



**Llynddwr Uchaf,  
Pencader SA39 9HL**

**Offers in the region of £599,000**

**\*\* ATTRACTIVE 55 ACRE FARM & DIVERSE APPEAL \*\***

Extended 4 bed Farmhouse  
Useful Range of Outbuildings  
Clean Healthy Pasture Land  
Potential For Equestrian Use

EJ/WJ/73859/101219

## DESCRIPTION

**\*\* A MOST ATTRACTIVE 55 ACRE FARM WITH EXCELLENT POTENTIAL OFFERING DIVERSE APPEAL ENJOYING A DELIGHTFUL RURAL LOCATION WITH LOVELY VIEWS \*\***

An excellent opportunity of acquiring a most appealing farm/smallholding conveniently located down it's own lane some 1 mile from the village of Pencader. The property comprises a detached extended 4 bedroomed farmhouse, extensive range of both modern and traditional farm buildings with conversion potential (stc). The land is arranged in one compact block surrounding the homestead laid to clean healthy pasture ideal for various livestock enterprises. Great potential to use as equestrian farm and viewing is highly recommended to appreciate what's on offer. The larger town of Carmarthen and the carriageway is only approx 10 miles away.

## GENERAL

The farm provides prospective purchasers with an opportunity of acquiring a most appealing small farming unit. The farm offers huge potential with useful outbuildings including stone barn with conversion potential (subject to the necessary planning consent), to be used as holiday lets etc. Also the property has great potential for equestrian use with useful outbuildings that could provide stabling etc.

## ACCOMMODATION

The property which comprises a detached extended farmhouse of traditional construction with rendered and painted elevations lying under a slated roof, and benefiting from oil fired central heating and double glazed windows. The spacious family sized accommodation provides as follows.

## ENTRANCE PORCH

Double glazed windows, lovely views to front, radiator, door to;

## ENTRANCE HALL

Access to first floor, doors to:

## RECEPTION ROOM

15'8 x 10'5 (4.78m x 3.18m)  
Feature tiled fireplace (not functional), radiator, window to front.

## LIVING ROOM

15'8 x 12'2 (4.78m x 3.71m)  
Tiled open fireplace, window to front, radiator.

## SITTING ROOM

14'1 x 8'10 (4.29m x 2.69m)  
Fireplace incorporating wood burning stove with feature beam over, radiator, window to front, open beamed ceiling, door to;

## REAR UTILITY ROOM

17'9 x 6'10 (5.41m x 2.08m)

Fitted with a range of base units with worktop over, single drainer sink unit with mixer tap, plumbing and space for washing machine, freezer space, radiator, window to rear, double glazed rear exterior door, door to;

## KITCHEN/DINER

12'11 x 12'7 (3.94m x 3.84m)  
Fitted with a range of pine wall and base units with worktop surfaces over, 1½ bowl single drainer sink unit with mixer tap, oil fired Rayburn range for cooking, tiled floor, fridge space, ceramic 4 ring electric hob with fitted hood over, plumbing for dishwasher, double aspect windows.

## FIRST FLOOR LANDING

Access to loft space, doors to;

## BEDROOM 1

15'6 x 11'6 (4.72m x 3.51m)  
Window to front with lovely views, radiator.

## BEDROOM 2

12'10 x 12'7 (3.91m x 3.84m)  
Window to rear, access to loft space, radiator.

## BEDROOM 3

13'7 x 12'6 (4.14m x 3.81m)  
Window to front, radiator, door to walk-in cupboard.

## BATHROOM

8'9 x 6'11 (2.67m x 2.11m)  
Suite comprising bath, pedestal wash hand basin, timber flooring, radiator, fitted airing cupboard with enamel hot water tank.

## SEPARATE WC

Low level flush WC, radiator, window to rear.

## BEDROOM 4

14'2 x 8'11 (4.32m x 2.72m)  
Two windows to side, radiator.

## EXTERNALLY

A particular feature of the farm is the location and convenience, and is approached via its own private lane of approximately 150 yards that leads down to the farmstead with large yard area to the front providing ample car parking/turning space. Productive vegetable garden to the rear with **LOG STORE** and outside WC.

## OUTBUILDINGS

Extensive range of both modern and traditional farm buildings which are conveniently located around the homestead and comprise as follows. Modern steel framed **LOOSE CATTLE HOUSING - 58' x 24'** with adjoining **CATTLE SHED/CLAMP SILAGE SHED - 58' x 23'** with **LEAN-TO CATTLE SHED - 58' x 20'**. Concrete base **MANURE STORE, 3 BAY DUTCH BARN - 45' x 16'** of corrugated iron construction with steel uprights, concrete floor, water and light connected with an adjoining **LEAN-TO IMPLEMENT SHED** and adjoining **WORKSHOP - 36' x 11', 3 BAY DUTCH BARN** with **LEAN-TO CATTLE SHED** to one side, **LEAN-TO**

**FODDER STORE** to the other side, **CATTLE RACE**. Adjoining the farmhouse is a large **STONE AND SLATED BARN - 60' x 14'2** which is currently used as storage and housing the oil fired central heating boiler, having excellent potential for conversion into holiday lets etc (subject to the necessary planning consent). **ISOLATION PEN** with the **FORMER DAIRY/COOLER HOUSE** adjoining the front of the barn.

## THE LAND

The land is arranged in one compact block surrounding the farmstead and arranged in 12 easy working enclosures laid to clean, healthy pasture land being ideal for cropping and grazing for various livestock enterprises. The land benefits from extensive road frontage being adequately fenced and watered. In total the land extends to approximately 55 acres (or thereabouts).

## SINGLE FARM PAYMENT

We are informed by the owners that they benefit from an annual single farm payment of approximately £5,000 per annum which is fully transferable to the new owner.

## SERVICES

We are advised that mains electricity is connected to the property. Private water and drainage supplies.

## VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail [lampeter@johnfrancis.co.uk](mailto:lampeter@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## FACEBOOK & TWITTER

Follow us on twitter  
[@JohnFrancisLamp](https://twitter.com/JohnFrancisLamp) or on facebook  
[www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Lampeter take the A485 Carmarthen road and carry on for approx 10 miles passing through Llanybydder, Llanllwni and New Inn until arriving at the next village Gwyddrug. Upon leaving take a right turning at a small junction signposted Pencader and carry on for approx 1 mile until arriving at Pencader. Turn left at the crossroads and carry on for approx 1 mile passing the bus depot on your right and the lane leading down to the farm can be seen further on the right.

Ground Floor



First Floor



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