



PENDDOL FARM

Cynwyl Elfed · Nr Carmarthen · Carmarthenshire

savills

CYNWYL ELFED, NR CARMARTHEN, CARMARTHENSHIRE, SA33 6TU

Traditional West Wales livestock farm with potential for lifestyle-change buyers

- Traditional West Wales livestock farm
- Character extended farmhouse
- 2 reception rooms. 4 bedrooms (1 en suite)
- Attached 2 storey barn – potential to extend into (stp)
- Concrete farmyard
- Numerous farm outbuildings
- Some with conversion potential (stp)
- Productive pastureland with some woodland
- In all, extending to about 99 acres (stms)
- Lot 2: About 15 acres (stms) across the road
- Peaceful setting enjoying far reaching views
- Edge of village location and near Carmarthen

SITUATION

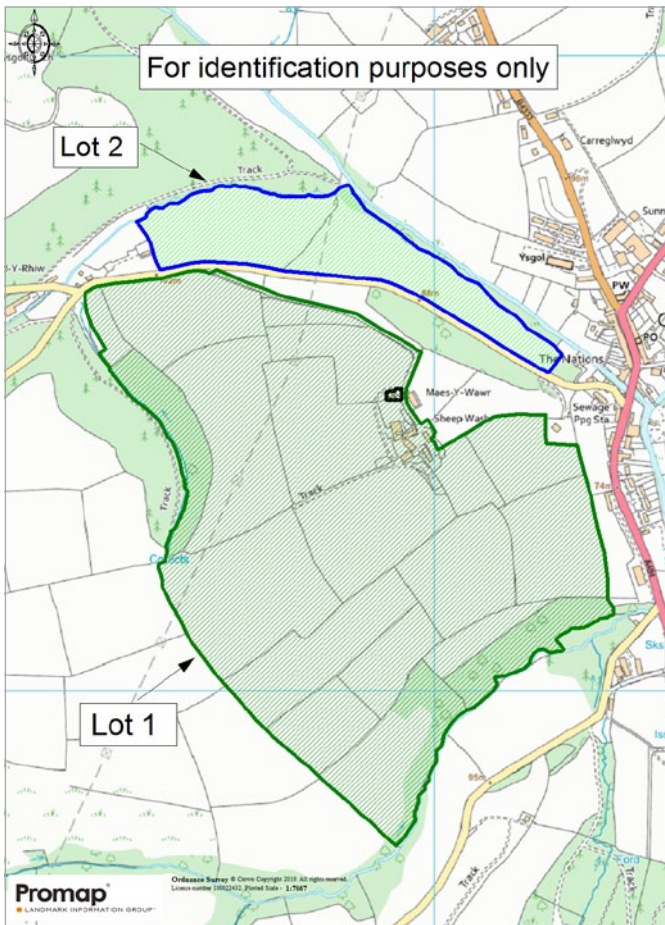
Penddol Farm enjoys an elevated position only about half a mile from the popular village of Cynwyl Elfed with village shop, primary school and garage while the larger shopping and administrative town of Carmarthen is only about 6 miles away to the south east. Excellent road connections from Carmarthen take you westwards along the A40 towards Pembrokeshire while the A48 M4 link road takes you eastwards through South Wales (Swansea about 34 miles, Cardiff about 74 miles) and onto the Severn Bridge and beyond.

DESCRIPTION

Penddol farm is an attractive traditional livestock farm that is currently vacant with the farmland being let to a local farmer for grazing and cropping. The farm offers the opportunity for farmers seeking a second farming unit, a main unit for those re-locating or looking to start off in farming and also to lifestyle-change buyers wanting a property with land for small-scale farming, leisure/equestrian use, possible tourism potential with holiday cottages (stp) etc.

The pretty farmhouse has over the years been extended at the rear to provide further accommodation space. Attached to the house is an old farm building/stable with loft over that provides the potential to extend into and provide further house accommodation/annexe if required (stp – subject to planning).





The house sits at the head of a traditional farmyard with useful farm buildings arranged around it. Some of the older traditional buildings have potential for conversion into other uses (stp). Further more modern outbuildings in various states of repair are situated beyond, that offer livestock housing but also other storage/workshop uses. The farmland stretches to the west and south from the farmstead and provides productive pastureland for grazing and silage/hay making. In all, the farm (Lot 1) extends to about 99 acres (stms – subject to measured survey). There is an option to purchase an additional 15 acres (stms) (Lot 2) that lies to the north of the farm entrance across the road.

ACCOMMODATION GROUND FLOOR

A welcoming front entrance porch leads into the large sitting room with attractive inglenook brick fireplace with an impressive beam over, flanked by a display alcove. A door leads off to the rear hall with door on the left to the utility room, second staircase to the first floor and steps to the right leading to the large dining room. This room features a tiled floor, blue Rayburn Range and door to outside. Beyond the dining room is the modern kitchen area with fitted units, oven, hob and space for appliances etc.

FIRST FLOOR

Stairs rise from the sitting room to the first floor accommodation that includes two bedrooms at the front of the house and two bedrooms at the rear, one with an en suite bathroom and the other enjoying a balcony. The floor is completed by a family shower room.

EXTERNALLY & THE OUTBUILDINGS

To the rear of the house is a garden area. To the front of the house is the traditional farmyard with a number of traditional farm buildings arranged around it that have conversion potential (stp). These buildings include the former cowshed, milking parlour, Dutch barns, old livestock housing, silage, hay/feed storage buildings, cubicles, livestock yards, sheep dip area and slurry pit. The outbuildings are all in various states of repair having not been used for some time.

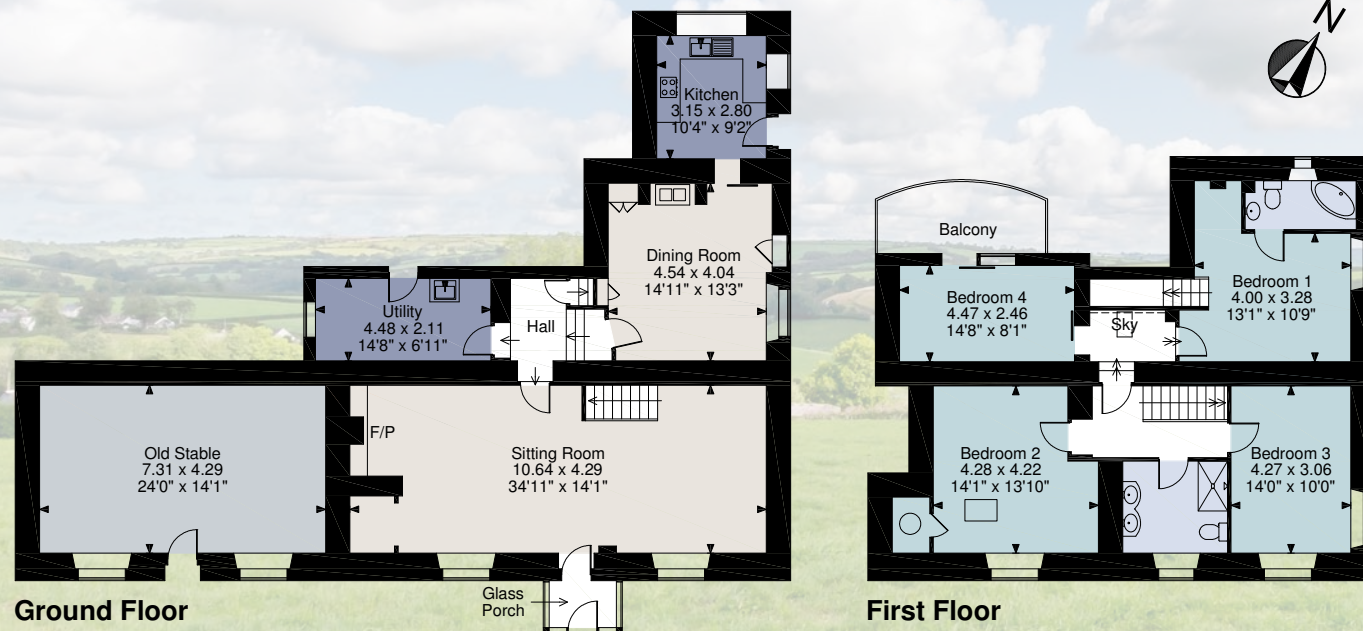
THE LAND

The main farm (Lot 1 on the farm sale plan with a green boundary) extends to about 99 acres (stms) and includes productive pastureland suitable for grazing, silage and hay making divided into manageable fields suitable for machinery. The land is in the main, level to gently sloping with some steeper fields towards the village on the eastern boundary and areas of woodland on the southern and western boundaries.

Lot 2: There is an option to purchase an additional block of valley pastureland that is located across the council road to the north (area with a blue boundary on farm sale plan). This block extends to about 15 acres (stms).

FLOORPLANS

Main House gross internal area = 2,010 sq ft / 187 sq m
 Garage & Store gross internal area = 1,257 sq ft / 117 sq m
 Outbuilding gross internal area = 2,947 sq ft / 274 sq m
 Hay Barns gross internal area = 4,845 sq ft / 450 sq m
 Stable gross internal area = 338 sq ft / 31 sq m
 Balcony external area = 78 sq ft / 7 sq m



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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NEIGHBOURING PROPERTY MAES Y WAWR

Note: Area with a black boundary on farm sale plan is an agricultural barn that is in third party ownership belonging to the owners of the bungalow called Maes Y Wawr that is located opposite the barn. This property has a right of access down the farm lane to reach its property and land.

GENERAL REMARKS AND STIPULATIONS

Health & Safety Given the potential hazards of a farm, viewers should take care and precaution with regard to their personal safety when viewing the property, particularly around any livestock, farm machinery and buildings.

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 Any available 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