

*A nicely positioned country smallholding with a character farmhouse, adjoining converted barn and large useful barn/workshop. In all set in approximately 9.448 acres. Cwmann, near Lampeter, West Wales*



**Penrhiw Farm, Cwmann, Lampeter, Carmarthenshire. SA48 8HE.**

**£470,000**

**REF: A/5408/LD**

\*\*\* No onward chain \*\*\* A nicely positioned country smallholding \*\*\* Enjoying an elevated position within the North Carmarthenshire hillside \*\*\*  
Character farmhouse offering 4/5 bedroomed accommodation \*\*\* Adjoining barn offering possible annexe/office or further bedroom accommodation \*\*\*  
Privately positioned in a courtyard setting \*\*\* Oil fired Rayburn for central heating \*\*\* Good Broadband connectivity

\*\*\* Detached barn/workshop \*\*\* In all set in approximately 9.448 acres split into five manageable enclosures with good direct track and gated access \*\*\*  
Perimeter fenced and mature tree lines \*\*\* Paddock with unimproved grassland and may hold scientific interest \*\*\* Enjoying fantastic views over the  
Brecon Beacons, Black Mountains and the North Carmarthenshire hillside \*\*\* Fine country appeal \*\*\* A property suiting multi generational living, holiday  
cottage potential (subject to consent) \*\*\* A small area of rewilding with a good example of pioneer species

\*\*\* The property lies just 3.5 miles from the University Town of Lampeter, 14 miles inland from the Cardigan Bay Coast at Aberaeron, 22 miles from the County  
Town of Carmarthen and within 12 miles from the A40 at Llanwrda \*\*\* A country property with great appeal - Deserving early viewing \*\*\* An unique  
opportunity to purchase an organic smallholding



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## LOCATION

Cwmann is a scattered rural Community at the edge of the University Town of Lampeter. The subject property occupies a delightful elevated position with far reaching views towards the Brecon Beacons, Black Mountains and over the North Carmarthenshire hillside. The property lies just 3.5 miles from the University Town of Lampeter, 14 miles inland from the Cardigan Bay Coast at Aberaeron, 22 miles North from the County Town and Administrative Centre of Carmarthen and within 12 miles of the A40 at Llanwrda.



## GENERAL DESCRIPTION

Here lies a highly appealing country property enjoying a private location with far reaching views over the North Carmarthenshire hillside and the Brecon Beacons beyond. The property is in need of general modernisation and updating but offers substantial accommodation with 4/5 bedrooms with the welcome addition of the adjoining converted bar which could offer itself nicely. Currently it offers itself as extra living accommodation but could be split to offer an annexe, office, studio, holiday let, etc. The possibilities are endless within the accommodation.

Externally it sits within its own land of approximately 9.448 acres split into five manageable enclosures and benefiting from track access to one side leading to the paddocks. The barn/workshop is of concrete block and timber construction with a steel roof and offers machinery store, Animal housing or for Equestrian purposes.

We have been informed that the land is organic and offers an organic smallholding with good biodiversity and diverse flora

and fauna. There are small areas of rewilding taking place with a good example of pioneer species.

A country smallholding being highly appealing suiting Animal grazing or rewilding or for those with environmental interests or for breeding local Wildlife.



## THE FARMHOUSE

The accommodation at present offers more particularly the following.



## FRONT ENTRANCE PORCH

With tiled flooring, fitted benches.

## KITCHEN

21' 2" x 15' 0" (6.45m x 4.57m). A farmhouse fitted kitchen with a range of wall and floor units with hardwood work surfaces over, stainless steel 1 1/2 sink and drainer unit, oil fired Rayburn Range for cooking, heating and hot water throughout the property, three radiators, spot lighting, electric cooker stove, staircase to the first floor accommodation, oak flooring.





**KITCHEN (SECOND IMAGE)**



**LIVING ROOM (SECOND IMAGE)**



**KITCHEN (THIRD IMAGE)**



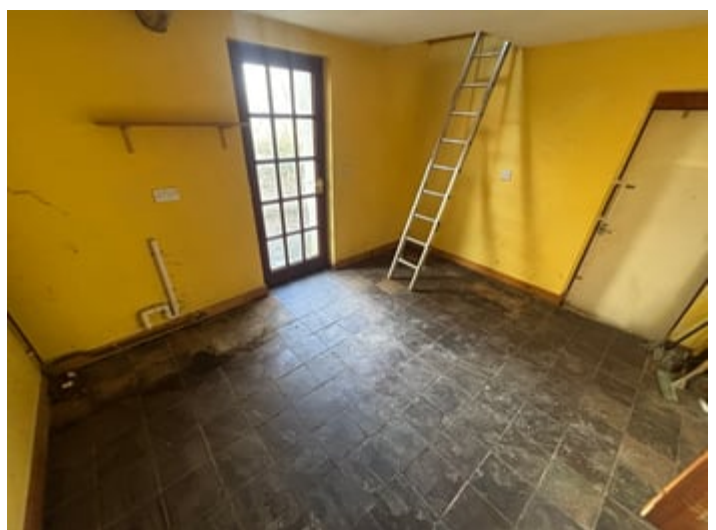
**UTILITY ROOM**

12' 0" x 10' 1" (3.66m x 3.07m). With rear entrance door, quarry tiled flooring, plumbing and space for automatic washing machine, fitted ladder leading up to the loft room above, door through to the barn conversion.



**LIVING ROOM**

22' 8" x 15' 0" (6.91m x 4.57m). With an impressive stone open fireplace with built-in oak beam, large cast iron multi fuel stove on a tiled hearth, double aspect windows to the front and rear of the property, oak flooring, original beamed ceiling.



**LOFT ROOM**

16' 9" x 9' 8" (5.11m x 2.95m). With radiator, two Velux roof windows and a side window.





## SHOWER ROOM

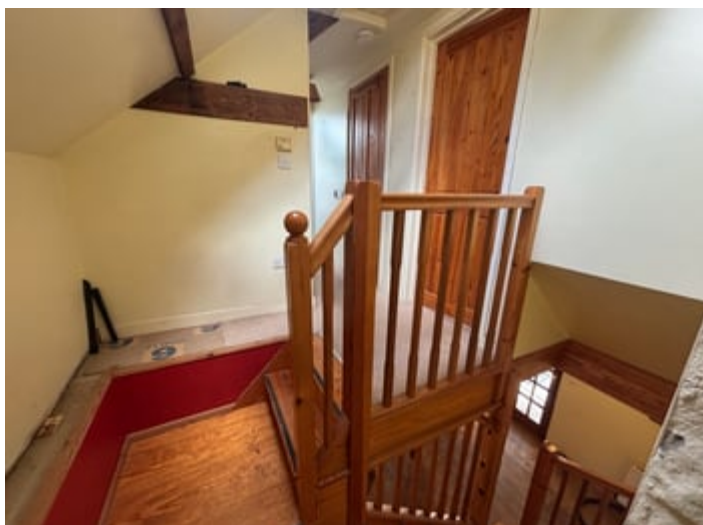
Having a 3 piece suite comprising of a built-in shower cubicle with Triton electric shower, low level flush w.c., vanity unit with wash hand basin, chrome heated towel rail.



## FIRST FLOOR

### LANDING

With fitted wardrobes and undereaves storage areas, Velux roof window.



## BEDROOM 1

14' 9" x 12' 8" (4.50m x 3.86m). With radiator, vaulted ceiling with 'A' framed beams, access to the loft space.



## BEDROOM 2

12' 7" x 10' 0" (3.84m x 3.05m). With Velux roof window, original 'A' framed beams, radiator.



## BEDROOM 4/OFFICE

8' 8" x 6' 7" (2.64m x 2.01m). With built-in cupboard, radiator, airing cupboard with hot water cylinder and immersion.



## SECOND LANDING

With airing cupboard with hot water cylinder and immersion.

## BEDROOM 3

14' 9" x 7' 5" (4.50m x 2.26m). With built-in wardrobes, radiator, original 'A' framed beams.



## SEPARATE W.C.

With low level flush w.c., radiator, Velux roof window.

## BATHROOM

A modern suite comprising of a corner jacuzzi bath, bespoke wall mounted glazed wash hand basin with mixer tap, radiator, large Velux roof window.



## ADJOINING CONVERTED BARN

This offers a fantastic opportunity to offer itself as further living accommodation, studio, office, workshop or holiday let accommodation (subject to consent). Currently it provides:- .

## RECEPTION ROOM 1

27' 0" x 13' 4" (8.23m x 4.06m). With night storage heater, stairs leading to the first floor accommodation, door leading from the utility room in the farmhouse.



## BEDROOM 5/POSSIBLE STUDIO

26' 7" x 14' 7" (8.10m x 4.45m). With two night storage heaters, large picture window enjoying views over the paddocks.





## EXTERNALLY

### FORMER PUMP HOUSE

With pumps still in-situ (not functional).



### BARN/WORKSHOP

33' 0" x 33' 0" (10.06m x 10.06m). Of concrete block and timber with steel roof, door to either end offering easy access, electricity connected. It benefits from concrete floors and Livestock feeding pens still in-situ. It could offer itself for Animal housing, Equestrian, machinery store, workshop, etc.



### BARN/WORKSHOP (SECOND IMAGE)



### CONCRETED YARD AREA

### GARDEN AREA

A lawned garden area is located at the other side of the track providing private outdoor space offering a blank canvas.



### THE LAND

In total the property extends to approximately 9.448 ACRES. The land offers an unique opportunity with it being organic with good bio diversity and diverse flora and fauna. The land has been split into five manageable paddocks with good gated access points from various points of the track. It offers natural shelter with mature hedge line and tree lines. The land is mostly level in nature. being gently sloping, that offers good drainage. The land itself offers appeal for Animal keeping, Equestrian or for those with seeking to re-wild and provide environmental spaces for natural habitat and local Wildlife.

There is a small paddock of unimproved grassland that could provide scientific interest. Along with a re-wilding project it offers a good example of pioneer species.



All of the above provides an unique opportunity with a rare smallholding in a sought after locality with breath taking views over the North Carmarthenshire hillside and the Brecon Beacons beyond.

PLEASE NOTE: The neighbouring Farmer does have a right of way over this track to his land. The track/driveway is a right of way for all farm vehicles and vehicles in general to access Garthlwyd farm and also have the right to trim and maintain the track.



THE LAND (SECOND IMAGE)



THE LAND (THIRD IMAGE)



THE LAND (FOURTH IMAGE)



THE LAND (FIFTH IMAGE)



THE LAND (SIXTH IMAGE)





## WOODLAND



## FIELD SHELTER



## PARKING AND DRIVEWAY

A gated track leading to a hard core driveway with ample parking and good access to all of the land.

## FRONT OF PROPERTY



## FRONT OF PROPERTY (SECOND IMAGE)



## REAR OF PROPERTY



## VIEW FROM PROPERTY





## VIEW FROM PROPERTY (SECOND IMAGE)



## AGENT'S COMMENTS

A country smallholding with great possibilities. A home for the Family, business, Equestrian or environmental.

## 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 - 'D'.

## 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 Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## Services

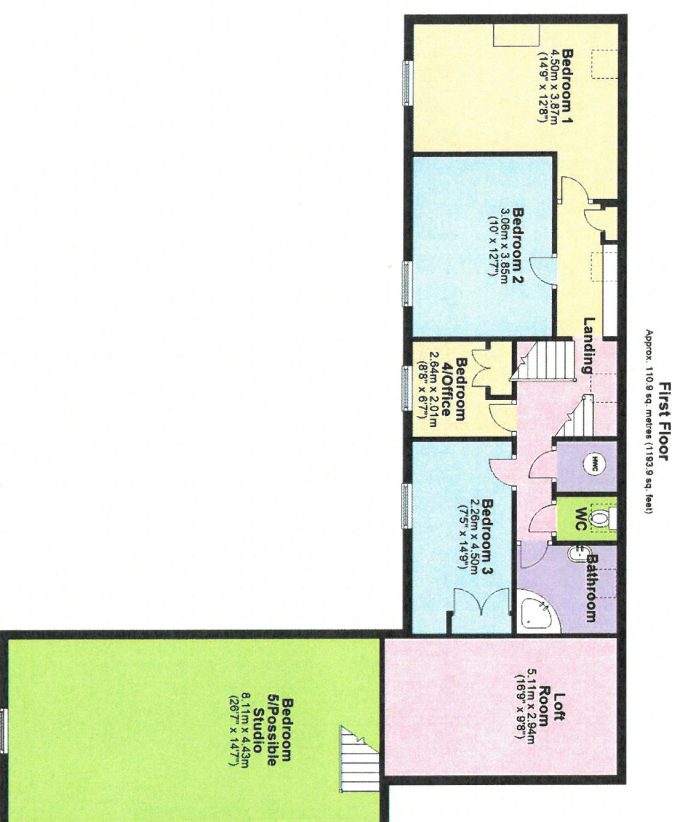
We are informed by the current Vendors that the property benefits from private water, mains electricity, private drainage, oil fired central heating via a Rayburn Range, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





Area: 9.448 acres





**Total area: approx. 225.3 sq. metres (2425.1 sq. feet)**

The floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are shown merely as a guide for information only and are not intended to be used for any other purpose or measurement.



**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Private Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (39)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

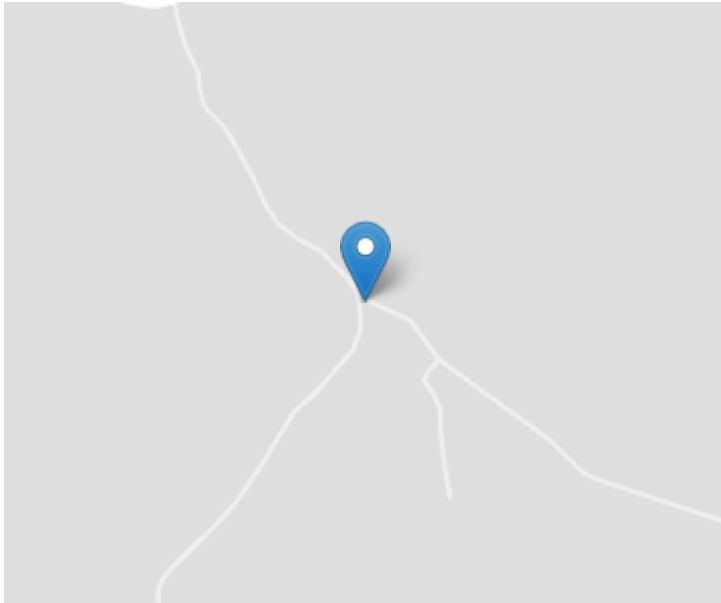
**Any risk of coastal erosion?** No

**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?** Yes



## Directions


From Lampeter take the A482 road South through Cwmann. Continue up the hill and just before Tafarn Jem Public House at the crossroads take the right hand turning. Continue along this lane and Penrhiw Farm will be the second property on your left hand side, as 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>39</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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