



## Pantyrewig, Felingwm, Carmarthen, Carmarthenshire SA32 7PT

**Guide Price: £739,950**

### Property Features

- Established equestrian small holding in pretty valley setting dating back to 1600's
- Traditional 3-bedroom Welsh farmhouse retaining many character features
- A range of traditional stone / brick outbuildings with scope for conversion (s.t.o.n.p.c)
- Timber stables with all-weather horse arena and turn-out area
- Periphery of rural village of Felingwm, 2 miles north of popular village of Nantgaredig and A40 trunk road
- Approximately 7 miles from the market town of Carmarthen
- Extending to 12.25 acres

### Property Summary

An established equestrian small holding dating back to the 1600's extending to approx. 12.25 acres, positioned in a pretty valley setting, on the periphery of the rural village of Felingwm Uchaf, in the heart of the Carmarthenshire countryside, a short distance from popular village of Nantgaredig and 7 miles from Carmarthen town centre.





## Full Details

### Overview

An established equestrian small holding extending to approx. 12.25 acres, positioned in a pretty valley setting, on the periphery of the rural village of Felingwm Uchaf, in the heart of the Carmarthenshire countryside.

The property lies within 2 miles of the nearby village of Nantgaredig, being home to a range of local amenities to include the well-regarded Ysgol Gynradd Nantgaredig Primary School, Doctors Surgery, Railway Inn public House, Four Seasons leisure club and Y Polyn restaurant. Carmarthen town centre also lies 7 miles to the west providing a comprehensive range of amenities and services, to include supermarket, general hospital and train station with direct links to London Paddington.

Pantyrerwig benefits from a 3-bedroom detached traditional Welsh farmhouse, retaining many original character features throughout, with attic rooms with scope for conversion into further bedrooms (subject to obtaining the necessary planning consents (s.t.p.c.)), in addition to a useful range of traditional stone / brick outbuildings, with conversion potential s.t.p.c. A further range of timber stables and an all weather horse arena provides excellent equestrian facilities.

The land surrounding the farmstead is utilised for grazing, with a shelter belt of mix broadleaf woodland, in addition to an area of improvable grazing areas.

This is an excellent opportunity to acquire a charming small holding full of character in a rural, yet accessible area, with further scope for conversion s.t.p.c.

### Farmhouse

The farmhouse is believed to date back to the early 1600s and was notably the residence of the High Sheriff of Carmarthen in 1760. Steeped in history, it retains many original character features, including period fireplaces, exposed beams, and traditional stonework.

The property offers flexible living accommodation, providing ample space for modern family life while preserving its historic charm. Internally, the front entrance porch leads into a welcoming entrance hall, with doors opening to two front reception rooms, both featuring log-burning stoves. The staircase leads to the first floor, while a door provides access to the dining room, also with a log-burning stove and a former bread oven. From here, a door leads to the rear boot room/utility area and onward to the kitchen/breakfast room, which is fitted with a range of base and wall units. A further conservatory extends from the kitchen, offering views over the garden and surrounding land.

On the first floor, there are three double bedrooms, one of which benefits from an en-suite WC, alongside a family bathroom with WC, wash hand basin, and bath with shower over. The staircase continues to the second floor, where three attic rooms provide further accommodation and offer scope for conversion into





additional bedrooms, subject to planning permission.

## GROUND FLOOR

### Front Porch

1.22m x 2.58m (4' 0" x 8' 6")

### Front Hallway

1.13m x 6.04m (3' 8" x 19' 10")

### Sitting Room

4.20m x 4.73m (13' 9" x 15' 6")

### Office / Reception Room 2

3.56m x 4.70m (11' 8" x 15' 5")

### Dining Room

3.98m x 5.08m (13' 1" x 16' 8") and 1.55m x 1.62m (5' 1" x 5' 4")

### Farmhouse Kitchen

2.13m x 5.10m (7' 0" x 16' 9")

### Conservatory

2.68m x 3.41m (8' 10" x 11' 2")

### Store Room

0.99m x 1.16m (3' 3" x 3' 10")

### Boot Room

2.00m x 5.28m (6' 7" x 17' 4")

### Outside WC

1.49m x 1.23m (4' 11" x 4' 0")

## FIRST FLOOR

### Landing

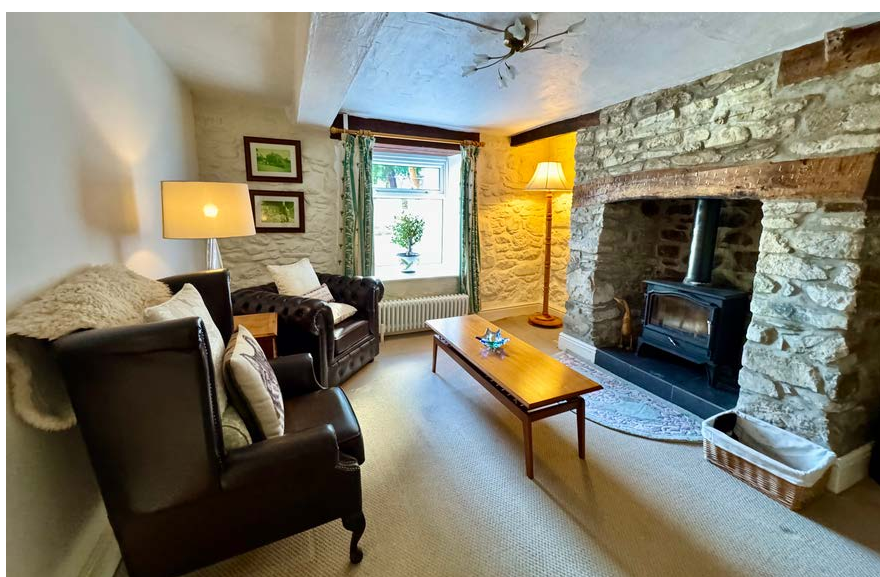
Staircase leading to landing area with doors to bedrooms and family bathroom. Further staircase leading to the attic rooms.

### Master Bedroom 1

4.96m x 4.69m (16' 3" x 15' 5")

### Bedroom 2

4.20m x 4.72m (13' 9" x 15' 6")







## En-suite WC

1.96m x 1.71m (6' 5" x 5' 7")

## Bedroom 3

2.76m x 4.37m (9' 1" x 14' 4")

## Family Bathroom

3.63m x 2.12m (11' 11" x 6' 11")

## SECOND FLOOR

### Room 1

4.33m x 6.30m (14' 2" x 20' 8")

### Room 2

3.99m x 4.57m (13' 1" x 15' 0")

### Room 3

5.56m x 4.12m (18' 3" x 13' 6")

## Landing Area

2.06m x 3.52m (6' 9" x 11' 7")

## Grounds & Gardens

The property is approached from an unclassified adopted highway via a shared lane, which becomes private at the gateway leading into the property. The lane opens onto a traditional homestead setting, with ample parking available to the front of the farmhouse and outbuildings.

The farmhouse features a low-maintenance front forecourt with side concrete paths leading to the side of the property and onward to the enclosed rear lawn garden. The grounds are attractively landscaped with shrubs and bushes, and several seating areas provide excellent space for entertaining while overlooking the expansive lawns.

## Outbuildings

The property benefits from an excellent range of traditional stone and brick outbuildings, currently used for storage, workshops, and stabling, with potential for conversion, subject to the necessary planning consents. Additionally, a timber stable block provides three loose boxes and a useful tack room, making it particularly well-suited for equestrian purposes.

## Former Cottage & Carport

3.68m x 4.21m (12' 1" x 13' 10") & 5.05m x 5.73m (16' 7" x 18' 10")







### Former Cowshed

5.64m x 7.52m (18' 6" x 24' 8")

### Former Dairy/Pump Room

4.06m x 4.16m (13' 4" x 13' 8")

### Bale Barn/Shed

4.74m x 5.37m (15' 7" x 17' 7")

### Former Cowshed now Stables

Stable 1: 5.04m x 3.05m (16' 6" x 10' 0")

Stable 2: 3.52m x 3.02m (11' 7" x 9' 11")

Stable 3: 5.00m x 3.04m (16' 5" x 10' 0")

### Timber Stables and Tack Room

Stable 1: 3.56m x 4.82m (11' 8" x 15' 10")

Stable 2: 4.59m x 4.50m (15' 1" x 14' 9")

Stable 3: 4.37m x 4.50m (14' 4" x 14' 9")

Stable 4: 3.56m x 4.73m (11' 8" x 15' 6")



### Land

The land is divided into two principal parcels suitable for grazing and being gently sloping in nature, A shelter belt of mixed broadleaf woodland runs along the riverbank, providing an ideal habitat for local wildlife and nesting birds.

### FURTHER INFORMATION

#### Tenure

Freehold with vacant possession on completion.

#### Council Tax Band

Carmarthenshire County Council Band F - Currently £3076.80 per year.

#### Energy Performance Certificate

EPC - F

#### Services

We are advised that the property benefits from mains electricity, with private water supplied via a spring located on the neighbouring property, together with a right of way for access. Drainage via cesspit. The farmhouse is heated via an oil fired boiler to radiators, and log burning stoves in three reception rooms.

#### Plans Areas and 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.

## Wayleaves, Easements and Rights of Way

The property is sold to and with the benefits 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.

The property is approached from an unclassified adopted highway via a shared lane for a distance of 25 yards, which becomes private at the gateway leading into the property.

## Planning

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

## Post code / What 3 Words

SA32 7PT  
buildings.fizzled.skimmers

## Local Authority

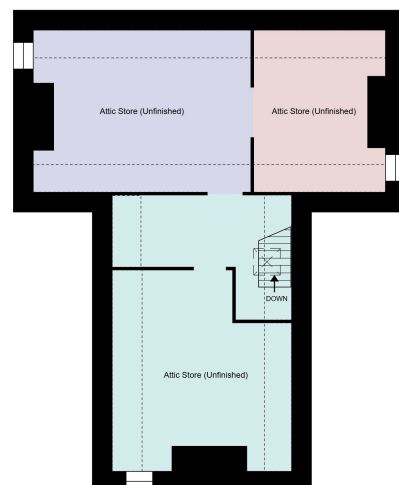
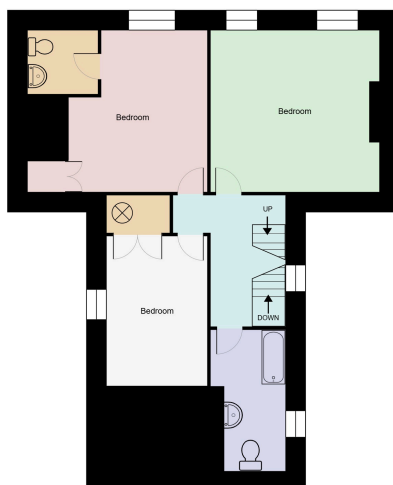
Carmarthenshire County Council, County Hall, Castle Hill, Carmarthenshire, SA31 1JP. Tel: 01267 234567

## 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.  
Email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	29	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



All measurements are approximate and for display purposes only.

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