





## Overview

An excellent opportunity to acquire a well-maintained 114-acre livestock farm, situated in an idyllic and private location on the periphery of the market town of Whitland, comprising a charming detached three-bedroom farmhouse, boasting a wealth of character with modernised features, a range of traditional outbuildings with potential for conversion (subject to the necessary planning consents), complemented by a range of modern livestock buildings.

## Situation

Iscoed Farm enjoys an idyllic and private setting, situated approx. a mile east of the rural hamlet of Trevaughan and the market town of Whitland. The town boasts a useful range of local amenities and services to include local stores, convenience store, builders' merchants, eateries and public houses, together with primary and secondary schooling, a doctor's surgery, dentist and a railway station. The A40 lies within approx. two miles offering excellent road links to the wider area, to include the county and market town of Carmarthen, 15 miles to the east and the town of Haverfordwest, 17 miles to the west, both of which provide comprehensive range of amenities.

The ever-popular town of Narberth is within easy driving distance and is renowned for its independent stores, galleries, eateries and cafés, making it a favoured destination for both local residents and visitors. Carmarthen, the county town, is within comfortable reach and offers an extensive range of commercial, educational and leisure facilities, along with mainline road and rail connections. The Pembrokeshire coastline is also easily accessible, with the beaches at Pendine, Amroth and Wisemans Bridge all within a short drive, while the Preseli Hills to the north provide superb countryside and walking opportunities.



## FARMHOUSE

The traditionally constructed three-bedroom farmhouse, which has been tastefully improved by the current owners to provide a well-appointed and comfortable family home. The property retains a wealth of period charm and character, complemented by far-reaching views over the surrounding farmland.

The property is approached off the B4328 via a single-track lane of approximately one mile, and Iscoed Farm is set within a highly attractive and private rural position, surrounded by open countryside.

The house benefits from a front and side lawn gardens bordered by a stone wall and established bushes, along with a further seating area to the rear, all overlooking the surrounding farmland.



## Ground Floor

**Kitchen - Breakfast Room: 8.08m x 3.94m (26' 6" x 12' 11")** enjoying a desirable triple aspect, the kitchen/breakfast room is a bright and airy space fitted with a contemporary range of base and wall units with complementary work surfaces over, incorporating a Belfast sink with tiled splashbacks. The room features a central island unit, a classic-style electric cooker with extractor hood above, integrated American-style fridge freezer and dishwasher. Further benefits include laminate wood-effect flooring, radiator, loft access, and a door providing access to:

**Conservatory: 2.39m x 6.36m (7' 10" x 20' 10")** Finished with laminate-style wood flooring, the room benefits from the added comfort of underfloor heating, creating a warm and inviting space. A door provides direct access to the front garden, seamlessly connecting the indoor and outdoor areas.

**Utility Room: 2.65m x 4.66m (8' 8" x 15' 3")** Fitted with a range of base and wall units, incorporating a 1.5 bowl sink and drainer unit, together with space and plumbing for a tumble dryer. The room also houses the oil-fired boiler.





### Rear Porch

Fitted with hooks for coats and space for boots/wellies:

### Shower Room: 1.00m x 2.67m (3' 3" x 8' 9")

Comprising a W.C., wash hand basin, and a separate shower cubicle, the room is well appointed for everyday convenience.

### Living Room: 5.60m x 4.32m (18' 4" x 14' 2")

A well-proportioned sitting room featuring a log-burner set within a fireplace, creating a warm and inviting focal point.

### Entrance Hall: 2.01m x 1.80m (6' 7" x 5' 11")

Front door leading out to front garden. Staircase leading to first floor bedrooms. Door into under stairs cupboard: 2.51m x 0.96m (8' 3" x 3' 2")

### Dining Room: 4.23m x 4.20m (13' 11" x 13' 9")

A further well-proportioned reception room currently utilised as a dining room, with window to front overlooking the front garden and French doors leading into a second conservatory.

**Conservatory: 2.49m x 2.84m (8' 2" x 9' 4")** With power connected, a door providing access to the outside, and the benefit of underfloor heating for added comfort.



## First Floor

**Bedroom 1: 2.63m x 5.78m (8' 8" x 19' 0")**

Enjoying a front-facing aspect.

**Bedroom 2: 4.25m x 4.55m (13' 11" x 14' 11")** A spacious master bedroom with an en-suite shower room.

**Family Bathroom: 1.66m x 2.85m (5' 5" x 9' 4")** Fitted with a three-piece suite comprising a W.C., vanity wash hand basin unit, and a bath with twin shower attachments over. The room also benefits from a front-facing window providing natural light and a radiator.

**Bedroom 3: 4.74m x 4.56m (15' 7" x 15' 0")** Enjoying a front-facing aspect, with radiator and a range of built-in storage cupboards with louvre doors.



## FARM BUILDINGS

### Former Cowshed and Range

Traditional stone construction under a pitched slate roof. Side stone stairs leading to hayloft. Split into several pens and loose housing.

**Store: 5.34m x 4.60m (17' 6" x 15' 1")**

Also housing 3000 litre tank and UV filtration system.

**Store: 5.34m x 4.09m (17' 6" x 13' 5")**

**Store: 5.36m x 5.61m (17' 7" x 18' 5")**

**Lambing Shed: 14.99m x 5.34m (49' 2" x 17' 6")**

### Pigsty

Traditional stone construction under pitched slate roof of considerable appeal. Three separate pigsty's measuring approx. 2.73m x 2.52m (8' 11" x 8' 3") each.

### Modern Livestock Building: 8-bays - 36.58m x 12.19m (120' x 40')

Of steel portal framed construction benefiting from concrete panel and Yorkshire boarding elevations under pitched corrugated sheeted roof. Concrete floor with feed passage overhang roof. Currently divided into 3 enclosures.

### Modern Livestock & Workshop Building: 12.19m x 18.28m (40' x 60')

Of steel portal framed construction benefiting from concrete panel and corrugated sheeted elevations under pitched corrugated sheeted roof. Concrete floor with feed passage overhang roof. Incorporating workshop (15' x 40') with electric roller door and pedestrian side door. Power supply. Adjoining concrete area used as farm manure store.

### Implement Store: 7.61m x 6.67m (25' 0" x 21' 11")

Timber pole barn with box profile sheeted elevations and roof.







## The Land

The farm extends to approximately 114 acres, including the homestead, internal tracks and around 4.50 acres of woodland, the farm comprises in the region of 107 acres of productive land suitable for both grazing and cropping.

The holding is divided by a railway line and bordered by the River Taff, with approximately 40 acres situated beyond the line. This section benefits from access via two underpasses and an additional crossing point, providing practical and convenient connectivity and forming an important and valuable part of the farm.

The land is predominantly level to gently undulating and is well suited to livestock and arable purposes.

## Land Classification

The farm is predominantly classified as Grade 3a and 3b, according to the Agricultural Land Classification Map produced by the Welsh Government,

The land is classified as freely draining acid loamy soils and freely draining floodplain soils according to Soilscapes.

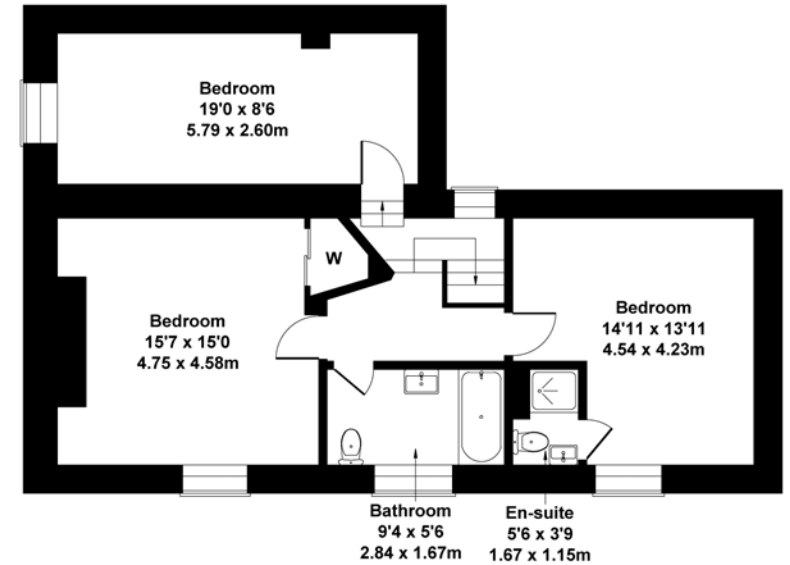
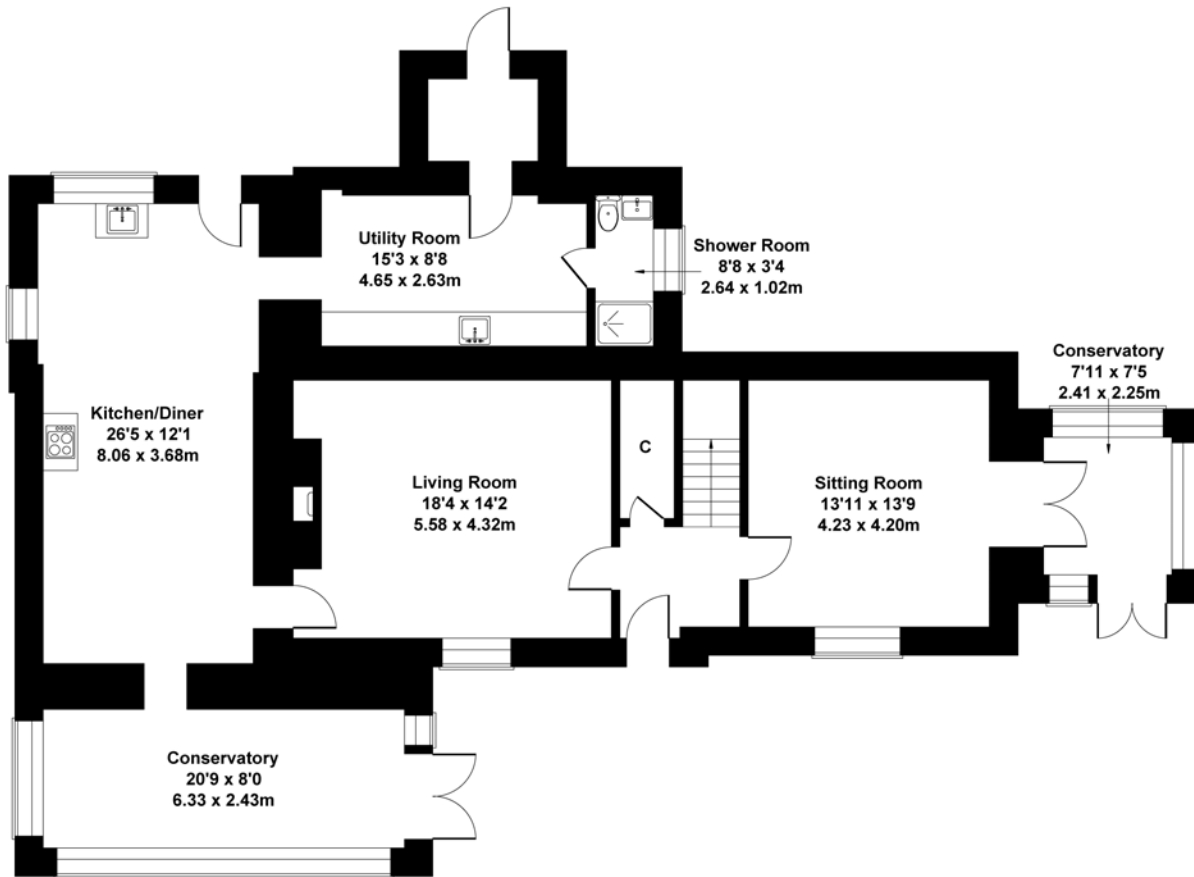




# Farmhouse Floorplan

## Iscoed, Whitland SA34 0QL

Approximate Gross Internal Area  
2325 sq ft - 216 sq m



GROUND FLOOR

FIRST FLOOR

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

# Sales Plan

For identification purposes only  
Rees Richards & Partners



## Further Information

### Tenure

We understand that the property is held on a Freehold basis with vacant possession upon completion.

### Energy Performance Certificate

EPC Rating E (31).

### Services

We understand that the property benefits from mains electricity, private water supply and private drainage. We understand that the farmhouse benefits from an oil-fired central heating and log burning stove.

### Council Tax Band

Band E for Carmarthenshire County Council approx. £2,873.69 for 2026-2027.

### 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.

We are advised the property is subject to the following Right of Way:

- A public footpath referenced 9/2/3 runs along the farm lane and diverts off into the woodland on the southern boundary of the property, before entering the farmstead.

### Basic Payment Scheme

We understand that all the agricultural land is registered for Basic Payment Scheme.

### Fishing Rights

benefitting from ownership of approximately 1.9 km of fishing rights along the River Taf.

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### I.A.C.S

We understand that the property is registered.

### Planning

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

### Local Authority

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

### 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 misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### What 3 Word / Post Code

sidelined.graceful.nets (farmhouse) / SA34 0QL

### Method of Sale

The property is offered For Sale by Private Treaty as a whole at a Guide Price of £1,295,000.

### Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact our Carmarthen Office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021. Email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)





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