

*A Superb Valley Location with 76 Acres of Grazing and Wood Land. 5 Lakes with Fish. Agricultural Building, Office Block and Clay Pigeon Shooting. Indoor / Outdoor Leisure /*



**Whitemill, Carmarthen. SA32 7HL.**

**£1,000,000**

**A/5412/NT**

Hidden Valley is a tip of the iceberg with this block of land. Such a peaceful location. The property has been transformed to offer 5 lakes with fish. Looking up from the valley you see the rolling hillside with mature woodland & Grazing, the amazing wildlife and Redkites flying above. Looking down into the valley the amazing lakes shining in the sunshine, meandering stream and lovely well kept grassed areas surrounding the lakes. Office block for the meetings which has toilets etc. Large agricultural multi purpose enclosed building. The property is ideal for the outdoor pursuits enthusiasts and was given planning consent for the purpose of corporate events venue to hold clay pigeon shooting, fishing and Deer management activities. The property has been used more for personal use than the corporate events so offers huge potential to expand that side of activities. The Deer that roam the land some 76 Acres approx can remain as with the machinery ( Subject to Valuation) or be sold off.

2 miles from the village of Whitemill and only 5 miles from Carmarthen town centre. 15 miles to Llandeilo Set just off the picturesque Towy & Cothi Valleys this tranquil setting is a must see to fully apply your next adventure.



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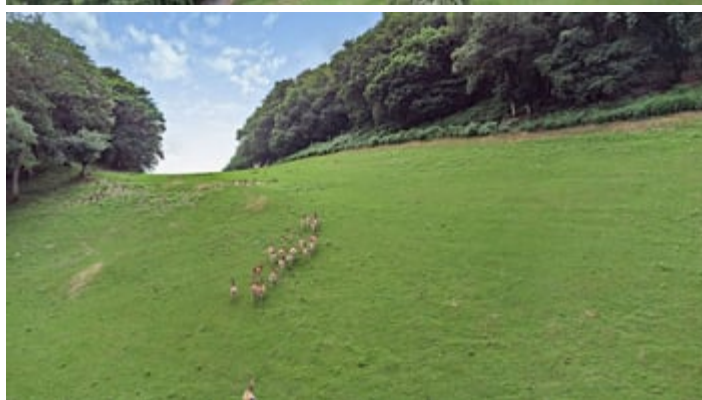


## Property

The land offers further potential to expand the business. Fishing in the lakes, clay pigeon shooting and the tracks created within the land can offer other activities such as endurance bike riding etc ( STPlanning).

## Location

The village of Whitemill is 2 miles with garage and shop. 5 miles from the county and market town of Carmarthen offering excellent facilities including, shops, eateries, Lyric theatre and cinema. Llandeilo town is 15 miles approx with boutiques, bars and lovely eateries. Situated within the lovely Towy and Cothi valleys where the 2 rivers flow to the sea at Carmarthen Bay. Both are well known for the salmon, sewin and trout fishing, as well as the castles on the mountain tops looking down onto the valley below.







## Office / Meeting Cabin

7.09m x 4.64m (23' 3" x 15' 3")

Meeting Room





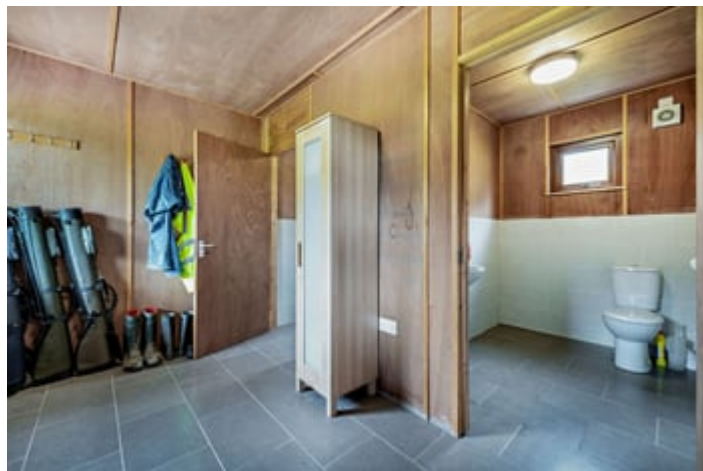


## Kitchen

4.64m x 2.99m (15' 3" x 9' 10")



## Boot Room & Toilet



## Office

6.13m x 4.56m (20' 1" x 15' 0")







## Agricultural Building / Workshop

30.55m x 9.20m (100' 3" x 30' 2")

Enclosed to sides with access doors. Concrete floor.



## Tool Store

6.13m x 4.56m (20' 1" x 15' 0")

## Workshop First Floor

9.20m x 6.16m (30' 2" x 20' 3")



## Barn Store

8.17m x 5.10m (26' 10" x 16' 9") & 13.83m x 6.22m (45' 4" x 20' 5")

## Hay Barn

15.59m x 4.95m (51' 2" x 16' 3")

## Services

Mains water and electric. Private drains to Meeting room.

## Land

The land is level to the valley area with 5 ponds some of which are stocked. The sloping land overlooking the valley is divided into conveniently sized paddocks and some broadleaf woodland. A plan is available for inspection. Please note there is a footpath running through the land.

## 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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Wood Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Mobile Signal**

EE & Vodafone

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

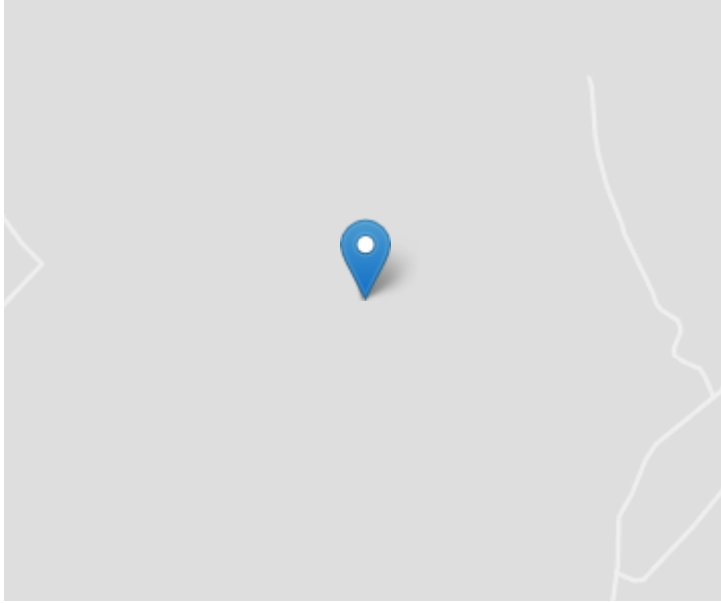
Any risk of coastal erosion? No

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? Yes



### Directions

From Carmarthen take the A 40 East towards Llandeilo. Having left the village of Abergwili turn right towards Whitemill. In the village turn first left and pass the old school and council houses and continue up the hill and take the second left just before the old chapel and cemetery. Continue on for three quarters of a mile and turn right and the access to the property is via a gate immediately on the right.

What3words location approx. ///wealth.sculpting.volcano

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

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