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*A well situated, very appealing small farm of 23.138 acres (9.364 ha) in a delightful country setting,
0.5 miles from Llangadog, Nr Llandeilo, West Wales*



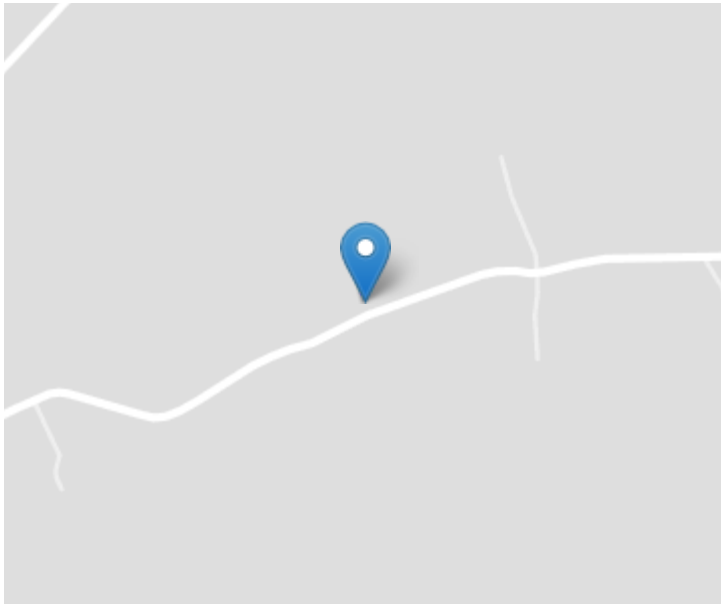
Merlin Court, Llangadog, Carmarthenshire. SA19 9HU.

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£795,000

*** A well situated, extremely desirable small farm of some 23.138 acres, set in outstanding countryside position *** 1/2 mile from Llangadog, close to the Brecon Beacons National Park *** Within easy commuting access to main towns of the area *** Set off a quiet district lane via its own private drive ***

A substantial period 4 bedroomed farmhouse *** Oil fired central heating ** Double glazing *** Comprehensive range of traditional period and widespan general purpose buildings *** Level flat healthy meadows, all inherently productive, sheltered and arranged around the homestead with easy access ***



Location

Merlin Court is situated 1/2 mile from Llangadog, 1 mile from the A40 at Square & Compass, 4 miles from Llandovery, 5 miles from Llandeilo. Close to the Brecon Beacons National Park.

Cross Hands is approx 12 miles distant. The property being set off a quiet district lane via its own private driveway.

The Setting and Approach



General

The placing of Merlin Court, Llangadog on the open market provides prospective buyers with a unique opportunity of acquiring an exceptionally desirable country home.

The property is offered with 23.138 acres of surrounding quality level pastures. The homestead is approached via tarmac private drive with the house set within its own grounds with traditional range of farm buildings that suit conversion (subject to the appropriate consents being

obtained) and further modern general large span buildings, suiting a variety of agricultural or commercial enterprises.

The property is delightfully positioned in unspoilt surroundings close to the Brecon Beacons National Park and within easy travelling distance of the amenity centres of the area. The house itself will benefit from general refurbishment and updating but is spacious, benefits from oil fired central heating and double glazing.

The whole ambiance of the holding is one of a superior small farm that has diverse appeal and vast potential for alternative use (subject to consents being obtained). Such uses in the Agent's opinion could include commercial enterprise with relation to the farm buildings, conversion to provide cottage accommodation/holiday use and equestrian purposes or horticultural use.

This is an ideally positioned small farm, which is recommended for early inspection.



The Farmhouse

Built substantially of stone and slate likely to have been around 1890/1900 and providing the following accommodation:-



Rear Entry Porch

7' 0" x 6' 0" (2.13m x 1.83m) Double glazed.

Cloakroom

With w.c. and wash hand basin.

Front Entrance Porch

With UPVC entry door to the main entry door to:-

Reception Hall

With timber flooring.



Living Room

12' 2" x 12' 0" (3.71m x 3.66m) with stone fireplace and radiator.

Dining Room

12' 0" x 12' 0" (3.66m x 3.66m) with Stanley Range, oil fired running domestic and central heating systems.

Archway through to:



Kitchen

10' 5" x 10' 10" (3.17m x 3.30m) with fitted floor and wall cupboards. Plumbing and space for washing machine and fridge. Double drainer sink unit with mixer tap.



Rear Living Room

12' 2" x 10' 7" (3.71m x 3.23m) with fireplace and hearth. Built in cupboards



FIRST FLOOR

Landing

Good sized area and approached via timber staircase in pitch pine. Radiator and access to loft space.

Family Bathroom



11' 1" x 10' 6" (3.38m x 3.20m) with low level w.c., wash hand basin, corner shower cubicle. Panelled bath. Airing cupboard with copper cylinder and immersion heater.

Bedroom 1

12' 6" x 10' 6" (3.81m x 3.20m) with radiator.



Bedroom 2 (front)

12' 0" x 10' 6" (3.66m x 3.20m) with radiator.

Bedroom 3

12' 0" x 11' 2" (3.66m x 3.40m) with radiator.

Bedroom 4

8' 10" x 8' 6" (2.69m x 2.59m) single bedroom with radiator.

EXTERNALLY

The property is approached over its own private tarmacadam hedge lined driveway, with railed fore garden, side vegetable and private garden enclosed within low hedges, to which adjoins a potting shed and range of stone brick and utility building (12'x 8'8)

Aluminium Greenhouse

12' 0" x 8' 0" (3.66m x 2.44m)

Former outside w.c.

Courtyard

To the rear of the farmhouse is an enclosed courtyard which is concrete based to which adjoins the outbuildings.

Former Coach House and Stables

28' 0" x 15' 10" (8.53m x 4.83m) built of stone and slate with loft over - part 2 storied.



Former Cow Shed

35' 3" x 15' 10" (10.74m x 4.83m) Single storied incorporating various kennels.

Modern Range of General Purpose Outbuildings

88' 6" x 69' 0" (26.97m x 21.03m) together with 2 x lean-tos (22'6 x 31' 6) & (22'6 x 30"4) divided as a number of loose gated pens with feeding barriers of steel block and steel clad roof. Electricity connected.



Utility Building



The Land

The land is a particular feature of the holding surrounding the homestead to give good levels of privacy and accessibility. Some of the enclosures have the benefit of extensive roadside access, others backing onto open farmland with a delightful countryside aspect and backdrop towards the Brecon Beacons National Park to the immediate South.

In total the property extends to some 23.138 acres (9.364ha) and is served by mains and natural water supplies and divided into a number of traditional enclosures with mature Oak trees interspersed. The land is free draining and capable of sustaining good stocking levels and all as relative ease of access to the farm buildings and yard areas.



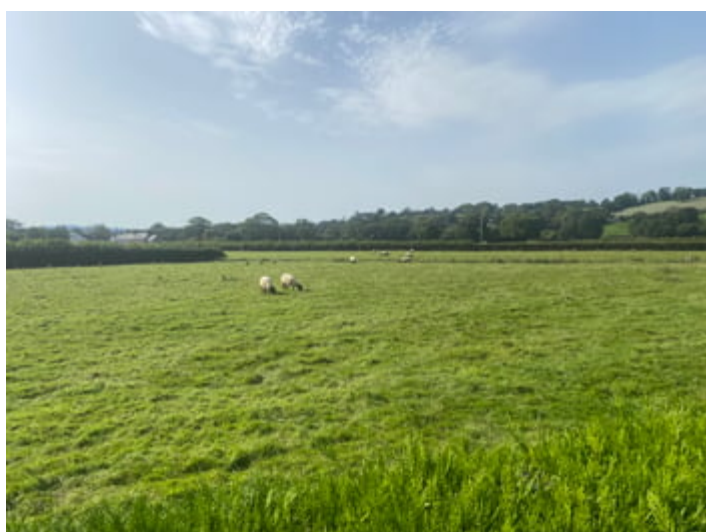
Land to the East



Land to South Side



Land to West Side



Rear of Farmhouse



Land to rear of Yard



Agent's Comments

Rarely does an opportunity to acquire a holding such as Merlin Court arising in the open market, whereby a property possesses such diverse qualities and alternative use potential. We suggest that the property should be inspected as soon as possible if seeking such an opportunity.

Tenure & Possession

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges.

Council Tax Band: E

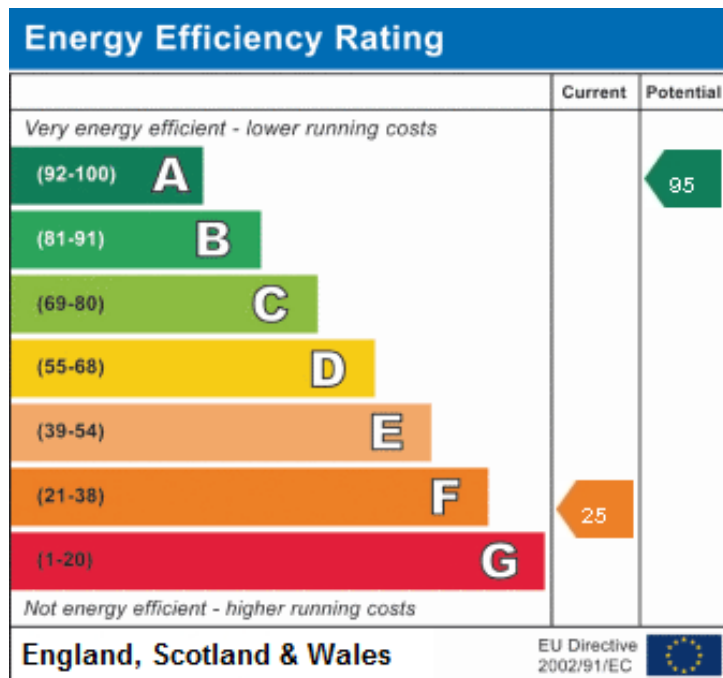
Services

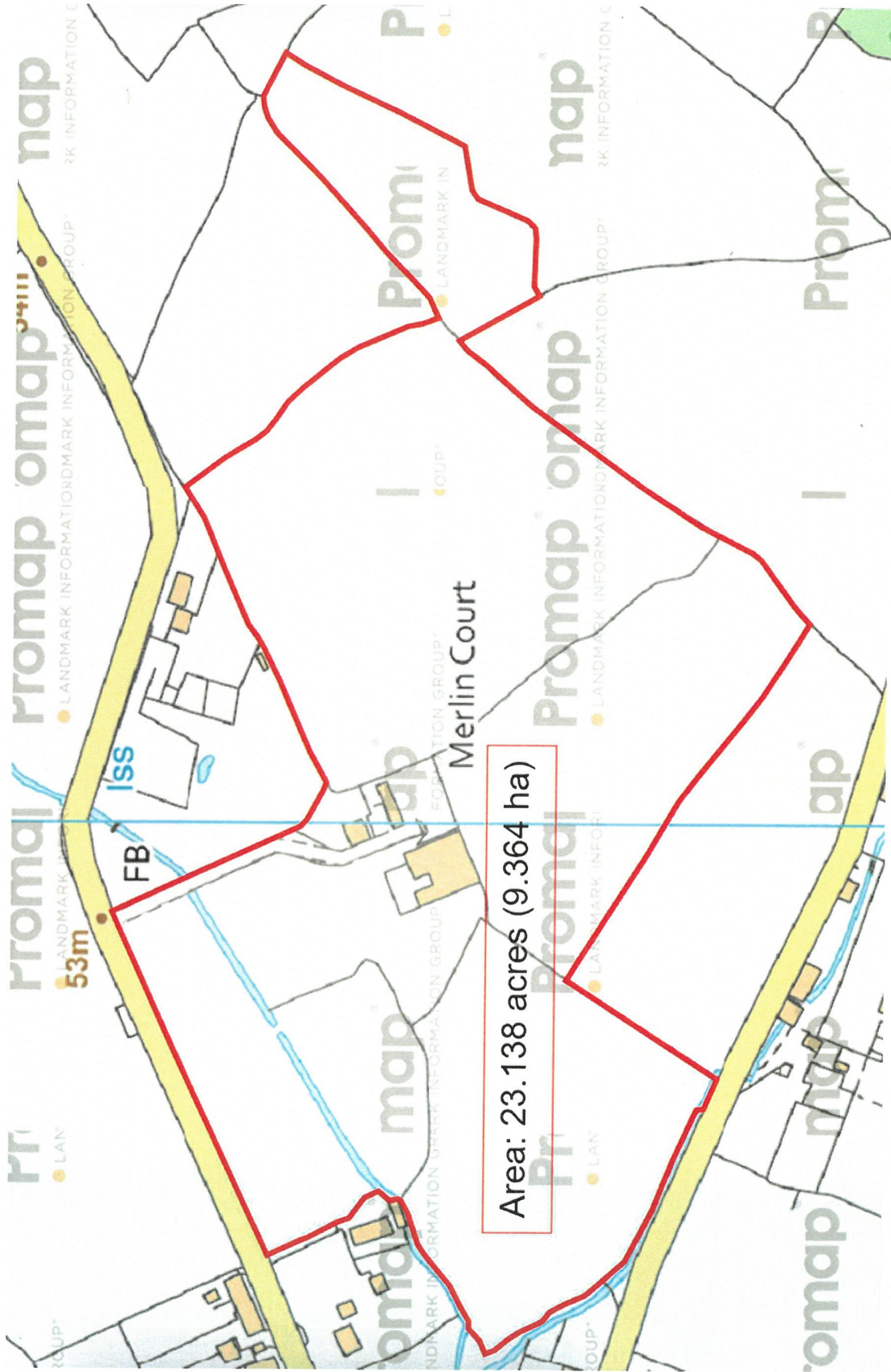
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

Directions

The property is best approached from Llangadog Square by taking the Myddfai road, continuing along that road past the Llangadog R.F.C ground and continuing for a further 1/2 mile , the property being seen set back off the road on the right hand side on leaving the village, 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 our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'

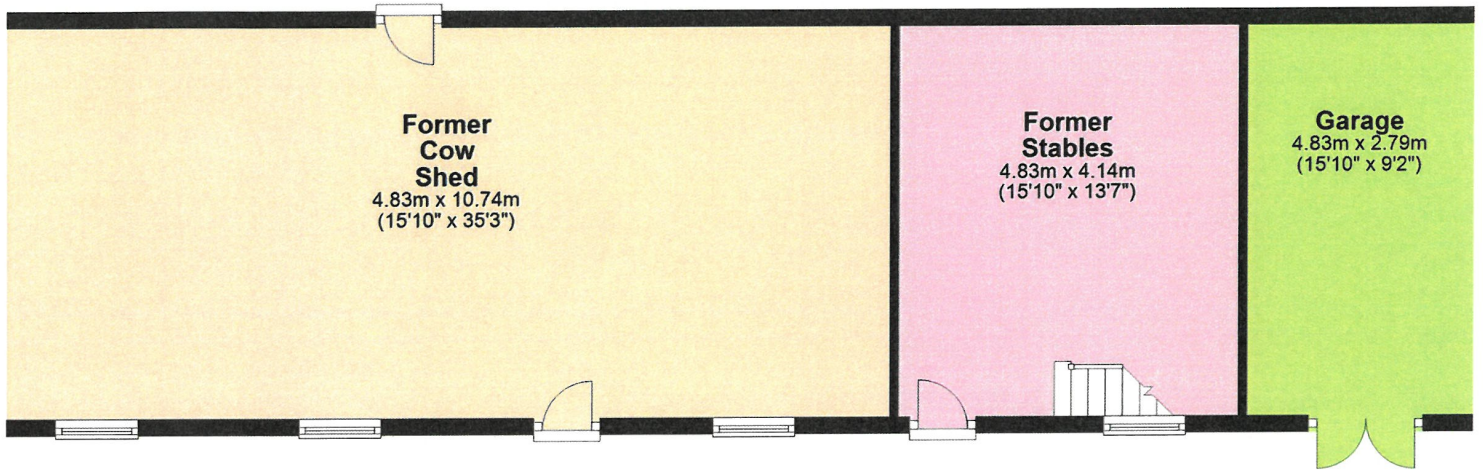




For Identification Purposes Only

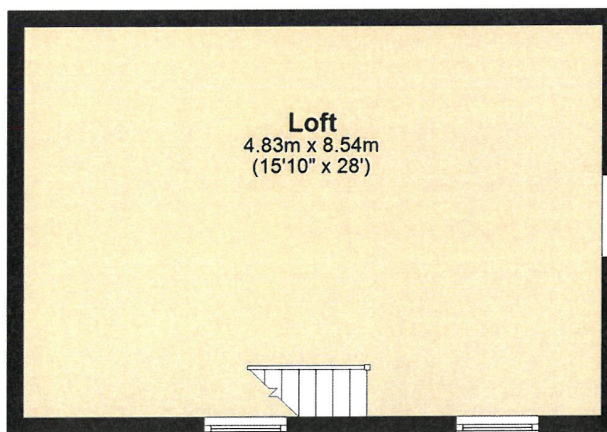
Ground Floor

Approx. 86.2 sq. metres (928.1 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



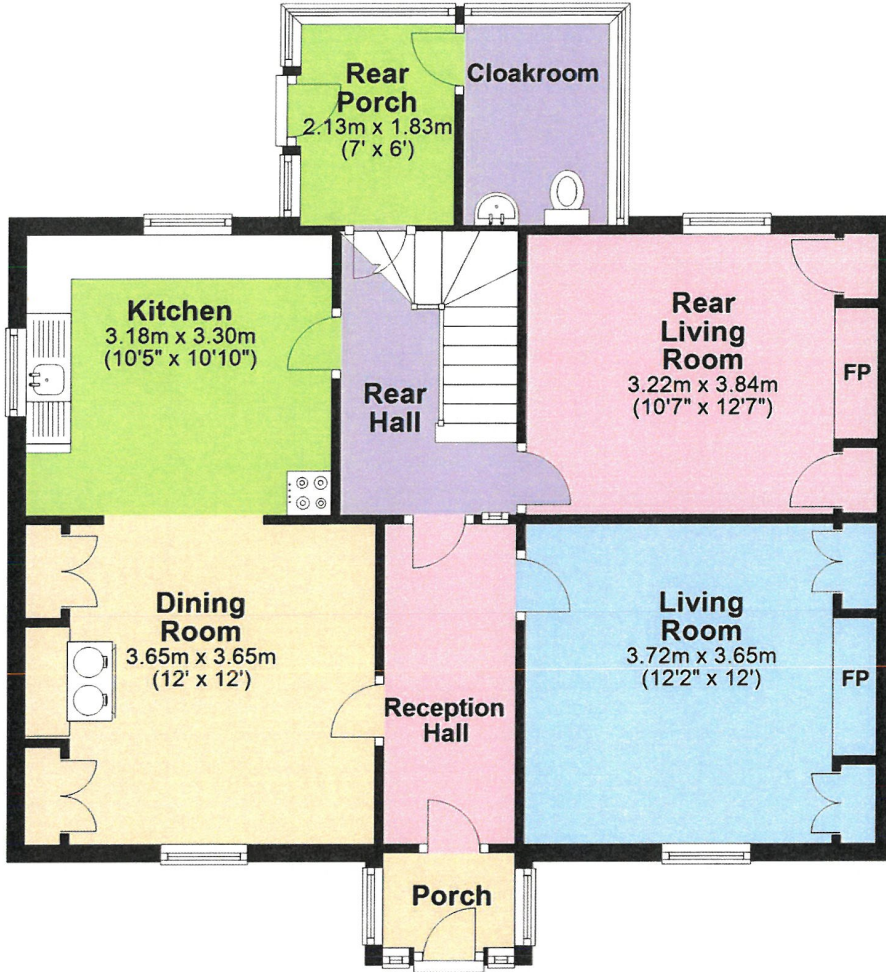
Total area: approx. 120.2 sq. metres (1293.3 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Former Coach House , Merlin Court, Llangadog

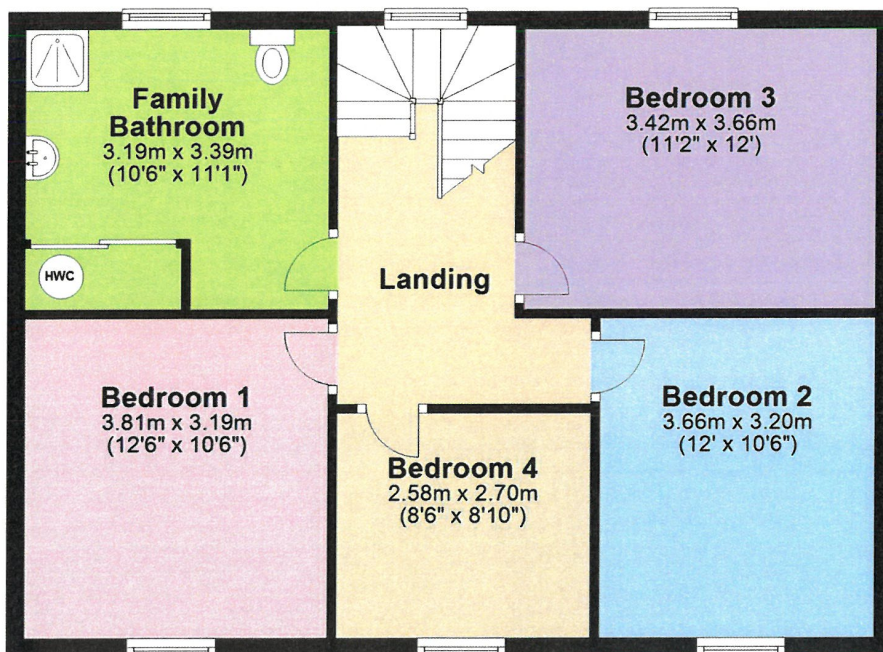
Ground Floor

Approx. 76.1 sq. metres (819.2 sq. feet)



First Floor

Approx. 66.9 sq. metres (720.6 sq. feet)



Total area: approx. 143.0 sq. metres (1539.7 sq. feet)

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Merlin Court, Llangadog, Carmarthenshire