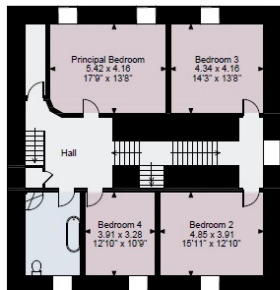
Outbuildings :
 Metal Calf Shed = 22.50 x 22.32
 Cow Shed 2 = 3.60 x 2.60
 Cow Shed 3 = 2.50 x 2.50
 Stone Shed 1 = 17.45 x 9.35
 Stone Shed 2 = 16.33 x 10.90
 Stone Shed 3 = 10.00 x 8.70
 Stone Shed 4 = 18.33 x 12.00
 Milk Vat Room = 7.00 x 5.33
 Store = 5.00 x 4.60
 Store = 7.70 x 5.00
 Milking Shed = 28.65 x 6.70



Cottage 1 Ground Floor



Cottage 2 First Floor

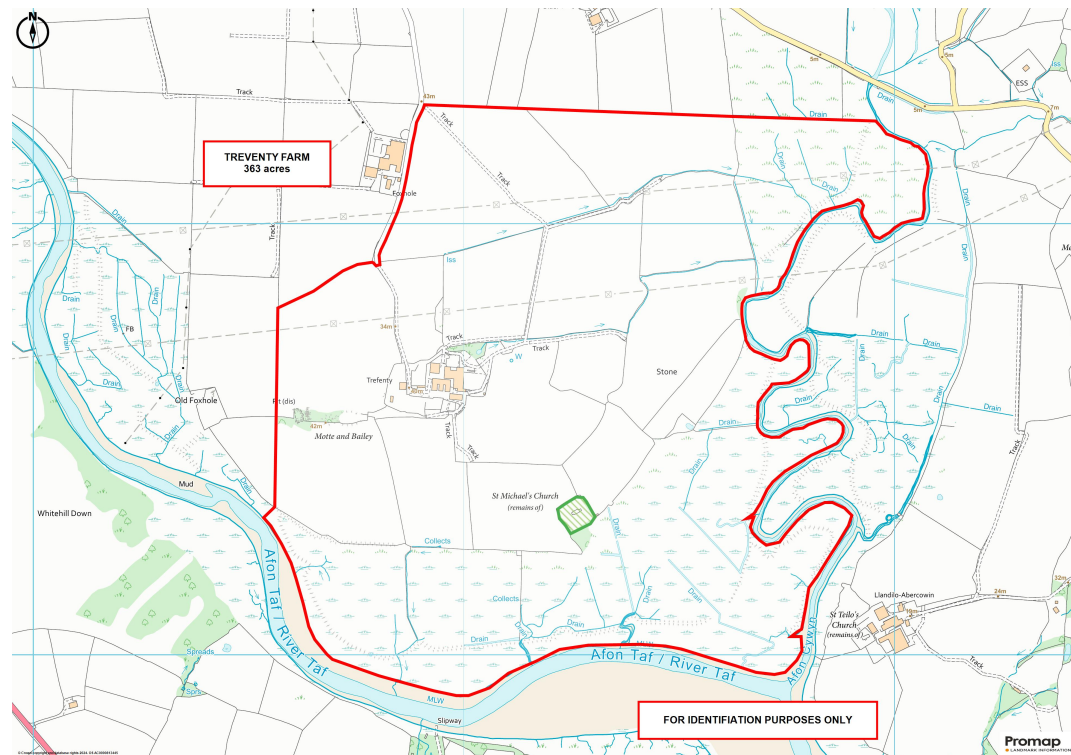


First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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Tenure

Freehold

Services

NB. There is a public footpath that follows the entrance drive and goes through the farmyard to the church ruins.

Services - main electricity. Private water and drainage. Propane gas central heating. Oil central heating. Electric night storage heating.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>

