



Llandawke Farm East, Llandawke, Laugharne, Carmarthen, Carmarthenshire SA33 4RD

£485,000 For Sale

Property Features

- Historic farmstead of significant appeal
- Popular rural location on periphery of estuary town of Laugharne
- Grade II Listed 3-bedroom semi-detached farmhouse
- In need of renovation and updating throughout
- Retaining many original character features throughout
- A range of traditional and modern farm buildings
- 16 acres of pastureland and 4.50 acres of woodland
- Commanding countryside and partial estuary views

Property Summary

An exciting opportunity to acquire a former dairy farm extending to approximately 21.54 acres, set within the picturesque rural setting, with commanding countryside and partial estuary views, offering excellent potential, within a close proximity of the popular estuary town of Laugharne.



FOR IDENTIFICATION PURPOSES ONLY

Full Details

History

Llandawke Farm was built in 1841 by Lord Kensington on the site of an older manor house a short distance from St Odoceus' Church, and was subsequently bought by the local council in 1920's and converted into two properties. Upon kind instructions from the local authority, Carmarthenshire County Council, Rees Richards & Partners are delighted to market Llandawke Farm East (No.1) briefly consisting of a 3-bedroom semi-detached farmhouse, a range of traditional and modern farm buildings, and land extending to approx. 22.12 acres in total.

Overview

Llandawke Farm East lies in the rural parish of Llandawke, on the periphery of the historic township of Laugharne, being the home of Wales' most famous poet, Dylan Thomas, on the south Carmarthenshire coastline. The town lies 2 miles (5 minutes) to the east of the property and is home to a wide range of local amenities and services to include local shops, cafes, restaurants, public houses, primary school a medical centre and a number of coastal walks along the River Taf.

The local town of St Clears is approximately 5 miles to the north, having a comprehensive range of amenities and services, and provides access to the A40 roadway which leads to the larger towns of the area. The administrative and county town of Carmarthen is approximately 15 miles to the northeast and benefits from a wide range of amenities and facilities as well as access to the A48 and M4 motorway. Carmarthen is also home to a train station with direct links along the Paddington line via Swansea and Cardiff, as well as heading west to Pembrokeshire.

Llandawke Farmhouse (Semi-Detached)

An exceptional late Georgian Grade II Listed 3-bedroom semi-detached farmhouse of significant historic and architectural appeal, built of traditional stone construction with rendered elevations under a hipped slate roof, the property showcases classic period detail throughout, including fine small-paned horned sash windows.

Internally, the home retains a wealth of original character features and offers a complete blank canvas with tremendous scope for full renovation and modernisation. From the rear porch, you reach a cloakroom and utility area, then leading into a central rear hallway. From here, you access the lounge, kitchenette, and a door leading down to the basement. An inner hallway flows into the grand central front entrance hall, featuring a traditional front door, stairs to the first floor, and access to two separate, light-filled reception rooms, the



formal dining room and sitting room.

On the first floor, a spacious landing, being ideal for a home office or study area, leads to three well-proportioned bedrooms and a family bathroom to the rear.

Ground Floor

Cloak / Utility Room

1.29m x 2.52m (4' 3" x 8' 3")

Rear Hallway

2.43m x 1.72m (8' 0" x 5' 8")

Kitchen

1.89m x 4.26m (6' 2" x 14' 0")

Dining Room

5.74m x 4.82m (18' 10" x 15' 10")

Sitting Room

4.24m x 3.74m (13' 11" x 12' 3")

Basement

Basement Storage

First Floor

Landing

2.39m x 9.63m (7' 10" x 31' 7")

Bedroom 1

4.18m x 5.46m (13' 9" x 17' 11")

Family Bathroom

2.51m x 3.03m (8' 3" x 9' 11")

Bedroom 2

5.42m x 4.85m (17' 9" x 15' 11")

Bedroom 3

5.46m x 4.83m (17' 11" x 15' 10")





External

Grounds & Gardens

The property is approached from an unclassified adopted highway, with right of way over shared lane, leading down to a private lane which leads to the farmstead. The lane continues around to the left of the farm buildings up towards the farmhouse which is set in an elevated position and benefits from ample parking areas for multiple vehicles on a gravel yard area to the side.

The farmhouse benefits expansive lawn grounds to the front overlooking the farmstead and land, sheltered by several mixed broadleaf trees.

Farm Buildings

Modern Straw / Hay Shed

12.19m x 4.57m (40' 0" x 15' 0")

Of steel portal framed under a fibre cement roof, with open ended front and box profile sheeted side and rear elevations, and hardcore flooring.

Former Dairy Outbuilding

Built of brick walls under pitched corrugated sheeted roof

Cow Stalls: 10.67m x 4.56m (35' 0" x 15' 0")

Stable: 3.39m x 4.50m (11' 1" x 14' 9")

Store: 4.57m x 4.52m (15' 0" x 14' 10") with Hay Loft above

Stable: 4.49m x 2.75m (14' 9" x 9' 0")

Abreast Parlour: 5.70m x 8.58m (18' 8" x 28' 2")

Dairy: 4.25m x 4.28m (13' 11" x 14' 1")

Pump Room: 1.86m x 5.72m (6' 1" x 18' 9")

Cow Kennels

11.69m x 13.26m (38' 4" x 43' 6")

Of timber framed construction under a pitched box profile sheeted roof comprising four rows of 10 kennels.

General Purpose Building

13.52m x 8.96m (44' 4" x 29' 5")

Steel stanchions under a pitched fibre cement roof with concrete block walls and box profile elevations, opened ended with a concrete floor.

Farmland

The farm extends to approx. 21.54 acres (8.95 hectares) in total, comprising approximately 16 acres of clean pastureland suitable for grazing and cutting, contained in one enclosure, along with approx. 4.50 acres of mixed broadleaf woodland





predominately on the eastern boundary and a small parcel on the south - western adjoining the farm entrance.

The land is classified as 'freely draining slightly acid loamy soils' according to the Cranfield University Soilsmap map and is classified as predominantly 3a and 3b according to the Predictive Agricultural Land Classification (ALC) Map 2 produced by the Welsh Government.

Further Information

Tenure

We understand the property is held on a freehold basis with vacant possession upon completion. We understand that part of the farmhouse is subject to a flying Freehold with the adjoining semi-detached property.

Services

We understand that the farmhouse and buildings benefits from mains water and electricity. The farmhouse is heated via an oil fired central heating system and serviced via private drainage. We are advised there are two water meters for the farmhouse and the adjoining semi-detached property. None of the services have been tested.

Energy Performance Certificate

EPC Rating of F (26)

Council Tax Band

We understand that the Carmarthenshire County Council Tax Band is C - approx £2089.96 for 2026/2027.

Wayleaves, Easements & Rights of Way

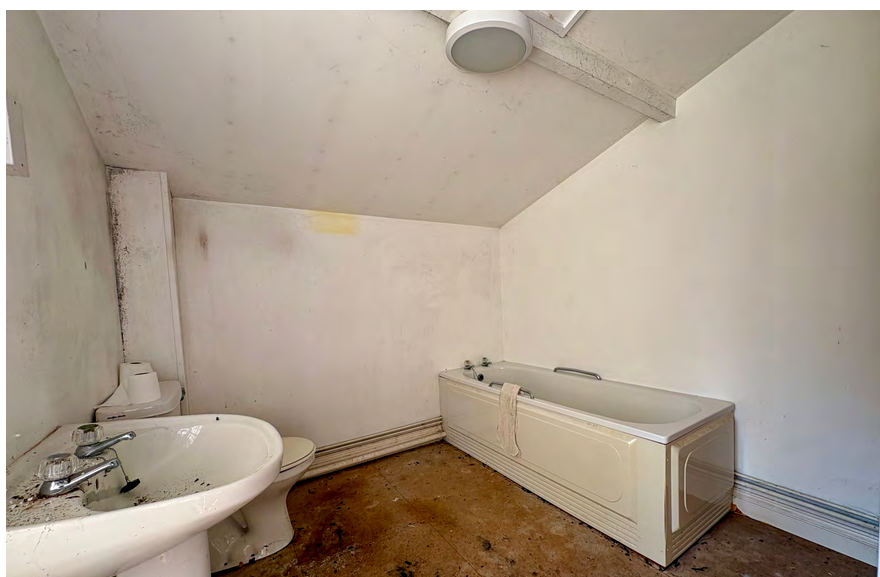
The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not. We are advised that there is a footpath crossing the property.

I.A.C.S

We understand the property is registered.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567





Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: 01267 234567

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.

Method of Sale

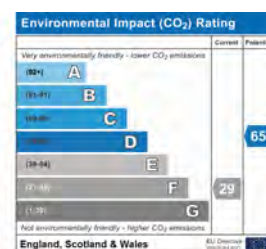
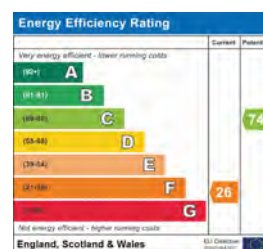
The property is offered For Sale by Private Treaty as a whole, offered with a no forward chain.

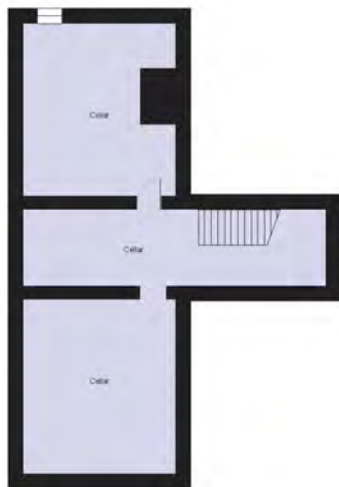
Postcode / What 3 Words

Post Code: SA33 4RD
 W3W Driveway entrance: promotes.dock.costumed
 W3W Farmhouse: redefined.keep.triangles

Viewing

Strict by appointment with the Vendors Sole Agents Rees Richards & Partners.
 Please contact Carmarthen Office for further information: 12 Spilman Street, Carmarthen, SA31 1LQ.
 Tel: 01267 612021 or email property@reesrichards.co.uk





Llandawke Farm East, Laugharne, Carmarthen SA33 4RD

All measurements are approximate and for display purposes only.

