

*Highly productive 48 acre pasture and arable farm with accompanying 4 bed character farmhouse and outbuildings in peaceful and private setting. Near Llandysul, West Wales*



**Pantfen Isaf, Llanfihangel-ar-arth, Pencader, Carmarthenshire. SA39 9JR.**

**£850,000**

**A/5362/RD**

**\*\*A highly productive 48 acre farm positioned along the Teifi Valley\*\*Historic homestead - a property of great local significance and history \*\*3/4 bed farmhouse\*\*Enjoying a commanding position over the original homestead\*\*Traditional range of stone and slate outbuildings ideal for conversion to a range of commercial or tourism let uses\*\*Supporting modern agricultural buildings \*\*Great scope for change of use\*\*Private lane access\*\*Highly productive 48 acres of pasture and arable land\*\* Grade II listed farmhouse\*\*Well preserved 19th century farmhouse and outbuildings\*\*Wonderful opportunity to secure a traditional Welsh farm in one of the most highly productive areas in the West Wales region \*\***

Pantfen Isaf is conveniently positioned on the fringes of the rural village of Llanfihangel-ar-arth which lies within the Teifi valley. The village offers a popular public house and employment opportunities at the National Grid Regional Headquarters. The nearby Market town of Llandysul offers a good level of local amenities and services including community Primary and Secondary school, supermarket, petrol station, traditional High Street offerings, local bars and restaurants and good public transport connectivity. The strategic West Wales town of Carmarthen and the M4 connections and Network Rail connections to Cardiff & London are all within a 30 minute drive of the property.



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## GENERAL

Pantyfen Isaf is in a tranquil and secluded setting positioned on the edge of the village of Llanfihangel -ar-arth.

The property is an attractive farm with the homestead positioned at the furthest end of the property being well sheltered and enjoying a wonderful aspect over the nearby Teifi Valley.

The property is accessed via a long-gravelled private driveway extending to nearly 1/2 a mile also providing convenient access to the farmland which forms part of the property. There is also a secondary private access adjacent to the disused railway track to the village centre.

The farm comprises of a 3/4 bedroom farmhouse enjoying a commanding position over the original homestead flanked by a traditional stone and slate range and more modern agricultural buildings on the western side - these outbuildings have excellent scope for conversion to commercial use or tourism led uses. (Planning permission has been obtained to replace some of the agricultural buildings as per the below drawings).

The property sits within some 48 acres or thereabouts of highly productive pastureland used for cropping and grazing purposes. We understand that the farmhouse and one of the outbuildings are Grade II Listed for the purpose of being well preserved 19th Century farmhouse and outbuildings, a type once characteristic of the district but now rarely well preserved.

There are security cameras around the farm.



## THE FARMHOUSE



## GROUND FLOOR



## Entrance Hallway



4' 2" x 9' 6" (1.27m x 2.90m) accessed via hardwood door, multiple sockets, B'T point, radiator.

## Office

10' 4" x 13' 9" (3.15m x 4.19m) with window to front, log burner with stone fire surround, multiple sockets, radiator.



## Dining Room



15' 4" x 14' 2" (4.67m x 4.32m) with window to front, multiple sockets, radiator, alcove cupboard.

## Lounge



14' 11" x 14' 1" (4.55m x 4.29m) a comfortable family living room with dual aspect windows overlooking front and rear gardens, fireplace with log burner, exposed beams to ceiling.

## Kitchen







8' 2" x 13' 1" (2.49m x 3.99m) running along the rear elevation of the property with a range of base units, stainless steel drainer with mixer taps, oil Aga for hot water heating, under eave appliance space, window to rear garden, tile flooring. Part slate flag stone flooring, Boulter oil boiler for central heating, side pedestrian door to garden.

## FIRST FLOOR

### Landing

Accessed via original staircase with access to Loft. Rear window, radiator.



### Rear Bedroom 1

10' 3" x 9' 1" (3.12m x 2.77m) double bedroom, window to garden, multiple sockets, radiator.



### Bathroom

9' 6" x 6' 2" (2.90m x 1.88m) with panelled bath, WC, single wash hand basin, radiator, side airing cupboard with emersion heater. Rear window.



### Front Bedroom 2



11' 2" x 12' 2" (3.40m x 3.71m) a double bedroom, window to



front, radiator, multiple sockets, tongue and groove panelling to ceiling.

### Front Bedroom 3

6' 9" x 8' 2" (2.06m x 2.49m) with bunk beds, window to front, multiple sockets.



### Front Bedroom 4

10' 2" x 13' 1" (3.10m x 3.99m) a double bedroom, window to front, radiator, single socket.



## EXTERNALLY

## The Grounds







The property is approached via a private gravelled driveway meandering through the fields and after some ½ a mile you will enter the traditional homestead.

The property is located in an elevated position with front forecourt garden bound by stone walls and railings.

An extending rear garden set within an elevated level overlooking the adjoining countryside with stream to side leading down to feature ponds with mature planting, trees and hedgerows to borders. The sealed cess pit is positioned at the end of the garden.

### **The Farnyard**

**OUTBUILDING 1** Forming part of the original stone range with whitewashed walls and box profile iron roof with bull pen 14'5" x 15'2" with 2 cubicles, loft over with an external access. Electricity connected.

**GARAGE/STORAGE AREA** 16'4" x 20'4" open ended to front, concrete base, mono pitch ci. Electricity connected.

**CATTLE BUILDING** 16'4" x 25'4" open ended to front, mono pitch ci. Electricity connected.

**DUTCH BARN/SILAGE CLAMP** 16'2" x 45'2" with lower block construction with corrugated roof over, concrete base.

**CUBICLE SHED** 60' x 20' range of sheep and calf cubicles, lean to roof.

**FEED PASSAGE.**

**COVERED SILAGE CLAMP** 44' x 18' part block construction with lean to roof, open ended to front, concrete base.

**CATTLE BUILDING** 44' x 19' currently used for Machinery Storage with concrete base, lean to roof.

**CATTLE BUILDING** 50' x 25' of steel frame with cement fibre roof, concrete base, open ended to front with steel gates.







## Stone Range

A traditional Whitewashed stone building under a slated roof with stable doors and windows to front split into 2 sections including –

WORKSHOP 15'3" x 23'

The GRANARY 15'3" x 3'6" with exposed A frames to ceiling, electricity supply.

Loft over the workshop and first floor storage, electricity supply.

IMPLEMENT SHED – Lean to attached to end of stone building with box profile iron roof and concrete base.







## The Land

Measures a total of some 48 ACRES of predominantly good pastureland suitable for grazing and cropping.

The land is dissected by the track to Pantyfen Isaf which provides easy and dry access to all adjoining fields with interconnecting gated entrance.

Some of the fields enjoy access immediately onto the adjoining county road.

The land also includes a former railway as well as a separate gravel access track that runs beneath the railway to the lower ends of the village of Llanfihangel ar arth.

The homestead is very private and we understand there are no public foot paths or public rights of way across the land.

PLEASE NOTE : The land is currently let out, but will be sold with vacant possession.











## **MONEY LAUNDERING**

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 Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **Services**

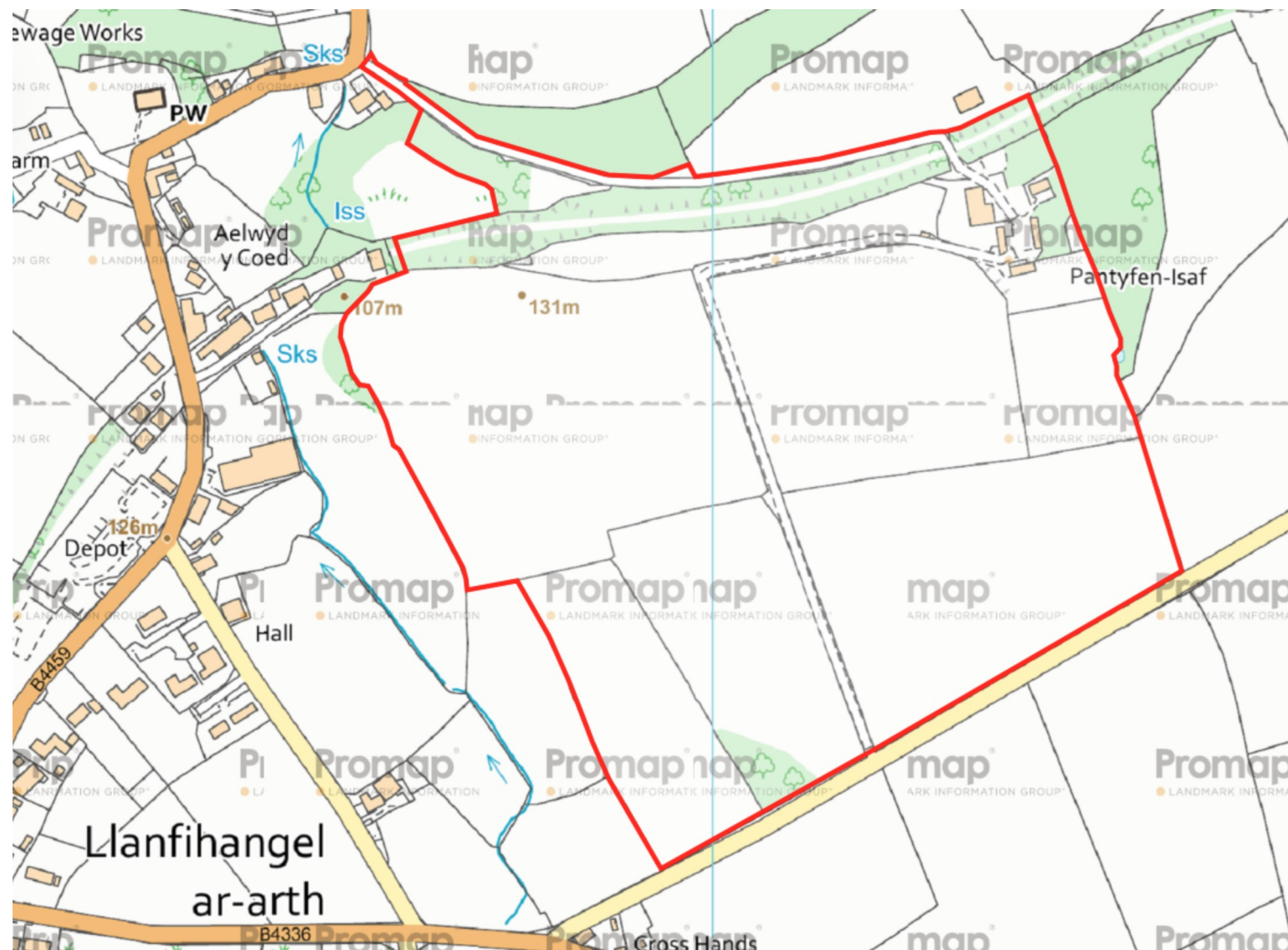
We are advised that the property has its own private all year spring water supply and also benefits from mains water and electricity. Oil central heating. Private cesspit drainage.

Wayleaves : Yes - Openreach.

Tenure : Freehold.

Council Tax Band : E (Carmarthenshire County Council).









## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**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

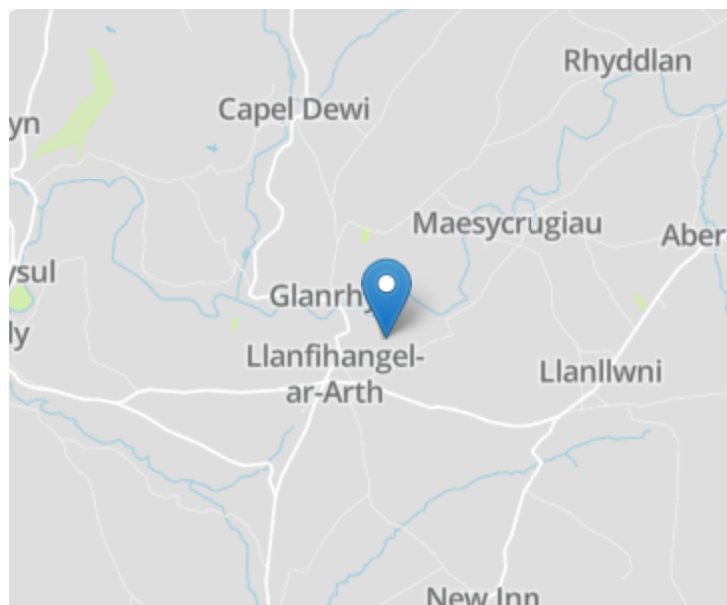
**Is the property listed?** No

**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

From Llanfihangel-ar-arth village centre, head east on the B4336 road signposted Llanllwni, Llanybydder and Lampeter and after some 300 yards take the second hand turning left adjoining Cross Hands and continue along this road for approximately 100 yards taking the immediate left hand exit onto a gravel track which is the entrance to Pantyfen-Isaf. Continue along this track and the agricultural land is located on either side of the track leading down to the main homestead.

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

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