

*A great opportunity. A traditional stone and slate barn with Planning Permission granted for a 3 bedroomed residence. Set in approximately 2.434 acres. Crugybar, near Llanwrda, West Wales*



**Barn at Cwmgogerddan, Crugybar, Llanwrda, Carmarthenshire. SA19 8TR.**

**£220,000**

**REF: A/5379/LD**

\*\*\* A rare and sought after opportunity \*\*\* Set within its own land of approximately 2.434 acres \*\*\* Currently comprising of a traditional detached stone and slate barn with a lean-to corrugated iron store \*\*\* Full Planning Consent granted for a 3 bedroomed , 2 bathroomed dwelling with a delightful sun room overlooking the land \*\*\* Planning Application Number - PL/03694 - Please see plans enclosed

\*\*\* Rural farmyard location with picturesque views over the surrounding North Carmarthenshire hillside \*\*\* Useful outbuilding - Dutch barn (36' x 16') \*\*\* Two rear paddocks being sloping in nature bisected by the Cilgwyn stream \*\*\* Small wooded areas and yard parking area \*\*\* Private spring water on site and electricity nearby

\*\*\* A great opportunity to create your very own smallholding \*\*\* Contact us today to view



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## LOCATION

Located within the picturesque Cothi Valley in an idyllic and rural location situated within a farmyard location with the current Owners' farmhouse located adjacent. The property is rural but enjoys the convenience of being a short drive from the A482 giving easy access to the nearby major Market Towns and amenity centres of the area which include Llandeilo, Lampeter and Llandovery and half an hour's drive from the link road to the M4 Motorway network.

## GENERAL DESCRIPTION

A great opportunity awaits. Create your very own smallholding with this delightful and traditional barn that benefits from Full Planning Permission for a 3 bedroomed, 2 bathroomed dwelling. The barn will be set in its own land of approximately 2.434 acres with gently sloping land, small wooded area and bisected by the Cilgwyn stream.

To the front of the property lies a yard area and a useful Dutch barn. Therefore perfect for those wishing to create their own smallholding.

The property enjoys a rural position on the outskirts of Crugybar and currently the property consists of the following.

## EXISTING BARN

Currently consisting of:-

## WORKSHOP



18' 2" x 14' 4" (5.54m x 4.37m).

## MAIN BARN



32' 4" x 18' 4" (9.86m x 5.59m).

## BARN (INTERNAL IMAGE)



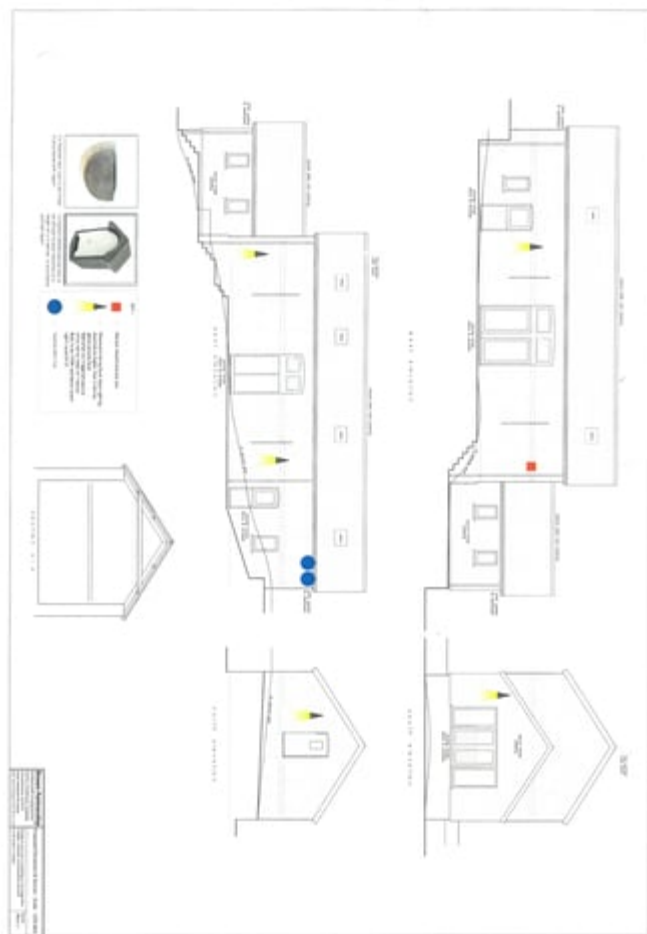
## LEAN-TO STORE

20' 0" x 15' 0" (6.10m x 4.57m).



## PLANNING PERMISSION GRANTED

## PROPOSED ELEVATIONS AND SECTION



## PROPOSED FLOOR PLANS



## DUTCH BARN



36' 0" x 16' 0" (10.97m x 4.88m).

## YARD AREA

To the front of the property lies a gated yard area providing access to the barn, outbuildings and onto the land.

## THE LAND



In total the property will extend to 2.434 ACRES and enjoys two good sized pasture enclosures being gently sloping in nature having a mature hedge boundary and one of which having two gated access points. Behind the property it is intersected by a small stream and a wooded area. Therefore an idyllic setting for any smallholding and with great opportunities.

## LAND (SECOND IMAGE)



## LAND (THIRD IMAGE)



## LAND (FOURTH IMAGE)



## STREAM



## SMALL WOODED AREA





## REAR OF PROPERTY



## AGENT'S COMMENTS

An exciting opportunity awaits to create your very own smallholding,

## 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 - To be confirmed.

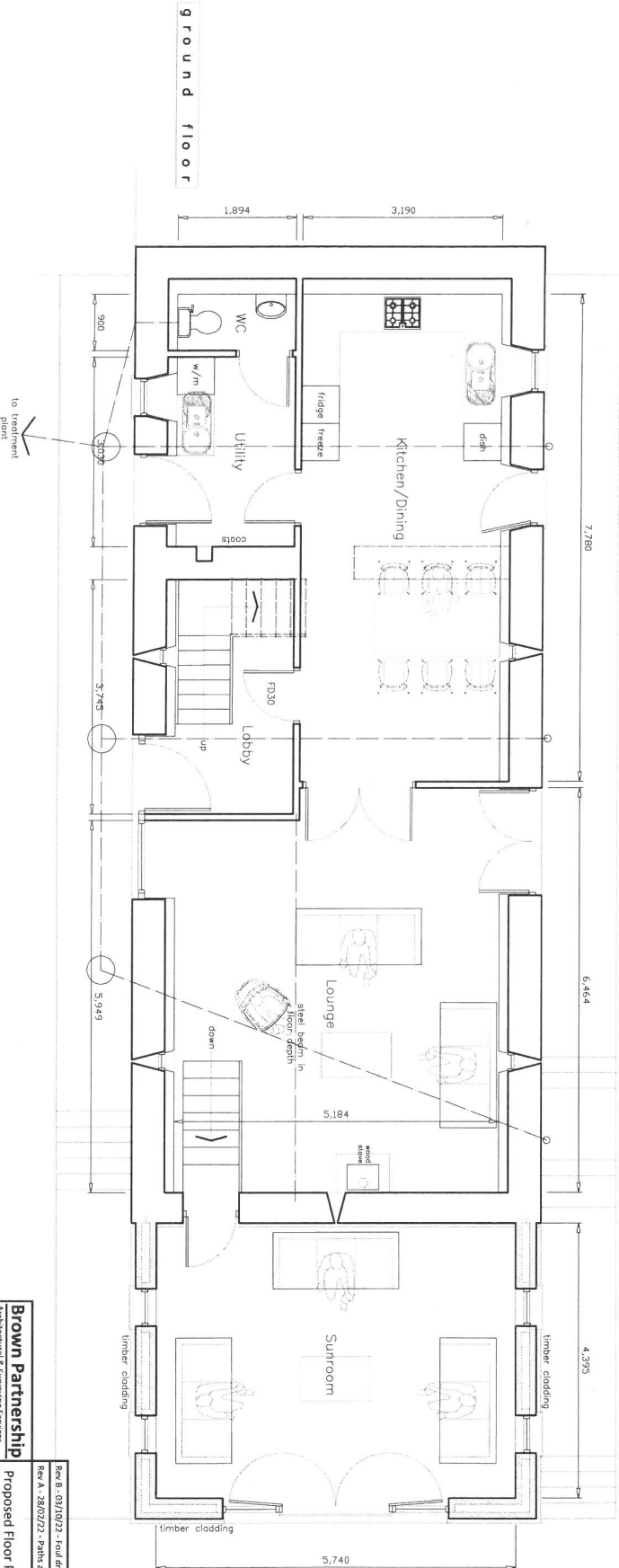
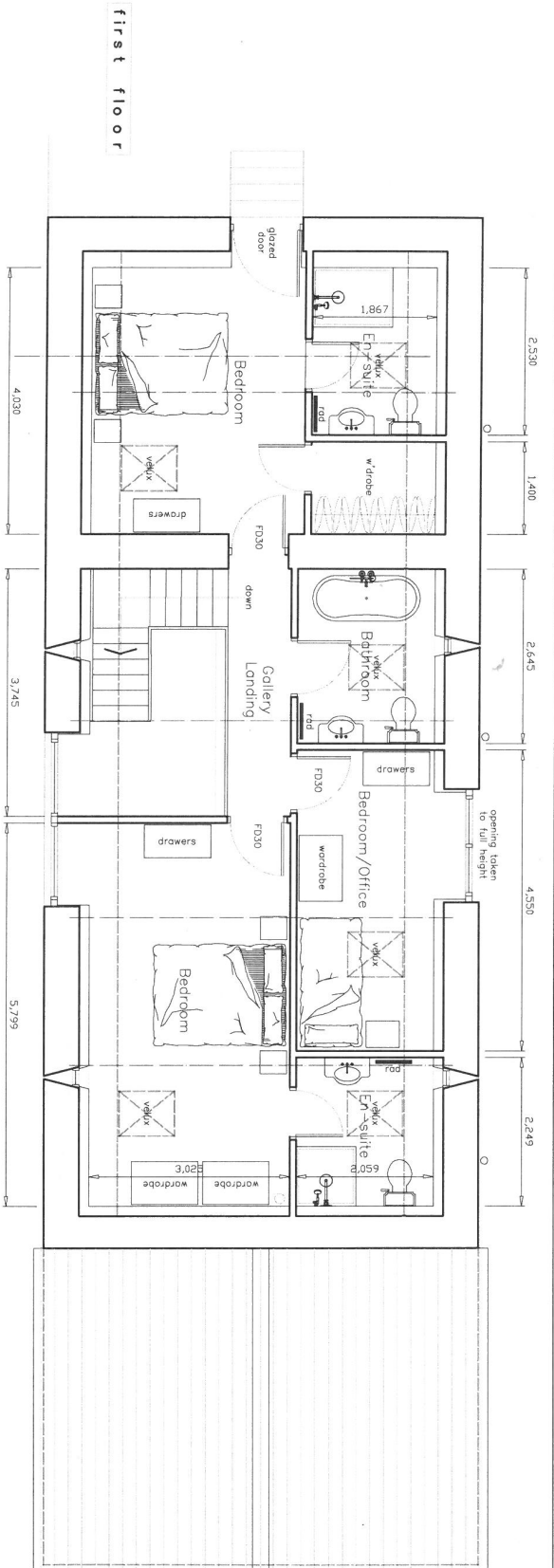
## MONEY LAUNDERING REGULATIONS

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.

## Services

We are informed by the current Vendors that the property will benefit from a private water supply (spring water on land), electricity connection nearby, private drainage to be created.





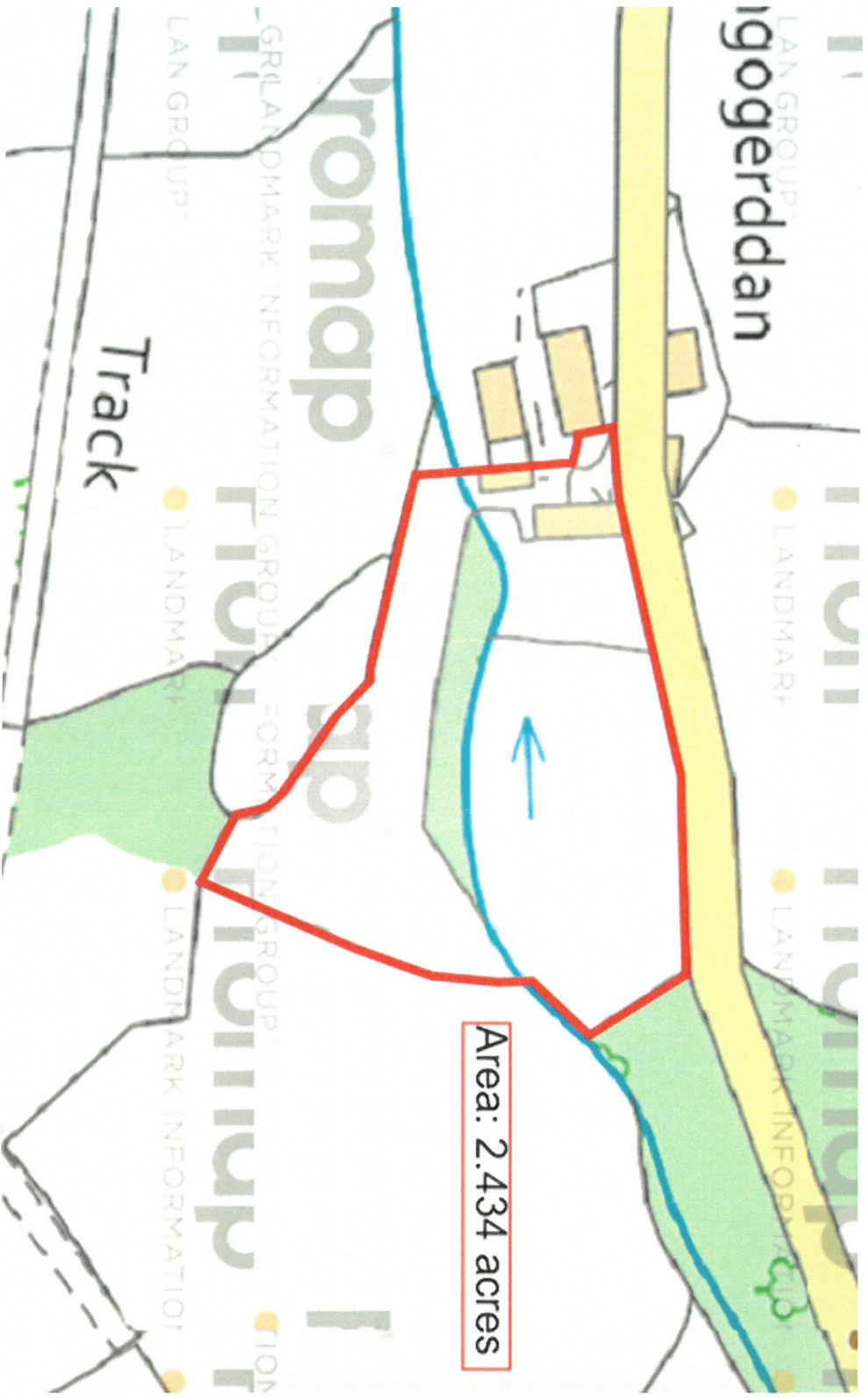
**Brown Partnership**  
Architectural & Surveying Services  
Unit 10, Lakeside, Lakeside Road,  
Cambridge CB2 3UJ  
01550 780287/07770 183826  
web: www.brownpartnership.com

Rev A - 28/02/22 - points and foul drainage added  
Proposed Floor Plans - Scale: 1/50 (A2)  
Change of use of barn to dwelling at Cam Copse, Cam  
Cambridge CB2 3UJ  
For Mr & Mrs K. Wooley  
Draw No.  
BR007 4b

igoggerddan

Area: 2.434 acres

Track





## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**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

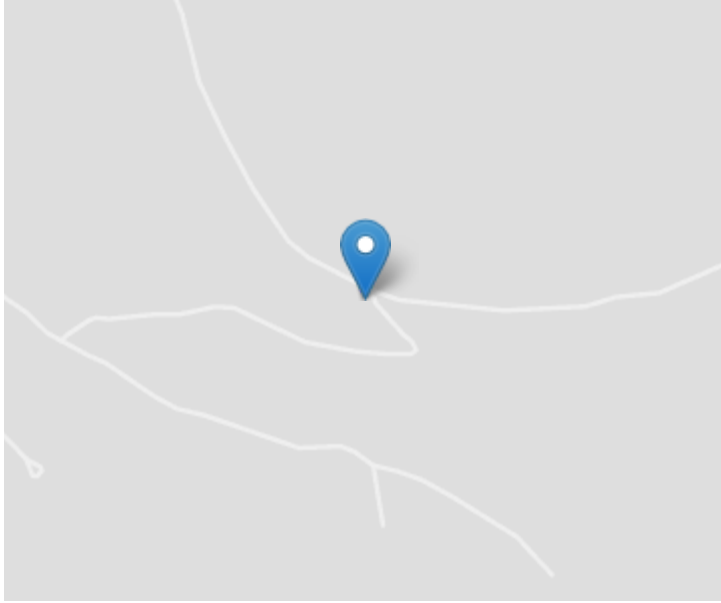
**Any risk of coastal erosion?** No

**Is the property listed?** 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 Lampeter take the A482 Llanwrda roadway. Proceed through the Villages of Cwmann, Harford and Pumpsaint. At the former Bridgend Inn Public House turn right onto the B4302 towards Talley. Proceed into Crugybar taking the first left hand turning. Proceed to the first crossroads. Continue straight across. Proceed for a further one mile and the Barn will be located adjacent to Cwmgogerddan Farmhouse, 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](mailto:lampeter@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'.

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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