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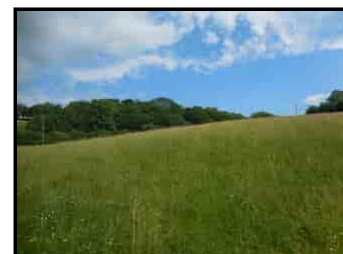


**RICS**



Since 1989

*For sale by online auction. A rare opportunity of acquiring a delightful and improvable smallholding of 14.56 acres, located in the foothills of the Brecon Beacons National Park. Near Llandeilo*



**Blaengweche, Llandyfan, Ammanford, Carmarthenshire. SA18 2TU.**

**A/4613 (1) .... AUCTION GUIDE PRICE**

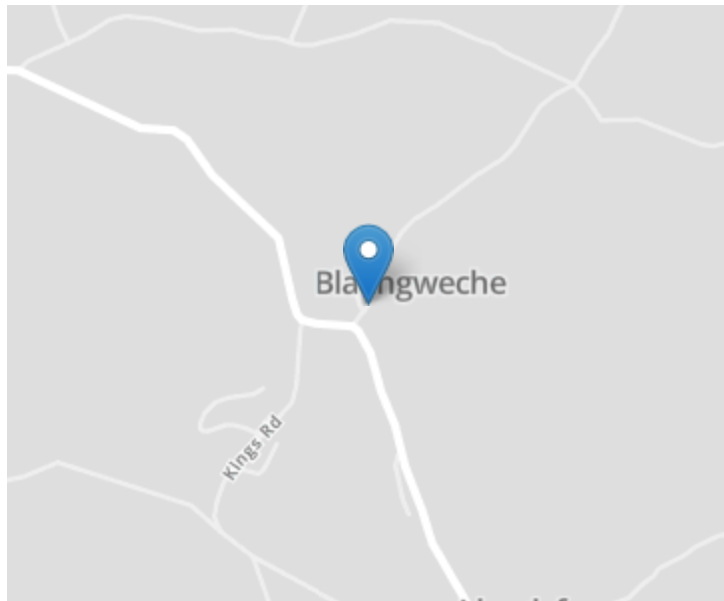
**£320,000**

\*\*\* TO BE SOLD BY ON-LINE AUCTION \*\*\* AUCTION GUIDE PRICE: £320,000. This Auction will be held by our Joint Auctioneers, Auction House Wales, [www.auctionhouse.co.uk/southwales](http://www.auctionhouse.co.uk/southwales) \*\*\* Bidding will open at 12 Noon on Monday 13th February 2023 and will run until 12 Noon on Wednesday 15th February 2023 \*\*\*

\*\*\*Improvable period family 4 bedroomed farmhouse\*\*\* Useful range of traditional and improvable outbuildings some suiting conversion\*\*\*Healthy pasture land extending to 14.56 acres \*\*\* Delightful and improvable smallholding \*\*\*

\*\*\* A traditional smallholding on the edge of the Brecon Beacons area and in a noted agricultural area within easy reach of main communications and towns of the area \*\*\* 5 miles South of Llandeilo \*\*\* 3 miles from Ammanford and within easy access of the M4 and A40 road networks \*\*\*\*

**VIEWING BY PRIOR ARRANGEMENT ONLY VIA THE JOINT SOLE AUCTIONEERS.**



## Location

The smallholding of Blaengweche is located in the foothills of the well known Brecon Beacons National Park.

Within easy commuting to well known country towns of Llandeilo and Ammanford, both with a wide range of amenities such as supermarkets, restaurants, Places of Worship and educational facilities.

## Property Description

This is a delightful and improvable smallholding suiting a wide variety of uses or to suit those with alternative interests such as equestrian, leisure or conservation interests.

Blaengweche is an country smallholding of 14.56 acres or thereabouts. The property comprises a traditional homestead, located within the foothills of Brecon Beacons National park which can provide considerable scope for remodelling or for redevelopment in due course subject to planning policy.

## Ground Floor

### Entrance Hall

9' 6" x 5' 3" (2.90m x 1.60m)



### Sitting room

With feature fireplace.



### Dining Room

19' 6" x 11' 3" (5.94m x 3.43m)



### Inner Hall

With terrazzo tile floor.



## Kitchen

11' 3" x 11' 4" (3.43m x 3.45m)



## Bedroom 3

17' 2" x 11' 2" (5.23m x 3.40m)

## Bedroom 4

15' 3" x 11' 8" (4.65m x 3.56m)

## Living room

17' 1" x 9' 10" (5.21m x 3.00m)



## Conservatory

11' 9" x 5' 10" (3.58m x 1.78m)

## First Floor

### Bedroom 1

11' 7" x 17' 2" (3.53m x 5.23m)

### Bedroom 2

8' 6" x 6' 2" (2.59m x 1.88m)

## Shower room

With shower cubicle.

## Bathroom

3 piece suite.



**Basement room**

**Rear of homestead**



**Externally**

**Farm Buildings**

The farm buildings comprises of a traditional range of stone and slate construction set around the homestead.



**Cow Shed**

50' 0" x 18' 0" (15.24m x 5.49m)



**Stone Built Barn**

With tiled roof, now collapsed incorporating garage in part. External oil fired central heating boiler, grounds unkempt and requiring re-establishment. Hard based farm yard, part concrete, part tarmacadamed well worn surfacing.





## Dutch Barn



## The Land

The land in total extends to 14.56 acres or thereabouts

Much of the land is the old red sandstone formation. It is generally free-draining, has not been particularly well managed. The hedges have not been trimmed for some years and the land is not considered stock-proof for sheep. However, for cattle grazing, equestrian or conservation purposes the land is ideal and arranged into various parcels. One parcel divided off by a council road.

## Top Land behind Farmhouse



## Top Land 2



## Top Land 3



## Rear Meadow



## Land on the opposite side of the council road



### Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

### Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - E

### What3words

what3words will point you to where the properties lies on the map - galloped.lectures.shed

### Guide Price

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

### Auction Guidance

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

### Register to bid and Legal Pack

We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and

to also download the Legal Pack once available


### Services

Mains water supply, mains electricity, private drainage, telephone subject to Telecom Regulations.

### Directions

The property is located 3 miles from the market town of Ammanford and 5 miles from the market town of Llandeilo. The property is best located by taking the A483 from Ammanford towards Llandeilo proceeding through the village of Llandybie proceeding North towards Llandeilo passing over the open level crossing by Morgan Marine and continuing for a further 1/2 mile to the next crossroads turning right for Llandyfan and Trapp. Continue along this lane for approximately 1 mile until coming to a bridge proceed left over the bridge and the farm is immediately on the left hand side. Grid Ref No: 640177

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





*For Identification purposes only*