

Pencarreg Farm

Llanddeusant, Llangadog, Carmarthenshire SA19 9UL





A quality south-facing hill farm set in an idyllic position within the foothills of the Black Mountains, enjoying remarkable views of the glacial cirque of Llyn y Fan Fach on the western flank of the Brecon Beacons National Park.

Description

Pencarreg Farm is a 145.12-acre agricultural holding, consisting of a character 4-bedroom farmhouse in need of refurbishment, along with a range of modern and traditional outbuildings. The land consists of predominantly south facing sloping permanent pastureland with areas of mixed broadleaf woodland.

Situation

The holding is located in Llanddeusant, a small community in east Carmarthenshire a short distance from Myddfai village, renowned for its royal connections with HRH King Charles' country residence nearby. The nearby market towns of Llandovery and Llandeilo are also within easy reach, offering a range of local amenities and services.





ACCOMMODATION - The Farmhouse

Ground Floor

Reception Room 1

4.78m x 3.12m (15' 8" x 10' 3"). Open Fireplace.

Reception Room 2

4.82m x 3.78m (15' 10" x 12' 5"). Open Fireplace.

Dining Room

3.33m x 2.53m (10' 11" x 8' 4"). Oil fired Rayburn

Kitchen

4.87m x 2.54m (16' 0" x 8' 4") Fitted base and wall units.

First Floor

Bedroom 1

4.85m x 3.63m (15' 11" x 11' 11").

Bedroom 2

4.78m x 2.92m (15' 8" x 9' 7")

Bedroom 3

4.28m x 2.54m (14' 1" x 8' 4")

Bedroom 4

2.31m x 2.26m (7' 7" x 7' 5")

Family Bathroom

5.28m x 2.57m (17' 4" x 8' 5")





Externally - The Farm Buildings

Traditional Stone Barn: 8.77m x 7.31m (28' 9" x 24' 0")

A traditional barn of stone construction under a duo-pitched corrugated sheet roof with exposed timber beams. The building is attached to the main farmhouse offering excellent re-development opportunities (stpp).

Traditional Stone Barn: 18.82m x 7.66m (61' 9" x 25' 2")

A standalone traditional barn of stone construction under a duo-pitched slate roof currently utilised for livestock housing and general storage with exposed timber beams. The building is located opposite the main farmhouse an excellent opportunity for conversion to residential or tourism uses subject to planning consent.

General Purpose Building 1: 14.48m x 10.63m (47' 6" x 34' 11")

A large steel portal framed building under a duo-pitched profile sheeted roof with concrete floor throughout and large sheeted doors to **the front**.

General Purpose Building 2: 13.61m x 8.85m (44' 8" x 29' 0")

A large steel portal framed building under a duo-pitched profile sheeted roof with bare soil floor and large sheeted doors to the front.

Dutch Barn: 14.48m x 5.79m (47' 6" x 19' 0")

Utilised for livestock housing and indoor sheep handling facilities.





The Land

The land in all measures amounts to approximately 145.12 acres being predominantly south facing sloping permanent pastureland with some woodland areas..



Further Information

Tenure

We are advised that the property is held on a freehold basis with vacant possession upon completion.

Services

The property benefits from mains electricity, private water supply, oil-fired heating services and private drainage.

Rights of Way, Wayleaves and Easements

The holding is sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

Hill Grazing Rights

We are informed that the farm benefits from Common Land grazing rights on the Black Mountain. Further details can be obtained from the selling agents.

Basic Payment Scheme

No entitlements are included in the sale.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: 01267 234567

Brecon Beacons National Park Authority, Plasyffynnon, Cambrian Way, Brecon, Powys, LD3 7HP. Tel: 01874 624437

Plans

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Directions

From St Michael's Church, Llanddeusant (SA19 9UL), continue travelling on the unnamed road in an easterly direction towards Llyn Y Fan Fach. Pencarreg Farm can be found on the right approximately 350 yards on from the church. Please note that the farm track is suitable for 4x4 vehicles only.

Viewing

Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners. Please contact Mr. Iwan Evans at our Carmarthen Office for further information. 12 Spilman Street, Carmarthen SA31 1LQ. Tel: **01267 612 021** or email iwan@reesrichards.co.uk

Location Plans For identification purposes only



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Druslyn House
De la Beche Street
Swansea
SA1 3HH

01792 650 705

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12 Spilman Street
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