

An unique and unrivalled opportunity. A delightful and secluded Hill Farm with a Grade II Listed stone and slate farmhouse, range of outbuildings and set in 58 acres. Harford, near Lampeter, West Wales



Crofft Y Cyff, Harford, Llanwrda, Carmarthenshire. SA19 8EB.

£445,000

REF: A/5457/LD

*** No onward chain *** An unique and unrivalled opportunity *** The perfect country escape - No near Neighbours *** A secluded Hill Farm with a Grade II Listed stone and slate farmhouse *** A property needing complete renovation *** Plans approved by Carmarthenshire County Council and Listed Building Consent in 2023

*** Picturesque location with far reaching and magnificent views over North Carmarthenshire hillside *** Traditional range of outbuilding with former Cow shed and stable range *** 2 bedroomed mobile home *** Extensive gravelled driveway and yard area *** Set in its own land of approximately 58 acres *** Boundary fenced with a number of good sized enclosures *** Mixed use land with good grazing and hay fields with part rough grazing - Gently sloping pastures with capabilities of good grazing *** Small woodland area *** Rights of way over a private track through neighbouring farmland

*** Rural and remote but also convenient to the Market Towns of Lampeter, Llandovery and Llandeilo *** Peaceful location *** A Hill Farm needing work but with great potential *** A dream move to create your very own farm *** Contact us today to view



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LOCATION



The property is located in North Carmarthenshire approximately 5 miles South from the University Town of Lampeter and located in the Carmarthen hill region, within close proximity to the A482 Llanwrda to Lampeter highway, lying some 2 miles from the Village of Pumpsaint. Crofft Y Cyff is a secluded Hill Farm that is accessed via a right of way on a hard based track through the neighbouring farmland that leads onto the property with ample parking and yard area. You will not be disappointed by its location as the views are magnificent.

GENERAL DESCRIPTION



A delightful and secluded Hill Farm with a Grade II Listed stone and slate farmhouse requiring complete renovation with plans approved by Carmarthenshire County Council and Listed Building Consent given for full renovation in 2023. Planning Reference Number PL/05798.

The property enjoys a delightful Valley setting set amongst scattered Hill Farms and accessed via a hard based track over neighbouring farmland.

Externally it enjoys a traditional range of outbuildings with a former Cow shed, stable and Pigsty. Currently it houses a 2 bedroomed mobile home.

The previous Owners had cleared the site and it enjoys a large hard based yard area with ample parking and turning space.

The land extends to approximately 58 acres of mixed use land split into various paddocks with good gated access points whilst also being boundary fenced. The land is sloping to level in nature and it enjoys good grazing and hay fields along with rough grazing and a small wooded area.

The property in particular offers the following:-

GRADE II STONE AND SLATE DERELICT FARMHOUSE

Currently comprising internally of 840 sq ft divided into a number of traditional rooms with open fireplace and scullery.



FARMHOUSE (FRONT ELEVATION)



FARMHOUSE (THIRD INTERNAL IMAGE)



FARMHOUSE (FIRST INTERNAL IMAGE)



FARMHOUSE (FOURTH INTERNAL IMAGE)



FARMHOUSE (SECOND INTERNAL IMAGE)



FARMHOUSE (REAR ELEVATION)



EXTERNALLY

RANGE OF TRADITIONAL FARM BUILDINGS

Comprising of

STONE AND SLATE COW SHED

50' 0" x 18' 0" (15.24m x 5.49m).



COW SHED (FIRST INTERNAL IMAGE)



COW SHED (SECOND INTERNAL IMAGE)



STABLE ATTACHED TO HOUSE

20' 0" x 16' 0" (6.10m x 4.88m).

RESIDENTIAL CARAVAN

Plumbed to services and offering 2 bedrooms.



MOBILE HOME (KITCHEN)



MOBILE HOME (BATHROOM)



PIGSTY**YARD AREA****THE LAND**

The land comprises of gently sloping pastures undulating and served by a small stream divided into traditionally sized enclosures and in a most desirable rural location. The land is capable of good grazing and hay crop along with part rough grazing and a small woodland area. We must note that the location is a particular feature with breath taking views from every position. This is truly an unique opportunity and viewings are highly recommended. The property extends to approximately 58 ACRES or thereabouts.

**LAND (SECOND IMAGE)****LAND (THIRD IMAGE)****LAND (FOURTH IMAGE)****LAND (FIFTH IMAGE)**

LAND (SIXTH IMAGE)**LAND (SEVENTH IMAGE)****POSITION****AERIAL VIEW****PLANNING PERMISSION**

Refurbishment and making good of the farmhouse with a rear extension. Full Planning Permission granted. Planning Reference Number PL/05798. Listed Building Consent granted. Reference Number PL/05802.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

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

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.

WHAT3WORDS

what3words will point you to where the properties lies on the map - [blinking.cutlets.hazel](#)

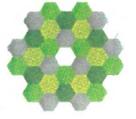
PLEASE NOTE the access is on a farm track and due care and attention is needed at all times.

Services

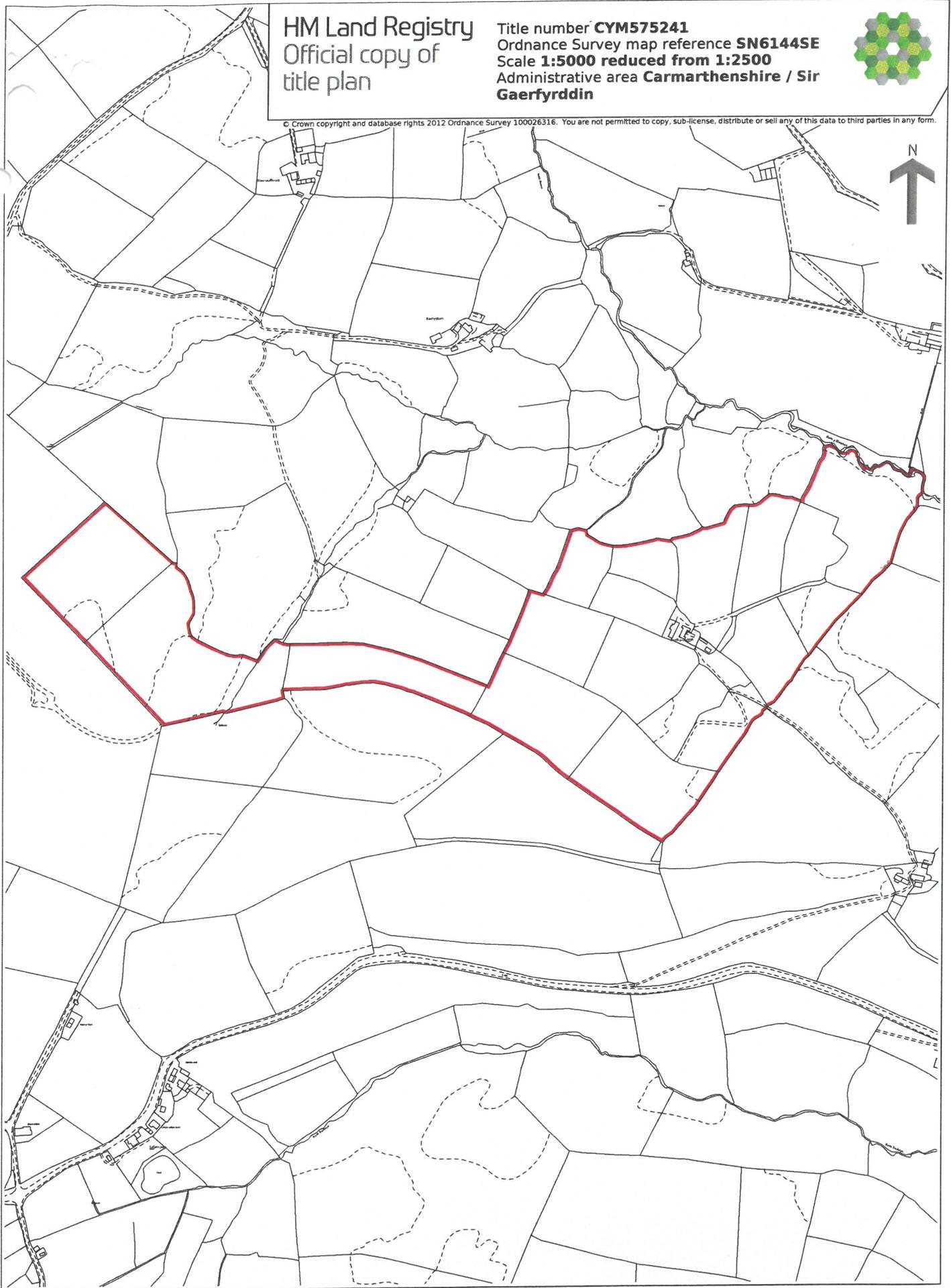
We are informed by the current Vendors that the property benefits from private water, mains electricity, private drainage, single glazing, wood burner.

HM Land Registry
Official copy of
title plan

Title number **CYM575241**
Ordnance Survey map reference **SN6144SE**
Scale **1:5000 reduced from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Driveway. Private.

Heating Sources: Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

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? Yes

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? Yes



Directions

From Lampeter take the A482 road towards Llanwrda. Proceed through Cwmann, proceeding up the hill, and continue for a further 2.5 miles passing Tafarn Jem Public House on your right hand side. Continue around the right hand bend and the track access to Crofft Y Cyff will be located thereafter on your left hand side. Turn left up a private track as you come to the gate. Continue through the gate with a right of way over the neighbouring farmland. Continue past a derelict cottage. You will then reach Crofft Y Cyff. PLEASE NOTE the access is on a farm track and due care and attention is needed at all times.

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

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

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