DELIGHTFUL SMALL FARM & HOLIDAY COTTAGES SITE IN IDYLLIC RURAL SETTING

CWMGRWTH FARM
BROAD OAK, NR LLANDEILO, CARMARTHENSHIRE, SA32 8QP
Situation
Cwmcrwth Farm & holiday cottages is set in a peaceful rural location, only about 4.6 miles to the west of the ever popular market town of Llandeilo on the Towy River and on the edge of the famous Brecon Beacons. Despite its rural location the local road network with the A40 provides quick and easy access to other towns including Carmarthen to the west (about 14 miles). The M4 motorway is also within easy reach to the south via the A476 and A48 (about 13.4 miles) taking you onto Swansea (about 25 miles), Cardiff (about 65 miles) the Severn Bridge and beyond.

Description
Cwmcrwth Farm is an established and successful small rare breed farm and holiday cottage site in the popular rural county of Carmarthenshire. We have been informed by the owners that the property was previously run as an equestrian centre/stud farm. The current owners have invested a considerable amount of time and money over the years in establishing a holiday business and have won numerous awards in recognition of this and great customer feedback. Awards include Gold Awards at the Carmarthenshire Tourism Awards. The self catering cottages are rated 4*.

The website link for the complex is: http://www.cwmcrwthfarm.co.uk/ where you can see further information and customer feedback.

Over the years the site has gained a significant amount of coverage in the regional and national press. There are a selection of articles written by visiting journalists available on the internet.

The property includes the traditional farmhouse that has been substantially extended and sympathetically renovated to provide generous and high quality living accommodation. Over the years the owners have renovated the two existing semi-detached cottages and converted the traditional stone barn opposite to provide a third self-catering cottage. We have been informed by the owners that the two semi-detached cottages have planning for residential use if required while the third detached cottage is currently for holiday letting use only.
Beyond the cottages lies the traditional farmyard with a range of modern outbuildings that include a number of new ones that have been added by the owners. The farm extends to about 46.7 acres in all including the entrance track (stms – subject to measured survey).

**Main Farmhouse Accommodation Ground Floor**

The traditional farmhouse is now a substantial home having undergone a significant amount of work including extensions and sympathetic renovation and upgrading work. The house provides extensive accommodation space with a blend of character features together with contemporary modern touches. Quality materials include engineered oak floors, solid oak windows and doors and green oak lintels. The owners have installed a ground source heat pump that provides under floor heating.

The charming canopied oak front entrance porch leads into the main reception sitting room with the old stone fireplace with bread oven providing a focal point. A rear hall leads off to a rear study/office and the kitchen breakfast room. The kitchen breakfast room is an impressive and light room providing bespoke fitted units, integrated dishwasher, a walk-in larder and a smart electric Aga Range taking centre stage. Off the kitchen is an entrance hall/boot room with an en suite shower room and WC leading to the side entrance with canopied oak porch.

**First Floor**

A smart oak staircase rises up to the first floor accommodation that includes the main double bedroom to the rear of the house enjoying an ensuite bathroom. An adjacent double bedroom facing the front also enjoys an ensuite shower room. Two further generous double bedrooms face the front of the house and these share the use of a family bathroom.

**The Holiday Cottages**

**The Milking Parlour**

The Milking Parlour is a detached 3 bedroom self catering cottage converted from the old dairy and milking parlour. It provides a contemporary style while combining the traditional character of the old beams and thick stonewalls. The cottage enjoys under floor heating. The cottage features a large lounge with picture window with views across the pond and a private decking area. A large fitted kitchen/dining area includes a touch sensitive electric hob and integrated electric oven. Beyond the sitting room are 3 comfortable bedrooms, one with an en suite shower room while the other two share the use of a bathroom.

**Coach House**

The Coach House and adjoining Hayloft cottage is converted from an original farm barn. The 3 bedroom Coach House has a large open plan ground floor. The cottage enjoys plenty of natural light through the large windows. Featuring high open ceilings, exposed beams, a wood burning stove and a galleried balcony on the first floor, the cottage blends character with contemporary living. Sleeping arrangements include 2 double bedrooms and a single bedroom, one with an en suite shower room. An additional bathroom is downstairs.
Hayloft
Converted from the original Hayloft this 2 bedroom holiday cottage features a spiral staircase to the first floor. On the ground floor is an open plan lounge/diner together with a small fitted kitchen with an electric hob and oven and integrated dishwasher. Upstairs there are high ceilings and exposed beams in both double bedrooms, one with an en suite bathroom and one with an en suite shower room.

Externally
Garden areas lie outside the main house and cottages together with a children's play area with wooden castle and climbing frame. Beyond is the main agricultural area with a range of modern farm outbuildings arranged around a dedicated main yard.

Solar Photovoltaic & Solar Water Heating
There is a solar photovoltaic system on one of the farm outbuildings and a solar water heating system on the main house.

The Outbuildings
Near the cottages across the gravelled courtyard is a traditional small stone barn that is currently used for laundry services.

The range of agricultural barns include:
- A large portal frame general purpose barn that has the potential to be used as a horse arena. Adjacent multi-purpose storage shed.
- A modern open portal frame barn. Walls could be added to this building to increase options for its use.
- General purpose open span livestock/feed shed with attached canopied building and livestock shed.
- Stable block with 8 stable loose boxes. Older stable block near main house.
- 6 pig sties with dedicated pens.
- 5 bay livestock/feed/machinery building
- 3 bay barn

The Land
Cwmcrwth Farm extends in all to about 46.7 acres including the entrance track (stms – subject to measured survey) and includes a number of useful pasture fields for grazing and hay/silage making. The land includes a little stream together with pockets of woodland that provide pretty walks and retreats.

General Remarks & Stipulations
Basic Payment Scheme (BPS)
The land is registered for the Basic Payment Scheme and the Entitlements are included in the sale. The Vendor will make reasonable endeavours to transfer the relevant 2017 Entitlements to the Purchaser(s) after completion of the sale. Further details are available from the selling agents.
Value Added Tax (VAT)
Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Machinery, Fixtures & Fittings
Unless specifically described in these particulars, all machinery, fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the Vendor’s agents.

Wayleaves, Easements and 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 referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

Plans, Areas and Schedules
Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself 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 Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

Health & Safety
Given the potential hazards of a working farm, viewers should take care and precaution with regard to their personal safety when viewing the property, particularly around any animals, farm machinery and buildings.
Total gross internal area = 5,184 sq ft / 481 sq m
Cottage gross internal area = 1,033 sq ft / 96 sq m
Hayloft gross internal area = 700 sq ft / 65 sq m
Milking Parlour Holiday Cottage gross internal area = 993 sq ft / 92 sq m
Main House gross internal area = 2,458 sq ft / 228 sq m

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The position & size of doors, windows, appliances and other features are approximate only.

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