



An exceptional and well suited productive 131  
Acre Dairy Farm in the heart of the Teifi Valley.  
West Wales.

**MORGAN  
& DAVIES**

[morgananddavies.co.uk](http://morgananddavies.co.uk)

TANYCOED FARM,  
PENTRECOURT ROAD,  
LLANDYSUL,  
CARMARTHENSHIRE  
SA44 5AS

£1,350,000

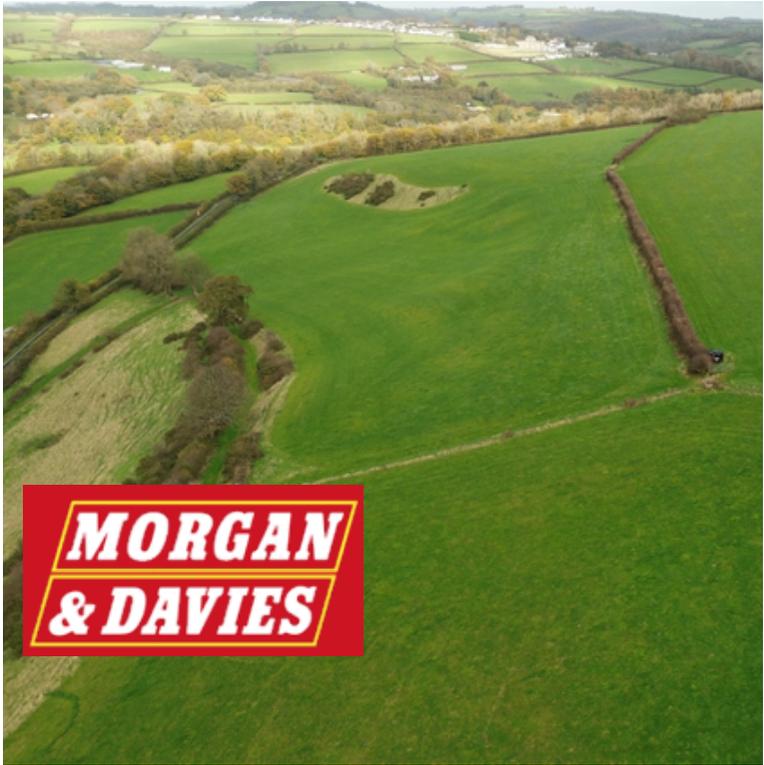
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**TANYCOED FARM,  
PENTRE COURT ROAD,  
LLANDYSUL,  
CARMARTHENSHIRE,  
SA44 5AS**

**£1,350,000**

131 acres or thereabouts  
Highly Desirable Dairy farm set within the Teifi Valley  
Range of modern and traditional outbuildings



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\*\*\* A very renowned and particularly convenient dairy farm \*\*\* Set within 131 acres of rich valley bottom meadow land on inherently productive soil \*\*\* Well farmed for a number of years \*\*\* An excellent range of modern outbuildings \*\*\* Designed for labour and cost saving features \*\*\* 14/28 swing over herringbone style parlour \*\*\* Inside silage Pit \*\*\* Bunkers for feed \*\*\* Cubicles and loose housing facilities \*\*\*

\*\*\* All accessible land \*\*\* Entirely stock proofed fenced, sheltered with adequate water and all lying in close proximity to the market towns of Llandysul and Newcastle Emlyn\*\*\* In all an excellent self-contained family farm \*\*\* Productive quality grassland served by tracks leading to the blocks of land \*\*\*

\*\*\* 5 bedroomed farmhouse \*\*\* self contained 2 bedroomed cottage \*\*\* Full of character and original features \*\*\*

\*\*\*In all a well managed, impressive unit and a rarity to the market \*\*\*



## Location

Tanycoed Farm is ideally located just 1.1 miles from the market town of Llandysul, in the heart of rural Carmarthenshire, West Wales. The area is known for its scenic landscapes and the peaceful River Teifi. From the farm, it's only a short drive into Llandysul, where you'll find local shops, cafés, and community facilities. The location offers the best of both worlds — a tranquil countryside setting with easy access to nearby towns, coastal paths, and the beautiful beaches of Cardigan Bay. The area is known for its healthy stock rearing locality and dairying with access to major livestock markets and renowned as an area of early production with excellent grass growing capabilities

## General description



The placing of Tanycoed on the open market provides a rare opportunity of acquiring a very convenient and well located dairy farm in a prolific location boarding the River Teifi on the Northern Boundary of the farm. This farm is particularly convenient having direct frontages to the A486 Council maintained road interconnecting Llandysul to Newcastle Emlyn and easy commuting to the county town of Carmarthen and to the M4 corridor.

The farm is of a viable size and is one that has diversification of farm buildings which could be suited to any agricultural use or alternatively for commercial use subject to consents being obtained.

The farmhouse is a generous and well planned 5 bedroomed family home with all rooms being well proportioned. The property also benefits from having a 2

bedroomed self contained cottage that is attached to the farmhouse. Both of which are constructed of stone construction under a slated roof and benefit from UPVC double glazing and oil fired central heating.

## The farmhouse

Stone and slate farmhouse with rendered elevations.

This provides more particularly as follows:-



### Front Entrance Hallway

Entrance via UPVC wood effect half opaque front door. Part ceramic tiled floor and part wooden flooring solid timber staircase leading to the first floor accommodation. Radiators.

### Open Plan Kitchen / Dinner

23' 4" x 15' 11" (7.11m x 4.85m) Full of character with exposed beams and farmhouse style kitchen, including a range of wall and floor units and worktop over, stainless steel sink and double drainer unit. Cooker point with an extractor fan over. Ceramic tiled flooring and double aspect windows. Patio doors leading to:

### Utility Room

10' 3" x 7' 8" (3.12m x 2.34m) Ceramic tiled flooring, plumbing and space for an automatic washing machine and dishwasher. Half glazed UPVC door leading to the rear of the property.





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## The Farmhouse

### Reception Room / Office

15' 6" x 12' 8" (4.72m x 3.86m) With a multi fuel stove set within an inglenook and and timber beam over. Alcove shelving to side and radiator.

### Living room

19' 4" x 12' 8" (5.89m x 3.86m) With an exposed feature stone wall housing a multi fuel stove with a slate hearth. Timber flooring and a radiator.

### Side Porch

With Access from the side of the property with a cloakroom off.

## First Floor

### Landing

With access via a solid timber staircase. Access to loft via a solid timber staircase.

### Bedroom 1

15' 10" x 15' 3" (4.83m x 4.65m)

### Bedroom 2

15' 2" x 12' 7" (4.62m x 3.84m)

## Living Room



## Bedroom



## The Farmhouse & Y Bwthyn

### Bedroom 3

14' 7" x 11' 3" (4.45m x 3.43m)

### Bedroom 4

13' 3" x 9' 4" (4.04m x 2.84m) With a double aspect window overlooking the Teifi valley. Radiator.

### Bedroom 5

8' 0" x 7' 2" (2.44m x 2.18m) Radiator.

### Inner hall leading to Bathroom

9' 6" x 9' 2" (2.90m x 2.79m) With an airing cupboard housing a hot water cylinder and immersion heater. Shower cubicle.

### Family Bathroom

8' 9" x 6' 4" (2.67m x 1.93m) a three piece suite comprising of a panelled bath with a shower head over, pedestal wash hand basin and a low level flush W.C. Part tiled.

### Attic Room

With access via a solid timber staircase on the first floor landing.

## Y Bwthyn

### Front Entrance Hallway

Accessed via a UPVC half glazed door. Tiled flooring and a rear entrance door.

## Y Bwthyn - Kitchen



## Living Room





## Cloakroom

With tiled flooring and part tiles walls. Low level flush W.C., and a pedestal wash hand basin. Radiator.

## Kitchen

17' 5" x 8' 11" (5.31m x 2.72m) Fully equipped kitchen with wall and floor units and a worktop over. sink unit, plumbing and space for an automatic washing machine. Oil fired boiler. Tiled flooring.

## Bathroom

A three piece suite comprising of a panelled bath with a shower unit above, vanity unit with a wash hand basin and a low level flush W.C.

## Living Room

23' 4" x 16' 3" (7.11m x 4.95m) A large open room with multi fuel wood burner set on a slate hearth. Double aspect to the front and patio doors to the rear. Timber flooring and tongue and groove ceiling.

## First Floor

### Bedroom 1

13' 2" x 8' 8" (4.01m x 2.64m) With window to front, airing cupboard housing a hot water cylinder and immersion heater.

### Bedroom 2

17' 4" x 11' 9" (5.28m x 3.58m)

## Externally

## Gardens

The property benefits from having a lawned area to the rear of the property that is private with a further raised garden area suiting raised beds.

## Driveway and Parking

Tanycoed has the benefit of having direct access from the A486 flowing onto a concrete driveway leading down to the homestead with a large farmyard providing ample parking and areas. The farm buildings also have the benefit of having road side access providing ease and convenience for large machinery and livestock.

## Yard and Buildings

The comprise of modern buildings currently suiting the dairy industry however can be easily converted. These include cubicle sheds, general purposes sheds and machinery stores. The buildings are schedule more particularly as follows:-

### Traditional range of storage outbuildings

50' 0" x 19' 0" (15.24m x 5.79m) A traditional stone building under a slated roof. Feed storage with access from the roadside. Portal frame lean-to attached. Garage attached.

### Livestock Building

60' 0" x 30' 0" (18.29m x 9.14m) With loft over part. Divided into three sections being utilized for storage and calving boxes with a feed barrier off. Solar panels.

### Loose housing Outbuilding



90' 0" x 45' 0" (27.43m x 13.72m) Of concrete framed under a fibre cement roof and Yorkshire boarding elevations. With the ability of dividing the loose housing into 6 separate pens. One large feed passage throughout the shed with large

doors either end for access. An integral loft over for straw bedding. Solar Panels.

## Bull Pen

17' 5" x 14' 0" (5.31m x 4.27m) Divided Into 2 pens.

## Milking Parlour - 28/28

A 28/28 Gascogine Herringbone Parlour with Automatic Cluster Removers (ACR's), computerised milk volume recordings, feeding and 'Auto 10' auto washing. With access straight from the dairy.

The parlour currently has a 14/28 swing over layout.



## Dairy

22' 0" x 19' 0" (6.71m x 5.79m) With a stainless steel sink and wash system.

## Secondary Dairy

30' 0" x 20' 0" (9.14m x 6.10m) Divided into 4 separate rooms including an office and walls lined with fibre glass.

## Cubicle shed



120' 0" x 80' 0" (36.58m x 24.38m) A steel framed outbuilding with a fibre cement roof, housing 160 cubicles divided into 3 sections. All with direct access to the collecting yard to the milking parlour.

## Slurry Pit

90' 0" x 24' 0" (27.43m x 7.32m)

## General purpose outbuilding

120' 0" x 45' 0" (36.58m x 13.72m) Steel framed with a fibre cement roof. Formerly loose housing with a feed passage and troughs. Calving shed off.



## Calving shed

120' 0" x 20' 0" (36.58m x 6.10m) with 32 cow cubicles and loose housing area for dry cows.

## General Purpose Outbuilding

140' 0" x 70' 0" (42.67m x 21.34m) Steel framed, with concrete flooring and side panels. Divided into two different levels as follows:-



## Upper Ground floor

80' 0" x 45' 0" (24.38m x 13.72m) silage pit, open sided to associated yard with easy access. A level concrete surface to rear of silage pit with access via large steel framed doors to side of outbuilding.

## Lower Ground floor

With access via a large steel framed door way providing easy access for all kinds of machinery or livestock. 2 large bunkers of 45' 0" x 20' 0" (13.72m x 6.10m) suitable for

silage, storage for fodder or for machinery. A further 80' 0" x 25' 0" (24.38m x 7.62m) area of concrete flooring and concrete side panels currently being used as a silage pit and has previously been used for young stock housing.

## Land



The land particularly healthy and productive being divided into two blocks by a council maintained road which gives good access throughout the year to the lands for ease of maintenance and management. There are a number of internal hard based tracks and the land all particularly



fertile, very well renowned as being an early growing farm with free draining soil type with a supply of mains water.

The land is all used for grazing and harvesting with only a few acres taken up for trees and woodland. The land is all easily farmed and worked with farm machinery and capable of being grazed with the benefit of bordering the River Teifi.

Good fencing to all enclosures with double width access gates.

In all some 140 acres or thereabouts.

## **Solar Panels**

Installed in 2019, comprising of a 20kw Array. The feed in Tariff payment is currently 5.08p/kw hr paid on total production, with the traiff ending in some 15 years time.



## **Tenure and Possession**

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

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

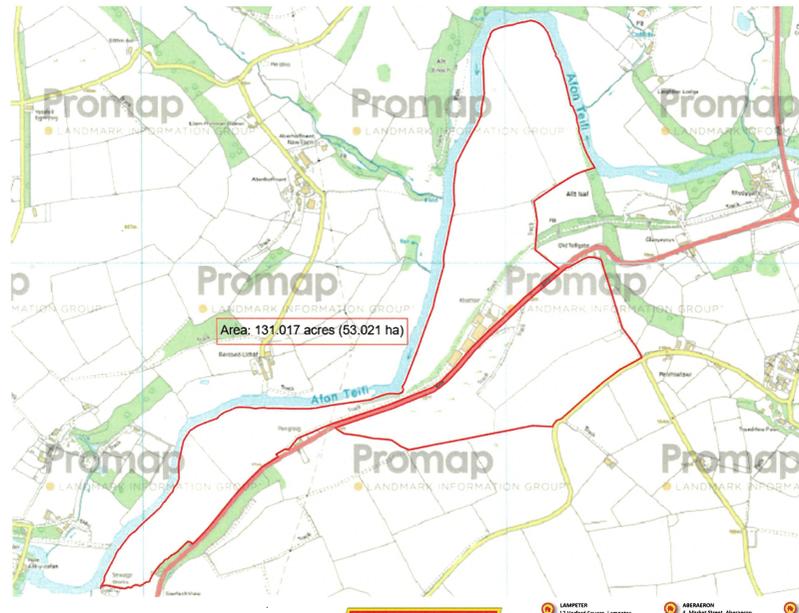
## **Council Tax**

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - E

## **What3words**

what3words will point you to where the properties lies on the map - [dividers.grudging.dove](https://www.what3words.com/dividers.grudging.dove)

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For Identification Purposes Only

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www.morgananddavies.co.uk

Start from the centre of Llandysul and head South-west onto the A486 towards Newcastle Emlyn. From the roundabout, continue for 0.6 of a mile and farm will be seen on your right hand side 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

### Tenure

Freehold

### Services

Mains Electricity (3phase). Private Water via Borehole with mains back-up connection. Private drainage. Oil Fired Central Heating.

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For further information or to arrange a viewing on this beautiful property, contact us:

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