

*Prime location and 145 Acres of Towy Valley Land. Period Character Farm house with Superb Views of The Valley & on the Edge Of Capel Dewi Village. Various Stone Range Outbuildings.*



Capel Isaf Farm, Capel Dewi, Carmarthen. SA32 8AD.

**£1,900,000 Offers in Region of**

**A/5285/NT**

Rare opportunity for a 145 Acre Former Dairy Farm with quality productive Towy Valley land and great location to come on the market. 4 Bedroom Period Farmhouse with views of the valley needing upgrading and modernization. Various outbuildings some ripe for conversion (STP). The land is mainly level to gently sloping and runs down to The Towy River well known for its salmon, sewin and sea trout fishing ( One stretch included).

Situated on the edge of Capel Dewi Village in the heart of the picturesque Towy Valley and only 5 miles from the county and Market Town of Carmarthen. Dual Carriageway connection is 4 miles at the Bottanic Gardens of Wales junction and the M4 is another 8 miles approx.



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## Agents Comments House



145 Acre Former Dairy Farm in the heart of the picturesque Towy Valley. 4 Bedroom period farmhouse which is in need of renovation and modernization but having an enviable location with superb views to rear. The property is unspoilt retaining a lot of character and charm with inglenook fireplace, plate racks, 3 reception rooms and 4 bedrooms to first floor. The property has previously had an annex to one side or equally suitable as a family residence.

## Outbuildings



Various outbuilding include stone and slate ranges which may have planning potential to convert to residential use subject to Planning consent. Some other outbuildings remain such as hay barns and former dairy at the property. Large yard area to the rear of the homestead and ample parking around the farmhouse.

## Land



The land is prime Towy Valley and capable of good growing quantities of grass Etc. Its mainly level to gently sloping divided into conveniently sized fields. One field is situated the other side of the B4300 village road. Stretch of fishing on the Towy River included (230 Meters approx).



## Location

Situated on the edge of the popular village of Capel Dewi with a great community. 5 miles from the county and market town of Carmarthen which offers shopping facilities with national and traditional retailers, cinema, Lyric theater, leisure center bus and rail stations. Llandeilo is 7 miles approx with its lovely Gin Bars and restaurants. Bottanic Gardens of Wales are 4 miles with Aberglasney Gardens 5 miles.

## Utility

Sink unit with single drainer. Separate wc, Rear entrance door.

## Kitchen/ Breakfast Room

15' 0" x 15' 0" (4.57m x 4.57m)

Rayburn Royal Cooking Range. Double stainless Steel sink unit. Double glazed window to side and rear. Radiator and tiled floor.



## Dining Room

15' 0" x 12' 5" (4.57m x 3.78m)

Plate rack and beamed ceiling, 2 Double glazed windows to front



## Living Room

Woodburner inset to Inglenook fireplace. Staircase and door to :



## Conservatory

18' 2" x 7' 0" (5.54m x 2.13m)

Front outlook and door.



## Sitting Room

19' 0" x 10' 6" (5.79m x 3.20m)

Beams. Radiator and window to front.

## Annex Front Room

13' 0" x 11' 9" (3.96m x 3.58m)

Rayburn cooking range. Window to front.



### Side Hallway

Sink unit with single drainer. Side door.

### Landing

Window to rear. Doors to :

### Bedroom

19' 4" x 10' 9" (5.89m x 3.28m)

Feature fireplace with cast and tiled inset with wood surround and mantle. Window to front and rear.



### Bedroom

11' 9" x 11' 10" (3.58m x 3.61m)

Double aspect to front and side. Airing cupboard.



### Bathroom

Paneled bath shower and side screen over. Wash hand basin, wc and window to front.



### Bedroom

11' 9" x 11' 10" Max. (3.58m x 3.61m)

### Bedroom

7' 5" x 6' 4" (2.26m x 1.93m)

Double glazed window to front. Radiator.

### Bedroom

8' 1"/15'1 max. x 16' 2" (2.46m x 4.93m)

### Bathroom

Paneled bath shower and side screen over. Wash hand basin, wc, bday and airing cupboard.

### Outbuildings

Implement Shed Lean to 56' x 21'. Hay Barn 5 Bay 59' x 18' in need of attention, Lean to 4 Bay. 3 Bay Hay Barn. Sone, brick and slate range 84' x 16'. Stone and Slate Range former cowshed 45' x 15'. Garage with roller shutter door.



Former dairy and store sheds to rear.



### Land

Parking, turning area to front of the property. Large yard area to the rear where the old dairy sheds were but have been demolished.

The land in the Towy Valley is regarded as some of the most productive in Carmarthenshire. Total of 145 acres most of which is situated to the rear of the property with tracks to fields and a small parcel opposite the B 4300 road. Situated between the B4300 and the river with some of the land fronting onto the river itself. Split into conveniently sized paddocks with mature hedgerows. We are informed that there is a stretch of fishing on the Towy approx 230 meters. Further details from the owner and agents.



### Tenure

The property is Freehold.

### Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - D

### Services

We are informed by the current vendor that the property benefits from mains water, mains electricity

### 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.


### Directions

From Carmarthen travel on the old road out towards Police Headquarters, turn left For the B4300 towards Capel Dewi. Enter the village and the property entrance is the 1st on the left hand side opposite the garage.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>28</b>	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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

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