



Llwynteg, Golden Grove, Llanarthney, Carmarthen, Carmarthenshire SA32 8JR

Guide Price: £635,000

Property Features

- Charming 16.88 acre residential / equestrian small holding
- Detached 4-bedroom farmhouse in need of updating
- A range of traditional stone / brick outbuildings with scope for conversion (s.t.o.n.p.c)
- Further modern outbuildings suitable for stabling / feed store
- Option for less land - see below for further information
- Rural countryside views to fore
- Popular rural location 5 miles equidistant between market town of Llandeilo and large village of Cross Hands / A48

Property Summary

A traditional 16.88-acre residential/equestrian smallholding of considerable appeal comprising detached four-bedroom farmhouse, a range of outbuildings and grazing land, in a popular rural yet accessible setting, with glorious countryside views, and offering complete privacy.



Full Details

Overview

A charming traditional residential / equestrian small holding set in a semi-sheltered position with commanding countryside views, extending to 16.88 acres in total.

The homestead benefits from a detached traditional 4-bedroom farmhouse, along with a range of traditional stone and brick outbuildings offering scope for conversion (s.t.p.c), with further modern outbuildings, and grazing land.

Although in need of improvement works, Llwynteg offers an exciting project for the most discerning buyer in an attractive countryside setting.

Location

The property is situated in a rural setting near the popular villages of Llanarthne and Golden Grove, in the heart of the Carmarthenshire countryside. The A48 – M4 Link Road at Cross Hands can be reached within 5 miles to the south, providing excellent road links to the wider county, and the village of the same name provides an excellent range of services and amenities.

The popular market town of Llandeilo also lies within 5 miles and is home to an established range of local and independent stores, boutiques, galleries and well-regarded pubs and eateries. Similarly, the county and market town of Carmarthen lies 11 miles (20 minutes) to the west, offering an extensive range of amenities and services, to include healthcare provisions.

FARMHOUSE

The detached two storey traditional 4-bedroom farmhouse is built of a traditional masonry construction being rendered on the external elevations under a pitched slate roof. The property benefits from uPVC windows and timber doors and rainwater goods throughout.

Internally, the property briefly comprises a kitchen – dining room, rear boot room / hall, utility room, WC, and living room to the ground floor. Stairs lead to the first floor landing with four bedrooms and a family bathroom. The farmhouse can be described in greater detail below:

GROUND FLOOR

Kitchen - Dining Room

5.35m x 2.76m (17' 7" x 9' 1") & 4.48m x 3.46m (14' 8" x 11' 4")
A range of fitted base and wall units with worksurfaces above, along with a Rangemaster gas cooker, plumbing and space for dishwasher, and integrated sink. Brick fireplace formerly housing Rayburn now an oil fired boiler. Triple aspect overlooking the gardens and land, and stable door to side.



Rear Hall / Boot Room

1.47m x 1.78m (4' 10" x 5' 10")
Door to side.

Utility Room

2.11m x 2.48m (6' 11" x 8' 2")
Incorporating Belfast sink with plumbing for washing machine and tumble dryer. Shelving units. Window to rear. Door leading to:

WC

0.78m x 1.75m (2' 7" x 5' 9")
WC and wash hand basin. Window to the rear.

Internal Hall

2.51m x 0.97m (8' 3" x 3' 2")
Stairs leading to the first floor. Door leading into:

Living Room

7.26m x 3.00m (23' 10" x 9' 10")
A light and airy room utilised as a living room and dining area with two featured bay windows and door to front. Incorporating a stone fireplace and log burning stove.

FIRST FLOOR

Landing

2.53m x 3.40m (8' 4" x 11' 2")
Spacious landing area with doors to all bedrooms and bathroom, plus an attic hatch above. Window to side.

Bedroom 1

2.51m x 3.02m (8' 3" x 9' 11")
Window to front.

Bedroom 2

2.80m x 3.24m (9' 2" x 10' 8")
Built in airing cupboard housing hot water tank. Window to front.

Bedroom 3

3.23m x 2.94m (10' 7" x 9' 8")
Built in cupboard with window to rear.

Family Bathroom

1.93m x 2.77m (6' 4" x 9' 1")
Principal family bathroom featuring three piece bathroom suite to include a bath tub with shower over, WC and wash hand basin. Towel rail. Window to front.





Bedroom 4 / Office

1.68m x 4.17m (5' 6" x 13' 8")
Formerly used as an office. Window to rear.

EXTERNALLY

Grounds & Gardens

The house benefits from established front and side lawn, gardens bordered by a stone wall and established hedgerows, along with several seating areas, and parking / turning area to the rear and side, all overlooking the courtyard and surrounding farmland and countryside views.

OUTBUILDINGS

A range of outbuildings adjoin the farmhouse in a courtyard setting which are ripe for conversion (subject to obtaining the necessary planning consents) to include the following:

Former Hay Loft / Cow House + Loft

Built of traditional stone and brick construction under a pitched slate roof comprising an open storage area, secure workshop with further storage area above, extending to approx. 5.54m x 9.50m (18' 2" x 31' 2") on both floors.

Former Cowshed / Stables

Built of a brick construction under a pitched slated roof currently utilised as stables with 6 loose boxes and extending to approx. 5.38m x 17.68m (17' 8" x 58' 0")

Dutch Barn

Built of corrugated iron and steel station construction with concrete blocked walls extending to approx. 5.15m x 8.56m (16' 11" x 28' 1") used as general storage.

Field Shelter

Built of concrete block construction under a mono-pitched corrugated sheeted roof extending to approximately 7.12m x 2.74m (9' 0" x 23' 4").





Farmland

The property extends to approximately 16.88 acres (6.83 hectares) in total, comprising a mixture of clean grazing land contained in several easy to manage enclosures and a parcel of mixed broadleaved woodland.

The land is contained in five enclosures, which benefit from hedgerow and stock proof fencing, being suitable for both grazing and cutting purposes. The land also benefits from a natural water supply via a stream which runs along the southern boundary near the woodland.

The land is classified freely draining slightly acid loamy soils and Grade 4 according to the Agricultural Land Classification (ALC) Map 2 produced by the Welsh Government.

Option for less land

The property is available with less land set in 8.46 acres at a Guide Price of £575,000.

The adjoining field of 8.42 acres is available separately at a Guide Price of £65,000.

Please refer to the Sales Plan for further information.

FURTHER INFORMATION

Tenure

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

Services

We understand the property benefits from mains electricity and mains water and private spring water and private drainage. The farmhouse benefits from an oil fired central heating system and Calor Gas connection to the Rangemaster cooker.

Energy Performance Certificate

EPC rating F (36)

Council Tax Band

Band D for Carmarthenshire County Council approx. £2,351.20 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.





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

Postcode/ What 3 Word

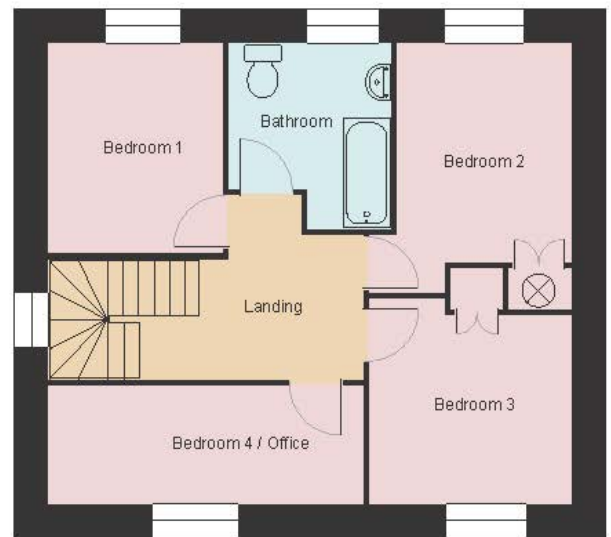
SA32 8JR
Driveway: ///gestures.hockey.wolf
House: ///ends.enigma.chestnuts

Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 





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All measurements are approximate and for display purposes only.



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