





Overview

Cwmffrwd Farm is a secluded semi-rural residential holding extending to approx. 17 acres in total, positioned in a quiet and peaceful setting with no immediate adjoining neighbours set on the edge of the Bannau Brycheiniog / Brecon Beacons National Park and within easy reach of local amenities in Glanamman and Ammanford.

The property lies in a quiet setting affording privacy and seclusion, accessed off Llandeilo Road, an unclassified highway, via a sweeping driveway, 2 miles north of the village of Glanamman, with excellent walks and outriding from the property. The village is home to a range of local services to include local stores, eateries, public houses, pharmacy, primary school, surgeries and a community hospital. The nearby town of Ammanford, lies 5 miles to the west benefits from a comprehensive range of services to include high street and national retailers and supermarkets, whilst the M4 at Junction 45 (Swansea) lies within 12 miles to the south, providing excellent links into Swansea and along the M4 corridor.



ACCOMMODATION

FARMHOUSE

The property benefits from an EPC B rated 4-bedroom detached stone farmhouse dating back to the 1700's, retaining many original character features throughout, with modern touches, to include high performance Andersen windows, ground source heating system, underfloor heating, solar heating and heat recovery systems. Externally, the property has landscaped lawn grounds and patio areas with commanding views over the Amman valley.

GROUND FLOOR

Front Entrance Hallway

Under stairs storage, door to front and stairs leading to the first floor.

Living Room: 6.52m x 4.83m (21' 5" x 15' 10")

Windows to the front and rear with patio doors with fly screen, a feature fireplace and solid oak flooring.

Study: 1.68m x 2.70m (5' 6" x 8' 10") +

1.54m x 3.62m (5' 1" x 11' 11") Window to rear.



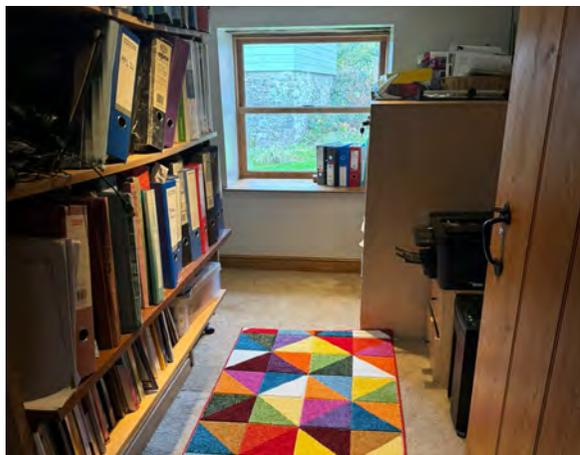
Kitchen - Diner: 7.44m x 4.21m (24' 5" x 13' 10")
Granite worktop, solid oak base and wall units, electric Rangemaster, Belfast sink and plumbing for dishwasher. Fireplace with log burning stove with back boiler. The windows in the kitchen have fly screens.

Boot Room: 1.89m x 3.13m (6' 2" x 10' 3")
Window to rear and tiled flooring.

Cloakroom: 1.85m x 0.91m (6' 1" x 3' 0")
Skylight, historic fireplace, WC and wash hand basin.

Utility / Plant Room: 3.54m x 1.72m
(11' 7" x 5' 8") Plumbing for washing machine and tumble dryer, ground source heat pump and thermal store, central vacuum unit.

Rear Hallway/ Stores: 1.20m x 3.19m (3' 11" x 10' 6")
Consumer unit.



FIRST FLOOR

Landing: Airing cupboard. Windows to front

Bedroom 1: 4.87m x 4.53m (16' 0" x 14' 10")
Windows to front, side (with flyscreen) and rear

Ensuite: WC, wash hand basin and shower cubicle.

Bathroom: 3.35m x 1.98m (11' 0" x 6' 6")
Shower cubicle. Bathtub. WC. wash hand basin. Window to rear.

Bedroom 2 / Dressing Room

1.29m x 1.66m (4' 3" x 5' 5") + 1.54m x 3.70m (5' 1" x 12' 2")
Window to rear.

Bedroom 3: 2.79m x 3.73m (9' 2" x 12' 3")
Skylight and storage in eaves.

Eaves Storage: 1.56m x 3.38m (5' 1" x 11' 1")

Bedroom 4: 3.56m x 4.56m (11' 8" x 15' 0")
Window to the front.

Eaves Storage: 1.74m x 2.99m (5' 9" x 9' 10")





Grounds & Gardens

The property is approached off the highway via a sweeping lane leading down to the homestead, with ample parking area for multiple vehicles to the side. The grounds are all landscaped with gravel areas, lawns, borders, shrubs, bushes and vegetation, along with several seating / patio areas with commanding views over the surrounding valley and Black Mountains.

Timber Framed Garden Store

2.93m x 4.81m (9' 7" x 15' 9")

Outbuildings

Traditional Stone Barn:

Built of stone construction comprising storage area with loft space above, having recently benefitted from commencement works to convert into a 1-bedroom holiday let, with access to separate walled garden to include a new pitched timber roof and slates. Storage area: 4.78m x 7.54m (15' 8" x 24' 9") on the ground floor with loft of similar size above.

Former Piggery & Cowshed / Stone Range

A further range of traditional stone & brick outbuildings set behind the farmhouse on a courtyard setting are in need of repair/upkeep, providing further scope to be brought back into operational use.





Farmland & Woodland

The land is contained in a number of easy to manage enclosures, being a mixture of pasture and meadow, suitable for grazing and cutting, along with a parcel of ancient woodland on a steep valley edge on western boundary. A feasibility study has been completed to assess the river valley as suitable for a hydro power scheme.

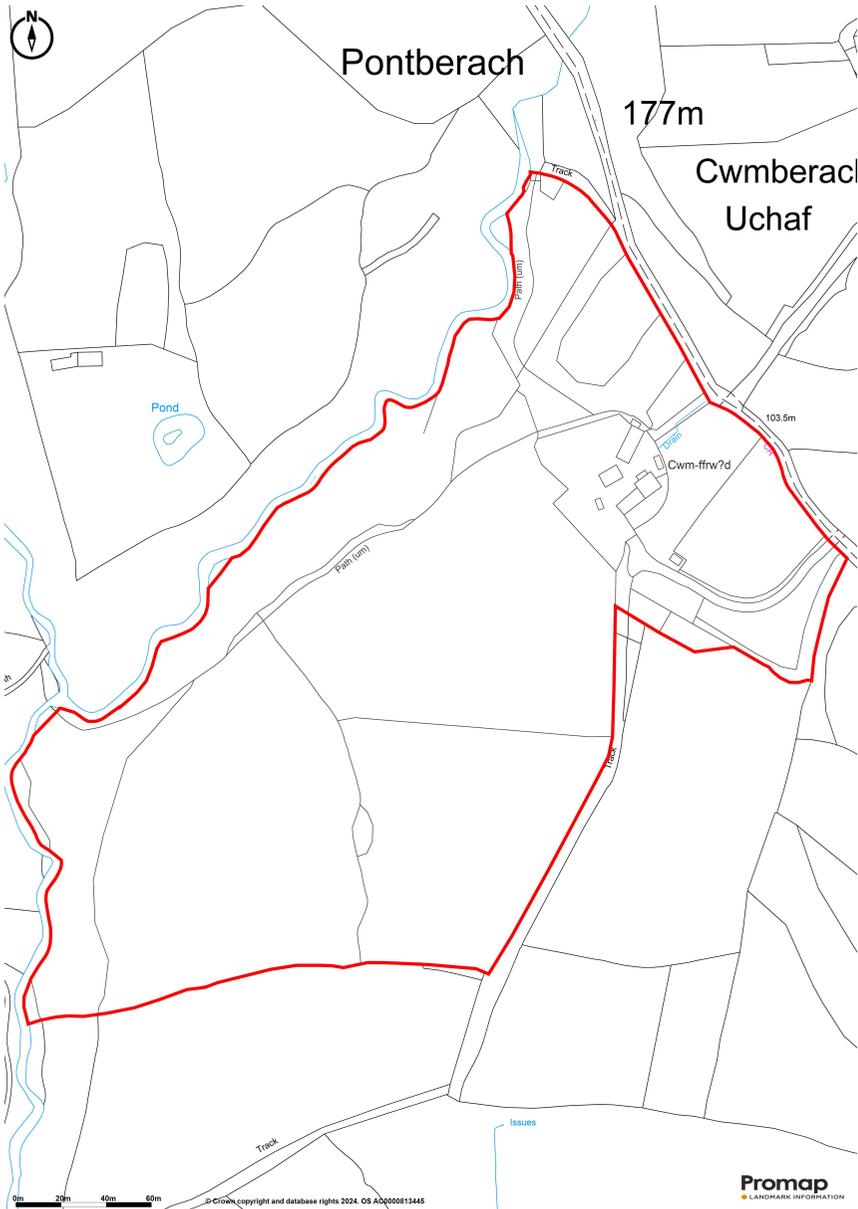
The land has been farmed with nature in mind in recent years, following an organic farming method (although not certified) having not spread any artificial fertilisers, pesticides or chemicals across the land. The farm has grown a range of wildflower crops over the years, which have been harvested for seeds and sold to replant and sow in the local area.





Location and Situation Plans

For identification purposes only



Further Information

Tenure

We understand that the property is held on a Freehold basis.

Services

We understand the property benefits from a spring water supply (pumped to a pump house with storage holding tanks), 4KW panels and solar hot water, a ground source heating system and heat recovery system and private drainage via septic tank.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Council Tax Band

Band F Carmarthenshire County Council approx. £2,958.27 for 2024/25.

Energy Performance Certificate

EPC Rating B (86)

What 3 Word / Post Code

///sugars.basher.novelists / SA18 2DZ

IMPORTANT NOTICE: Rees Richards & Partners gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rees Richards & Partners does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire SA19 6HW. Tel: 01267 234567

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £695,000.

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen SA31 1LQ. Tel: **01267 612021** or email:

rhys.james@reesrichards.co.uk



Swansea Head Office
 Druslyn House
 De la Beche Street
 Swansea
 SA1 3HH
 Tel: 01792 650705

Carmarthen Office
 12 Spilman Street
 Carmarthen
 SA31 1LQ
 Tel: 01267 612 021

Tenby Office
 Quay Hill
 Tenby
 SA70 7BX
 Tel: 01834 526 126

DX: 39568 SWANSEA1
F: 01792 468 384
 property@reesrichards.co.uk
 reesrichards.co.uk

