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Secluded, yet accessible 81.5 acre stock farm in North Carmarthenshire with most attractive residential qualities For Sale on retirement.

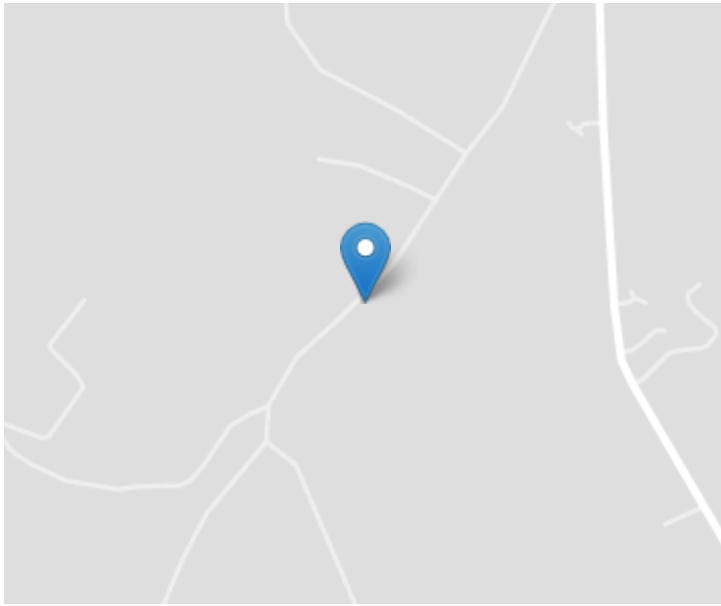


Clynmelyn Farm, Dolgran Road, Pencader Carmarthenshire. SA39 9BX.

A/5160/AM - GUIDE PRICE/O.N.O.

£950,000

A well situated 81.5 acre lifestyle farm. In superb unspoilt surroundings.***Offering a rare opportunity of acquiring an unspoilt holding of traditional specification and design.*** Including many quality features including a character, unspoilt stone and slate Farmhouse.***An excellent array of farm buildings with conversion potential.***Including an Old Mill Building.*** Plus a modern sheep in wintering Polytunnel.*** Healthy quality pastures, all relatively level to gently sloping and surrounding the homestead to give, considerable privacy and lifestyle appeal.*** A farm with considerable alternative use appeal. *** In total 81.42 acres or thereabouts.



LOCATION

Grid Ref: 442342 approached via its own private drive and centrally located within its own land just 1 mile from the village of Pencader which offers a wide range of facilities within easy reach of Carmarthen, 12 miles from Newcastle Emlyn and Lampeter.

Property Description

The placing of Clynmelyn Farm on the open market provides prospective purchasers with an opportunity of acquiring a most appealing and particularly rare opportunity to acquire a blank canvass for future alternative use and lifestyle quality. The existing owners are retiring after many years at the farm.

The farm itself comprises of a number of features which are unusually found these days whereby there appears to be much traditional appeal and unspoilt potential to be explored, in relation to the dwelling, the farm buildings and the land, which thus lend themselves to be developed in such a way that the purchaser may seek to explore. This type of unit could be a valuable add-on addition to an existing agri-business in the locality or alternatively lending itself to alternative uses such as conservation or similar. The existing owners have utilised the holding for cattle, calf rearing, sheep farming and horticultural purposes in the past. The farm is offered with full vacant possession on completion and is entirely freehold.

The Farmhouse

This a period detached building overlooking the farmyard with the most attractive façade with stone elevations under a

slated roof and is family proportioned and provides more the following accommodation.



GROUND FLOOR

Reception Hall

UPVC entrance door, part glazed to reception hall with quarry tiled floor. Understairs cupboard.

Living room

14' 6" x 14' 3" (4.42m x 4.34m) with open fireplace to one side incorporating an Efel Multi-fuel stove set on a tiled hearth.



Parlour/Reception room 2

14' 8" x 9' 4" (4.47m x 2.84m) with window to front, with timber surround mantle and cast iron and copper cover open fireplace with tiled hearth.



Kitchen

14' 8" x 9' 4" (4.47m x 2.84m) with TV point, fitted floor cupboards with sink unit, Rayburn Range, solid fuel running domestic hot water, built-in airing cupboard with copper cylinder, fitted downstairs cupboard.



Separate Front Hall

14' 8" x 9' 4" (4.47m x 2.84m) With quarry tiled floor, with UPVC entrance door to serve parlour with timber fireplace with cast iron grate.

Rear Porch

With

Cloakroom off

With w.c.

Utility room

13' 8" x 6' 4" (4.17m x 1.93m) with quarry tiled floor, open beam ceiling.



Original Pantry/Dairy

17' 0" x 6' 4" (5.18m x 1.93m) with part slate floor, original slate slabs and salting trays. Exposed beams.



Lobby leading out to main Reception hall.

First Floor

Half Landing

Approached via a timber staircase to half landing with access to rear storeroom.

Bedroom 1

14' 5" x 9' 3" (4.39m x 2.82m)



Bedroom 2

8' 2" x 5' 9" (2.49m x 1.75m)



Master Bedroom

15' 6" x 14' 5" (4.72m x 4.39m) tongue and groove panelled ceiling, original fireplace.



Secondary Staircase

From Ground floor front hall to

Bedroom 4

14' 5" x 14' 3" (4.39m x 4.34m) with tongue and groove ceiling and access to loft area.

Bathroom

7' 0" x 5' 9" (2.13m x 1.75m) with wash hand basin, cast iron bath and ceiling mounted electric heater.

Externally the Homestead

The homestead comprises of an attractive setting surrounded by its own land and thus the commercial elements of the holding not detracting from the residential quality of the home. The farmhouse has a raised forecourt with double entry to the yard with adequate parking and turning areas served from the tree lined farm drive which is around half a mile in length. The rear of the house is served by a kitchen garden with a polytunnel and vegetable beds.

The Front Yard

Serves a traditional range of farm buildings which include: .



Corrugated iron clad garage

Dutch Barn

60' 0" x 15' 0" (18.29m x 4.57m) with



Lean-to

60' 0" x 20' 0" (18.29m x 6.10m)

Polytunnel

125' 0" x 30' 0" (38.10m x 9.14m) for sheep handling and in wintering/lambing with power sheep drinker system to both sides.



Stone and Slate Former Cowshed

60' 0" x 18' 0" (18.29m x 5.49m) with adjoining brick Dairy.



Range of Loose Boxes

30' 0" x 15' 0" (9.14m x 4.57m) Part open roofed with brick cowshed and young stock building.

Separate 2 Bay Dutch Barn

30' 0" x 15' 0" (9.14m x 4.57m)

Lean-to

30' 0" x 19' 0" (9.14m x 5.79m) Interconnecting to the

Main Cowshed

70' 0" x 15' 0" (21.34m x 4.57m) of block and stone and slate construction.

Former Mill Building

This served by a former Mill leet with running water.

**Further Machinery Shed**

50' 0" x 15' 0" (15.24m x 4.57m) serving as garage workshop and

Further Machine Store

20' 0" x 10' 0" (6.10m x 3.05m)

2 Polytunnels and Further Machine Shed

40' 0" x 14' 0" (12.19m x 4.27m) and 30' 0" x 14' 0" (9.14m x 4.27m) these utilised for log storage.

Orchard area

With various plum, apple and damson trees.

The Land

The land is a particular feature of this homestead in that it is gently undulating and does not include any steep land whatsoever. The land is all laid to pasture with some pockets of rough grazing and interspersed pockets of mature woodland. The land is served by a natural water supplies and springs which provide ideal conditions for livestock rearing.

A footpath comes up the entrance lane and intersects the property in part. The land is currently all laid to pasture, carrying a small flock of breeding ewes for fat lamb

production.

The is currently all registered for IACS purposes. A Single Farm Payment is available for purchase.

The farm has the benefit of its own access lane.

In total the property extends to 81.42 acres or thereabouts.

Meadows**Land to the Southwest**

Fields below yard



Land to East side



Internal Farm Track



Farm Lane



Agents Notes

The property is 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'.*****

Services

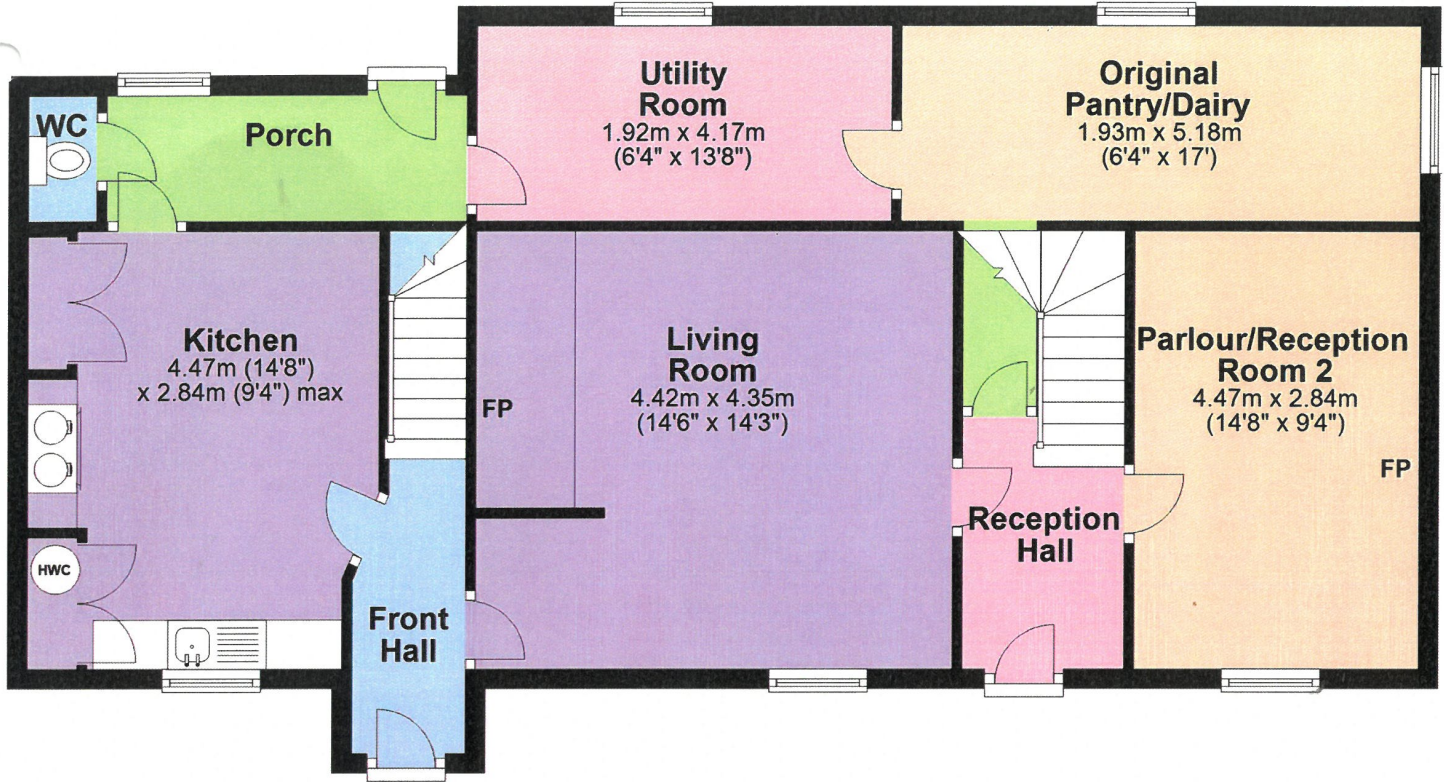
Mains electricity, private water supply, private drainage system, telephone and broadband availability.

Directions

In the village of Pencader off the B4459, take the junction signposted Dolgran, Llanpumsaint. Proceed along this road for 1 mile and the entrance lane to Clynmelyn will be seen on the left by a residential caravan. Turn just before the caravan with the name plate Clynmelyn on a sign at the end of the drive. Proceed to the end of this lane and you will arrive at Clynmelyn. Grid Ref: 442342

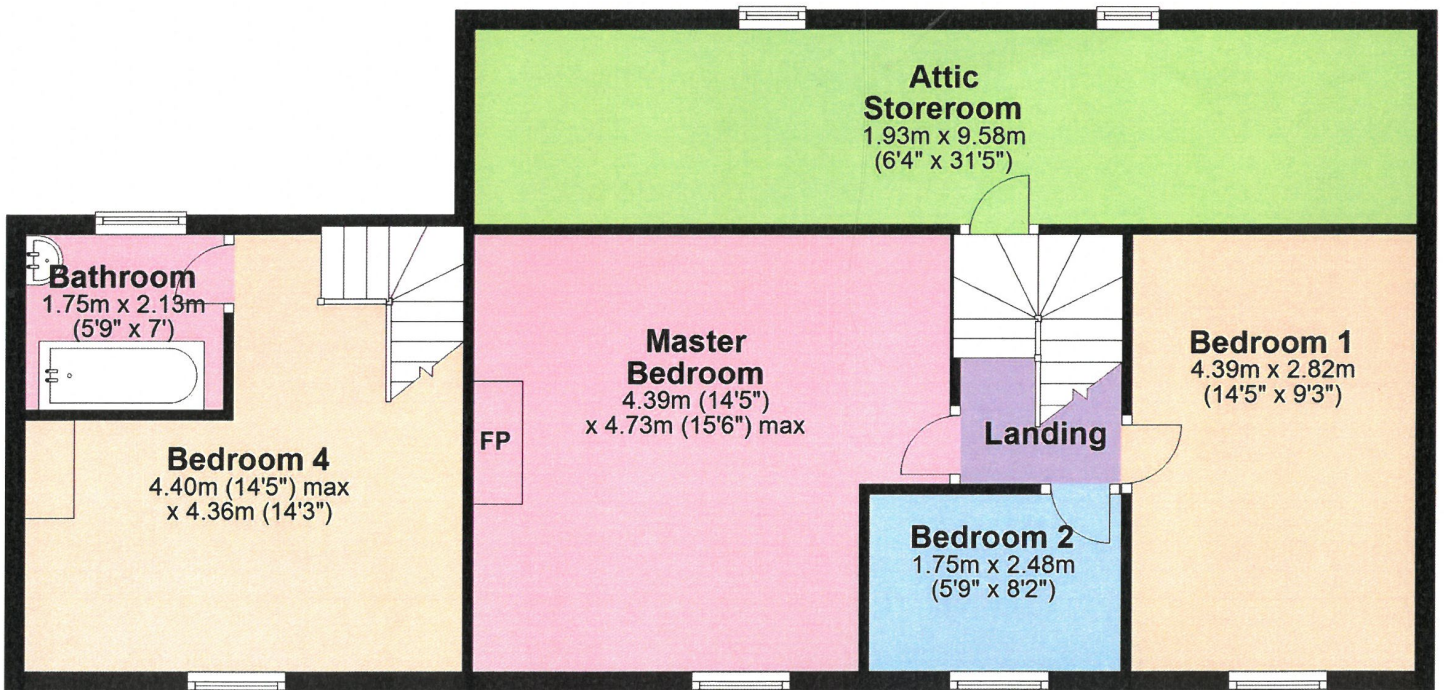
Ground Floor

Approx. 91.5 sq. metres (984.6 sq. feet)



First Floor

Approx. 81.9 sq. metres (881.5 sq. feet)



Total area: approx. 173.4 sq. metres (1866.0 sq. feet)

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