





Overview

Cathargoed Uchaf is an immaculately presented 5 acre residential holding occupying an exceptional elevated position with uninterrupted views across the Carmarthenshire countryside. Located on the outskirts of the desirable rural village of Golden Grove, the property combines privacy, scenic surroundings and excellent accessibility, with Llandeilo just 4 miles away and Cross Hands 6 miles, offering A48/M4 links.

The main residence is a high spec, modern farmhouse arranged over three floors and set within beautifully maintained gardens. It offers generous and versatile living space, including an open plan kitchen/dining room with snug, multiple reception rooms, a home office, three large double bedrooms, a master suite with dressing room and en suite, and a fully converted top floor ideal for recreation or additional living accommodation.

Beyond the main house lies a courtyard of three luxury self contained barn style cottages, each with private parking and outdoor seating. These currently operate as successful holiday lets, offering immediate income potential, but also suit long term rental, guest accommodation or multi generational living (subject to consents). Additional features include a double garage, modern timber stables and a paddock, further enhancing the property's lifestyle and equestrian appeal.



Situation

Cathargoed Uchaf occupies a beautifully peaceful rural position on the edge of the picturesque village of Golden Grove, surrounded by open Carmarthenshire countryside and far reaching views towards the Black Mountain and Betws Mountain range. The setting offers an ideal blend of privacy, tranquillity, and convenience, making it a perfect choice for those seeking a serene lifestyle with excellent accessibility.

Despite its secluded feel, the property is well connected. Local bus services run nearby, and the historic market town of Llandeilo lies just 4 miles away, offering a range of independent shops, cafes, schools, healthcare services, and everyday amenities. Cross Hands is approximately 6 miles distant, providing additional facilities along with direct access to the A48/M4, ensuring straightforward travel across South and West Wales.

The surrounding area is renowned for its natural beauty, with extensive walking and riding trails, country parks, and celebrated attractions such as the National Botanic Garden of Wales and Aberglasney Gardens all within easy reach. This is an idyllic location for those seeking a countryside home with potential for income generation, or a peaceful retreat that remains conveniently placed for exploring some of Wales' most desirable destinations.



FARMHOUSE

GROUND FLOOR

Entrance Hallway

A spacious welcoming hallway with solid wood flooring with underfloor heating serving all downstairs accommodation.

Boot Room: 2.92m x 1.32m (9' 7" x 4' 4")

Ideal walk-in boot room providing ample coat and shoe storage to keep the main hallway clear. Tiled flooring, tiled walls, underfloor heating. Side door to outside.

Office: 2.92m x 2.64m (9' 7" x 8' 8")

Wood flooring, window to side.

Shower Room

Comprising shower cubicle, WC and wash hand basin.

Heated towel rail.

Window to side.

Living Room: 5.38m x 4.57m (17' 8" x 15' 0")

Solid Oak flooring, underfloor heating, log burner.

Double aspect, French doors onto raised balcony style patio with privacy glass. Full length windows to front.

Open-Plan Kitchen/Diner: 9.14m x 4.37m (30' 0" x 14' 4")

A range of wall and base units with Island, modern Aga range cooker with Rangemaster extractor fan over. Double sink, integrated dishwasher, microwave. Freestanding Rangemaster American style fridge freezer. Dining area with dual aspect French doors. Snug room off. Door to utility room. Back door.





Snug: 5.38m x 2.90m (17' 8" x 9' 6")

Open plan into dining / kitchen. Window to side.

Utility Room: 2.87m x 2.21m (9' 5" x 7' 3")

With base units, double sink, wine cooler, larder unit. Plumbing for washing machine and space for tumble drier. Tiled floor, window to the side.



FIRST FLOOR

Master Suite: 6.40m x 4.37m (21' 0" x 14' 4")

Triple aspect windows, dressing room, ensuite. Carpet flooring, underfloor heating

Dressing area: 2.74m x 2.26m (9' 0" x 7' 5")

With fitted wardrobes. Window to side

Ensuite: 2.62m x 2.54m (8' 7" x 8' 4")

Bath, separate shower. wash hand basin, WC. Tiled walls and floors. Window to side.



Bedroom 2: 4.32m x 2.92m (14' 2" x 9' 7")

King size room. Carpet flooring, underfloor heating, window to side.

Bedroom 3: 5.18m x 4.57m (17' 0" x 15' 0")

Kingsize room with dual aspect windows. Carpet flooring, underfloor heating.

Bedroom 4: 5.00m x 4.57m (16' 5" x 15' 0")

King size bedroom. Window to front. Carpet flooring and underfloor heating.

Family Bathroom: 3.20m x 2.87m (10' 6" x 9' 5")

Freestanding bath, wash band basin, WC. Tiled walls and floors. Window to side.



SECOND FLOOR

Games Room and Storage Room: 5.46m x 5.38m (17' 11" x 17' 8") and 5.46m x 3.47m (17' 11" x 11' 5") with connecting hallway with skylight windows and oak flooring. Can be used as fifth bedroom.



Gardens & Grounds

The property is approached off an unclassified adopted highway via a gated entrances with ample parking area for multiple vehicles on gravel and concreted areas, whilst the access lane continues through to the traditional outbuildings, holiday cottages and paddocks.

The farmhouse itself benefits from landscaped grounds which surround on the front, side and rear, with several patio / seating areas, ideal for socialising and entertaining space overlooking the grounds, surrounding farmland and far distance views. The grounds are landscaped with a range of flower beds, shrubs and bushes, pond and bordered by hedgerows and timber fencing.



Holiday Cottages

A courtyard of three luxury self contained barn style cottages, each with private parking and outdoor seating, currently operate as successful holiday lets, offering immediate income potential, but also suit long term rental, or multi generational living (s.t.p.c).

Sewin Cottage

A 2-bedroom barn conversion consisting of; reception hallway, kitchen / living / dining area, and 2 En-suite bedrooms, French doors onto a south facing terrace and underfloor heating. Finished to a high specification with quality finishes. Private patio are with hot tub.



Gwennol Cottage

A 2-bedroom cottage consisting of; Lounge, kitchen / living room, and 2 En-suite bedrooms, French doors. Finished to a high specification with quality touches and finishes. Private patio with hot tub. The cottage is heated via an oil fired central heating.



Barcud Cottage

A mirror image to Gwennol, a 2-bedroom cottage consisting of; Kitchen / diner, lounge, and 2 En-suite bedrooms, French doors. Finished to a high specification with quality touches and finishes. The cottage is heated via an oil fired central heating.





Externally

Courtyard setting with parking for each cottage, communal garden with seating area and play area. Dog field.

Paddock and Stables

Fenced paddock with small stable block.

Garage / Workshop

A useful brick and stone outbuilding utilised as a garage and workshop

Laundry Room / Biomass

Communal wash room and guest information. Also housing biomass boiler.



Further Information

Tenure

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

Energy Performance Certificate

EPC Rating C.

Services

We are advised the property benefits from mains water and mains electricity supply. Private drainage via a cesspit. Biomass heating system supplied via wood pellets with RHI (Renewable Heat Incentive) with 9-years remaining servicing heating and hot water. None of the services have been tested.

Council Tax Band

Band G - Approximately £3720 per annum for 2025/2026 for Carmarthenshire.

Wayleaves, Easements and Rights of Way

The property is sold 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.

What 3 Word / Post Code

list.thud.because / SA32 8LY

Method of Sale

The property is offered For Sale by Private Treaty seeking Offers Over £1,495,000.

Planning

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

Business Rates

We understand the rateable value for Golden Grove Cottages as of 1st April 2026 is £8,300 per annum being self catering holiday unit and premises. The property qualifies for Small Business Relief, reducing the amount payable too £1,128.98.

Plans, Areas & 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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LH. Tel: 01267 612021 / email: property@reesrichards.co.uk

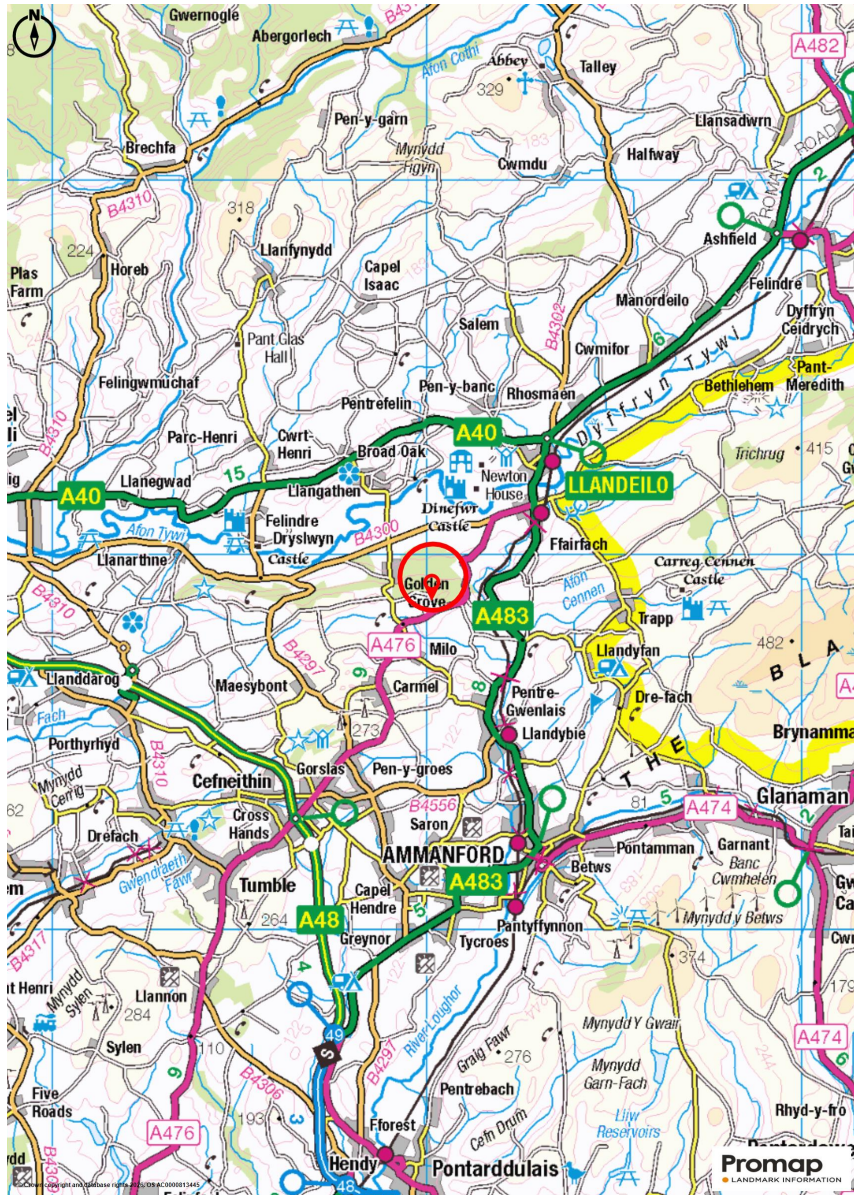
Local Authority

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

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Location and Situation Plans

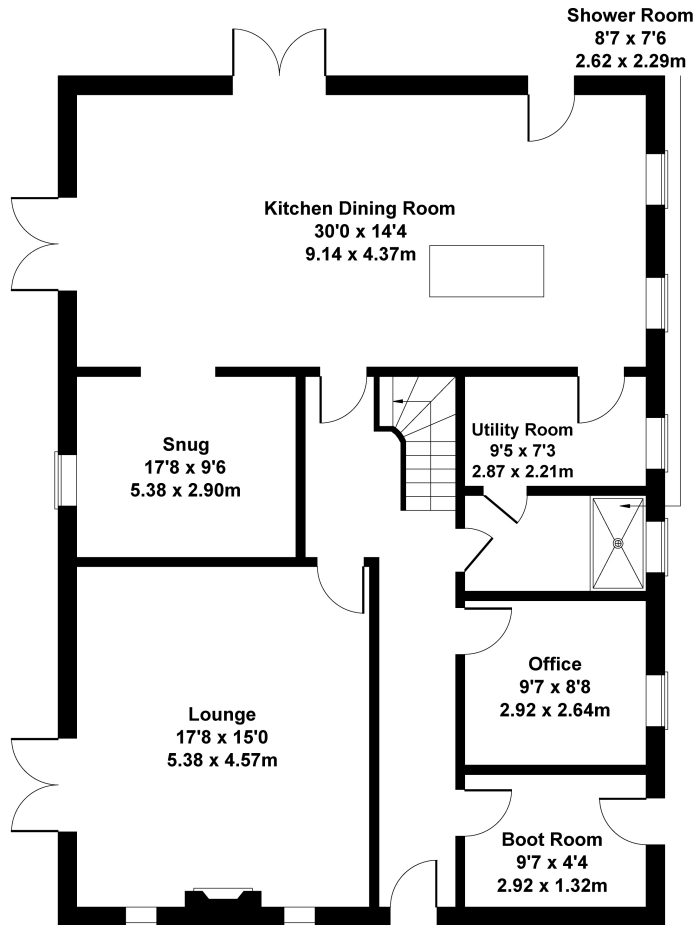
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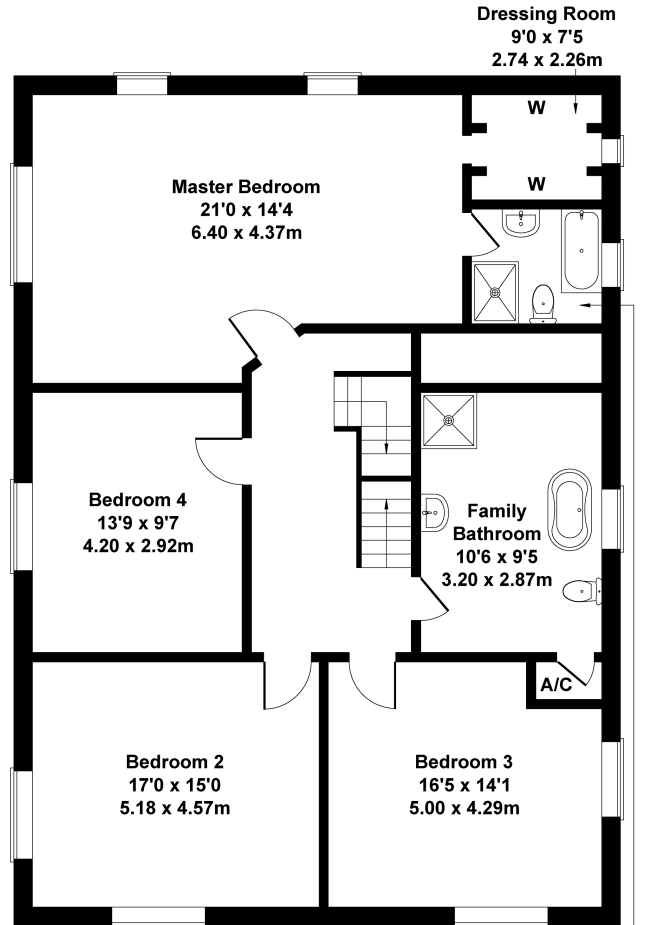
Farmhouse Floorplan

Cathargoed Uchaf, Golden Grove, Carmarthen SA32 8LY

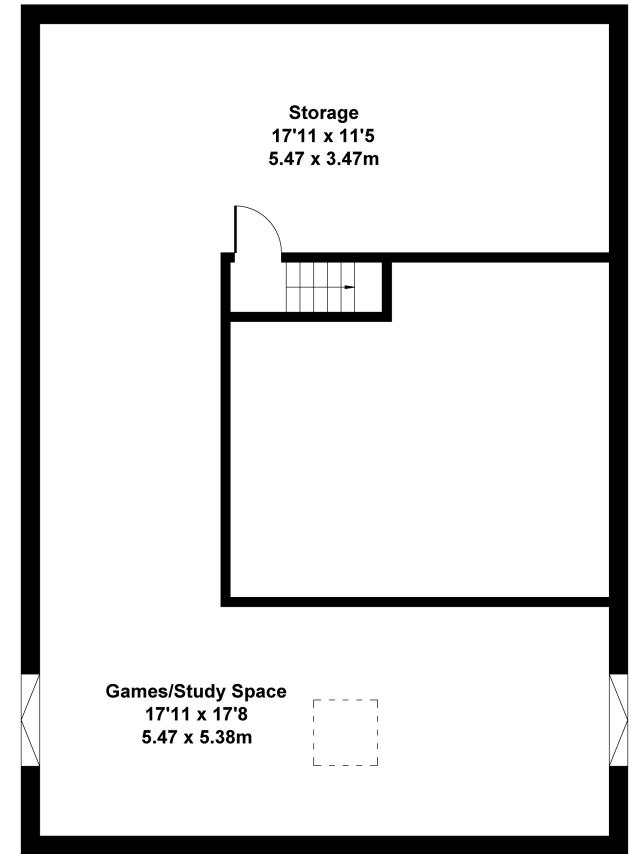
Approximate Gross Internal Area
3843 sq ft - 357 sq m



GROUND FLOOR



FIRST FLOOR



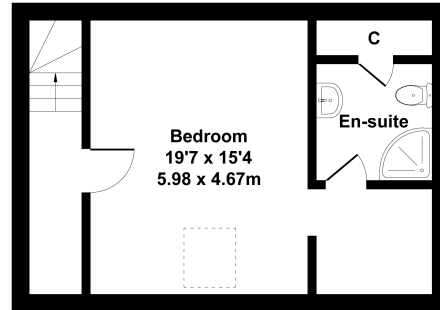
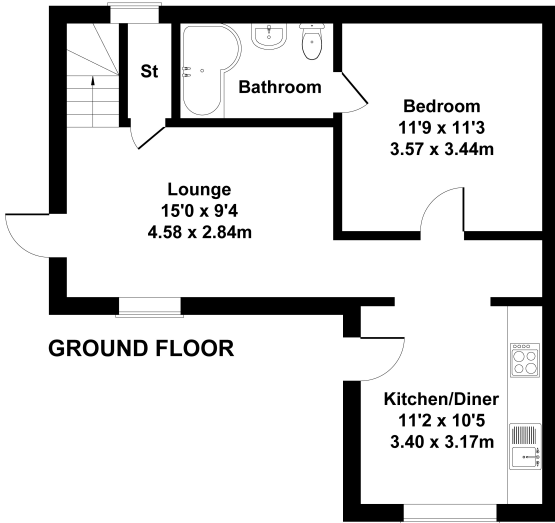
SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Cottages Floorplans

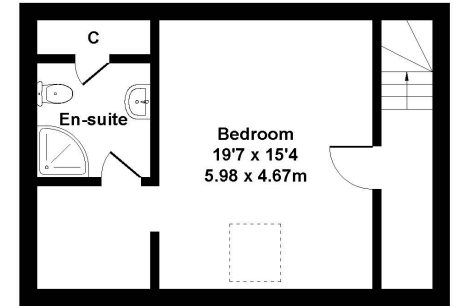
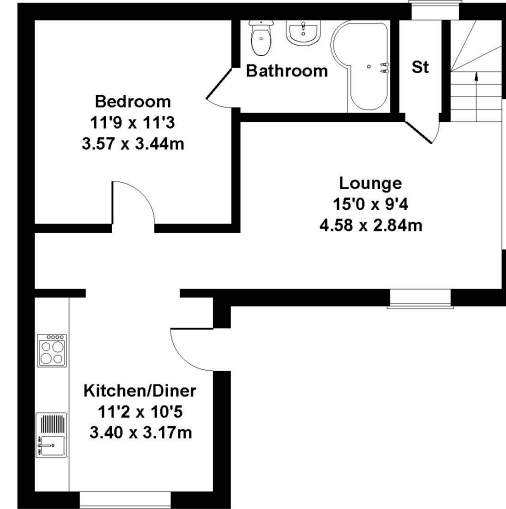
Gwennol

Approximate Gross Internal Area
883 sq ft - 82 sq m

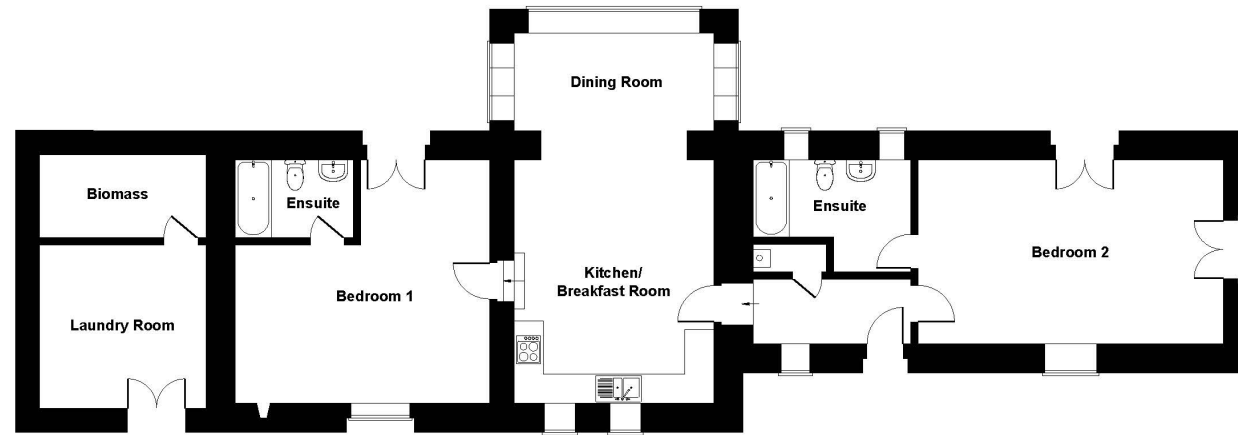


Barcud

Approximate Gross Internal Area
883 sq ft - 82 sq m



Sewin Cottage







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