



## Glannant, Capel Isaac, Llandeilo, Carmarthenshire SA19 7UF

**Guide Price: £545,000**

### Property Features

- Delightfully situated versatile 1.70 acre country holding
- A well-presented extended 5 bedroom farmhouse spread over three floors
- Scope for annex on lower ground floor (s.t.p.c)
- A range of traditional stone outbuildings with scope for conversion (s.t.p.c)
- Modern outbuildings suitable as storage, workshop and stabling
- Peaceful river valley setting with countryside views
- Popular rural location on periphery of Capel Isaac village, and within 5 miles of Llandeilo town centre
- Additional land available by separate negotiation

### Property Summary

A delightfully situated and versatile 1.70 acre country small holding set in a pretty river valley setting with commanding countryside views yet only 5 miles from Llandeilo. The property offers spacious family living across three floors, to include 5 bedrooms, an en-suite, and multiple reception rooms, with lower ground floor utility and office, with scope for annex (s.t.p.c) and a wide range of traditional stone and modern outbuildings. Additional land available by separate negotiations.





## Full Details

### Overview

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The property has been thoughtfully updated in recent years, to include a three storey rear extension, and now offers a substantial and versatile family home briefly comprising a traditional farmhouse kitchen - breakfast room, a formal dining room and lounge with log burning stove, along with a triple-aspect living room with balcony and commanding views, plus a boot room and WC. Staircase leads to the first floor with five bedrooms, to include a master bedroom with an en-suite, and a separate modern family bathroom. The farmhouse also benefits from a useful lower ground floor level with utility room and office, with scope for annex (s.t.p.c.).

Externally, the farmhouse is set on a traditional farmstead to include a very useful range of both traditional stone and modern outbuildings, to include former cowshed, dairy, cart house, and general purposes workshop/store buildings.

The property lies within 6 miles (10 minutes) of Llandeilo town centre, a popular market town, home to an excellent range of day to day amenities and services to include independent stores, eateries, cafés, small supermarket / convenience stores, medical centre, bilingual education provisions and a train station on the Heart of Wales Line. The county and market town of Carmarthen lies 14 miles away, offering an even wider range of facilities. The A48 - M4 Link Road dual carriageway at Cross Hands lies within 11 miles, providing excellent road links along the M4 corridor and beyond.

### GROUND FLOOR

#### Boot Room

1.46m x 1.68m (4' 9" x 5' 6")

With floor and eye level drawers and cupboards. Tiled floor.

Door to:

#### Kitchen / Breakfast Room

3.8m x 7.26m (12' 6" x 23' 10")





Traditional farmhouse kitchen with a range of base and wall cabinets, oil fired Rayburn Royale, Creda double oven with 4 ring electric hob. Stainless steel sink and drainer. Plumbing for washing machine. Part tiled walls and tiled floor. Radiator. Dual aspect windows. Doors to rear hall and dining room

### Dining Room

5.06m x 3.92m (16' 7" x 12' 10")  
With former stone fireplace with oak bressummer over. Beamed ceiling. Access to kitchen and double doors to Sitting Room.  
Door to rear hall.

### Sitting Room

4.91m x 4.36m (16' 1" x 14' 4")  
With feature stone wall with log burner and mantel over. Window, 2 radiators.  
Staircase to first floor.  
Door to front porch

### Front Porch

2.26m x 3.93m (7' 5" x 12' 11")

### Rear Hall

With radiator. Stairs to lower ground floor.

### W/C

2.86m x 1.15m (9' 5" x 3' 9")  
With low level WC, pedestal wash handbasin, part tiled walls. Radiator.

### Lounge

6.22m x 5.46m (20' 5" x 17' 11")  
A beautiful family room with triple aspect windows and 3 sets of double doors to patio area and balcony overlooking wonderful views of the surrounding countryside.  
2 radiators. Recess lighting.

## LOWER GROUND FLOOR

### Utility Room

3.03m x 6.37m (9' 11" x 20' 11")  
With Belfast sink, plumbing for washing machine and Worcester oil fired combi boiler. Radiator. Window.  
Door to rear.







### Home Office

3.07m x 6.43m (10' 1" x 21' 1")  
With window and radiator.

## FIRST FLOOR

### Bedroom 1 with Ensuite

3.45m x 5.25m (11' 4" x 17' 3")  
With underfloor heating. Storage cupboard.  
En-Suite Shower Room with low level wc, pedestal wash hand basin and shower cubicle. Heated towel rail. Recess lighting.  
Tiled walls and floor.

### Bedroom 2

2.32m x 2.57m (7' 7" x 8' 5")

### Bedroom 3

2.54m x 4.01m (8' 4" x 13' 2")  
With walk in wardrobe. Radiator.

### Bedroom 4

2.94m x 5.43m (9' 8" x 17' 10")  
Measurement includes wardrobe. Dual aspect windows.  
Radiator.

### Family Bathroom

2.57m x 2.26m (8' 5" x 7' 5")  
With panelled bath, low level WC, pedestal wash hand basin and shower cubicle. Radiator. Tiled floor and walls.

### Bedroom 5

4.1m x 3.17m (13' 5" x 10' 5")  
With dual aspect windows and radiator.

## OUTBUILDINGS

### Former Cart House

7.62m x 4.97m (25' 0" x 16' 4")  
Stone construction under a slate roof with mezzanine floor.

### Former Cowshed

9.27m x 5.24m (30' 5" x 17' 2")  
Located to the rear of the above building. Block construction under a corrugated roof.







### Machinery shed

8.99m x 8.41m (29' 6" x 27' 7")

### Former Dairy

9.14m x 5.06m (30' 0" x 16' 7")  
Stone and slate construction.

### Storage Shed

2.56m x 1.89m (8' 5" x 6' 2")  
With electricity, lighting and water filtration system.

## LAND

### Land

The property is set in 1.70 acres in total, to include a meadow and orchard to the front of the farmstead, along with lawn grounds behind the traditional stone outbuildings. Please refer to the Sales Plan.

### Additional Land

There is scope for additional land available by negotiation, totalling 3 acres, consisting of 2.20 acres of grazing land and 0.78 acres of woodland.

## FURTHER INFORMATION

### Tenure

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

### Services

We understand the property benefits from mains electricity, private water and drainage supply. Farmhouse is heated via an oil fired central heating. None of the services have been tested.

### Council Tax

We are advised that this property is Band F - Approximately £2521.18 per annum for 2025/2026 for Carmarthenshire County Council.

### Energy Performance Certificate

EPC Rating E

### 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 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.

## Planning

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

## Local Authority

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

## Postcode / What 3 Words

SA19 7UF / hamsters.bouncing.eaten

## 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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





