

For Sale by On Line Auction. Historical Village Inn With Central Village Location. Now Closed Offering Re Development Potential or To Re Establish As A Hub For The Area as a Popular Eatery or Drinking Establishment.



Whitemill, Carmarthen. SA32 7EN.

£72,000

C/2367/NT

FOR SALE BY ONLINE AUCTION. The auction runs from midday on Monday the 16th of March 2026 until midday on Wednesday the 18th of March 2026.

Of interest to builders and speculators. A fine historical country Inn 3 miles from Carmarthen town centre and situated in the heart of the village of Whitemill. Set in the picturesque Towy Valley just off the Cothi Valley. 3 Bedroom family residence to first floor & living room. With the main public house consisting of a Bar area with open fireplace, Snug and main restaurant/function room to rear. Parking and garden area to rear partly bounded by stream. A rare opportunity to get what was once a very popular public house back to its former glory or possible change of use to residential subject to planning.



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Location

A rural village location just off the main A 40 Carmarthen to Llandeilo road. 3 miles from Carmarthen town, Whitemill is set in the heart of the Towy Valley famed for its Salmon, sewin and sea trout fishing where the river meanders through the valley and castles look down from the mountain tops to the valley below. Carreg Cennen, Dryslwyn and Dinefwr castle along with Paxtons Tower. Carmarthenshire regarded as the garden of Wales with the National Botanic Gardens and Aberglasney Gardens nearby. Llandeilo Town is 14 miles approx. well known for its sheik shops etc. The village has garage and shop and connects to the newly opened Abergwili to Llandeilo cycle track.

Hallway

2.68m x 5.7m (8' 10" x 18' 8")

Radiator

Ladies Toilets

WC and Wash Hand Basin. Radiator.

Gents Toilets

2 x Urinals. 1x WC.

Store Room

2.2m x 3.97m (7' 3" x 13' 0")

Boiler Room

Pressurised Tank system

Restaurant / Function Room

4m x 7.2m (13' 1" x 23' 7")

Window to side and rear. Patio doors to rear. 2 radiators.



Rear Hallway.

Bar Area

7.5m x 5m (24' 7" x 16' 5")

Open Fireplace, bar area, tiled floor and windows to front.





Snug Area

2m x 2.9m (6' 7" x 9' 6")

Window to rear.



Games Room

4.8m x 4.2m (15' 9" x 13' 9")



Kitchen

3.75m x 3.8m (12' 4" x 12' 6")

Range of base units with worktops over and matching

wall units. Double sink unit. 5 Ring hob working off the calor gas. Oven. Tiled floor and window to rear.

Pantry & Cellar Room

Rear access door.



Landing

Doors to

Bedroom

2.9m x 2.5m (9' 6" x 8' 2")

Window to rear. Radiator.



Bathroom

1.95m x 3.7m (6' 5" x 12' 2")

Panelled bath with shower and side screen over. Wash hand basin, WC.



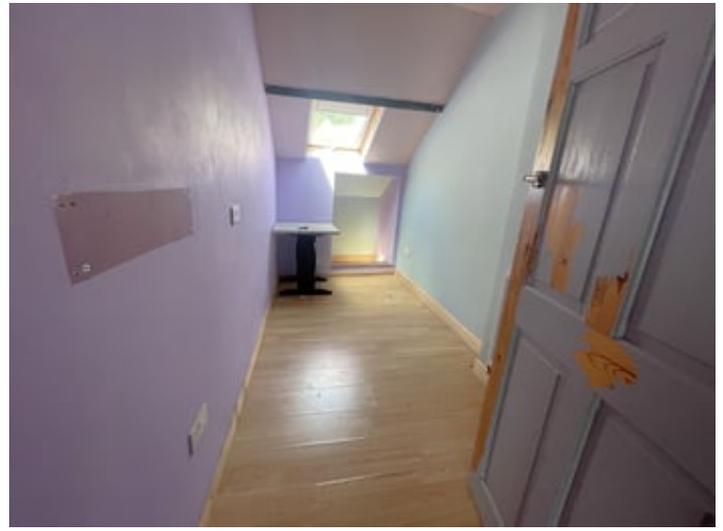
Living Room

4.67m x 2.8/ 4m (15' 4" x 9' 2")
2 x windows to front. Radiator.



Bedroom

1.69m x 3.7m (5' 7" x 12' 2")
Velux window to rear.



Bedroom

2.8m x 5.1m (9' 2" x 16' 9")
Window to front and radiator.



Externally

Side tarmac drive leading to rear parking area and garden area to rear suitable and previously used as a beer garden area for the pub. There is a right of way over this area to the separate building plot to the rear See Plan.





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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Important Notice to Prospective Purchasers

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Additional Costs

Buyers Premium

£900 inc VAT payable on exchange of contracts.

Administration Charge

1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Please Note

There is planning consent granted for a separate dwelling which is located to the rear of the pub. (Not included and Being sold separately). Also the property has flooded due to the adjoining river in recent years

Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, private drainage and gas central heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

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

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

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

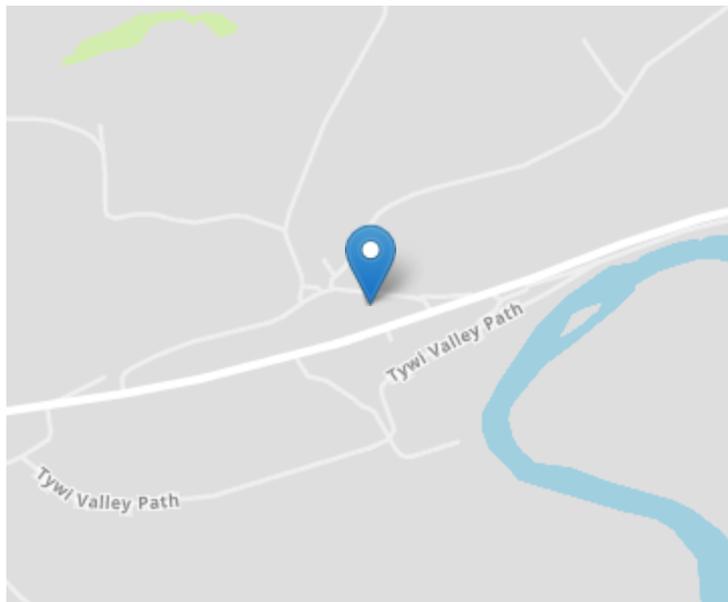
Any risk of coastal erosion? No

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



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

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