



The Smallholding Centre

10 High Street ☎ 01239 621 303

Cardigan ✉ info@thesmallholdingcentre.co.uk

SA43 1HJ

3 Bed Smallholding

£625,000



Llwynbeili, Unmarked Road Drefach Felindre, Llandysul, SA44 5XT

Llwynbeili is a privately situated SMALLHOLDING with no immediate neighbours and with around 34 acres of land (approx 50% pasture 50% woodland) together with a recently improved character stone 2/3 bed detached farmhouse with two additional stone ranges with potential (subject to any consents required). In the house there is a lounge with feature inglenook fireplace, a sitting room, bathroom, kitchen, office / bedroom 3, on the first floor two double bedrooms. In addition to the two stone ranges there is also a 20ft storage container and a detached garage/workshop.

The land is split into 8 main enclosures and there is a very good access track from the highway (first part of the lane is shared with another property)

So here you have character.....lots of land.....excellent views.....a farmhouse with extension potential with two stone barns with conversion potential (subject to any consents).....complete privacy.....all located just a 10 minute drive into town.

Key Features

Smallholding With Just Under 34 Acres

Two Stone Ranges with Potential (STP)

Polytunnel & 20ft Container

Roughly 50% Pasture / 50% Woodland

Superbly Private, No Public Footpaths

Private Borehole * Stream Boundary

Just 10 Minutes To Town

Energy Rating: F

Ground Floor

Accommodation - Entrance via stable-style door into:

Inner Hallway - With cupboard space and door into:

Lounge / Diner - *9' 5" x 13' 4" (2.88m x 4.07m)* With a superb inglenook fireplace with wood-burning stove, radiator, window to the front, slate slab flooring, beamed ceiling, opening into:

Kitchen - *6' 2" x 10' 11" (1.89m x 3.35m)* With two windows to rear, Velux roof window, a range of wall and base units, stainless steel sink/drainage unit, radiator.

Sitting Room - *12' 11" x 13' 3" (3.95m x 4.04m)* With window to the front, 2 radiators, staircase to first floor, fireplace with wood-burning stove in situ.

Bathroom - With Velux roof window to rear, second window to rear, low level flush WC, shortened bathtub with shower over, pedestal wash hand basin, radiator.

Study / Bedroom 3 - *6' 7" x 11' 1" (2.02m x 3.4m)* With window to rear, double doors out to gardens, Velux roof window to rear, radiator.

First Floor

First Floor - Accessed via staircase in sitting room and giving access to:

Bedroom 1 - *13' 11" x 13' 1" (4.26m x 4m)* into recess

With exposed "A" frames, 2 windows to the front, Velux roof window to rear, storage cupboards and wardrobes, radiator.

Bedroom 2 - *12' 4" x 8' 4" (3.76m x 2.56m)* With exposed "A" frame, window to front, radiator, wardrobe space.

Exterior

The Land - There is just under 34 acres of land all in which is a mixture of approx 50% pastureland and 50% woodland, the woodland generally slopes down towards the stream as can be seen from the enclosed land plan.

The pastureland is generally flat to gently sloping and the whole smallholding is divided into 8 enclosures.

The Outbuildings - There is a large stone range, part of which is two storey ripe for conversion (subject to any consents required) at the moment they are used for general storage but there is a shower room inside with a Belfast sink and a utility area and day kitchen.

The other smaller stone range is currently a workshop. In addition there is a newish 20ft container onsite together with another timber workshop. Scattered about the land are various caravans which could be available by separate negotiation- please ask our clients when viewing if this is of interest.

There are two 5000 litre water storage tanks onsite, one for rainwater harvesting with the other linked to the borehole which provides the water together with a new UV/Filter system. There is also a well in the grounds. There is also a useful hardstanding (former chicken shed) measuring approx. 40m x 11m which has further development potential.

General Information - Viewings: Strictly by appointment via the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.



Access Track



Main View 1



Lounge / Diner



Lounge / Diner Another View

Tenure: Freehold

Services: Mains electricity, private water (borehole), private drainage (septic tank), central heating via air source heat pump.

Council Tax: Band E, Carmarthenshire County Council

Directions - From Newcastle Emlyn take the B4333 towards Cynwyl Elfed, go past the 3 big wind turbines, pass the picnic area on the right and before the dip in the road turn left next to a layby. Follow this road for 0.7 of a mile and the track to this property is the first track on the right (almost opposite another track to BlaenBran). It is a shared track with another property called 'Pant Y Bara'. Go down the track, turn left and Llwynbeili is at the end.

What3Words: ///feasting.squad.narrating



Sitting Room



Sitting Room Another View



Bathroom



Bathroom Another View



Kitchen



Bedroom 1



Bedroom 1 Another View



Bedroom 2



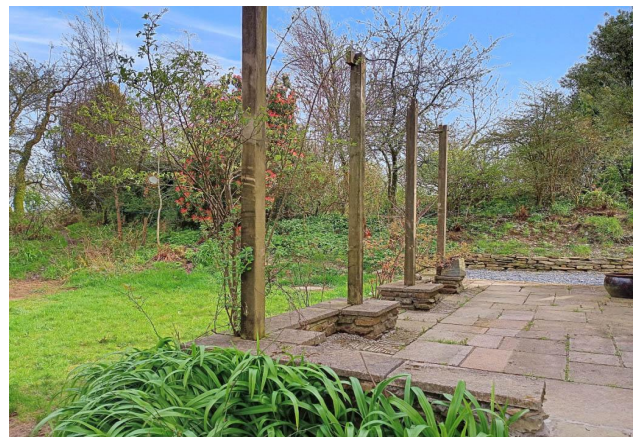
Large Outbuilding



Inside Outbuilding



Side Garden Area



Patio Area



Gardens And Outbuilding



Vegetable Gardens



Large Polytunnel



The Land & Views



Concrete Hardstanding & Workshop



The Land



The Land



As You Arrive....



Patio And Side Gardens



General View



The Land And Workshop



The Land



Land And Views



Front View Of Workshop



20ft Container



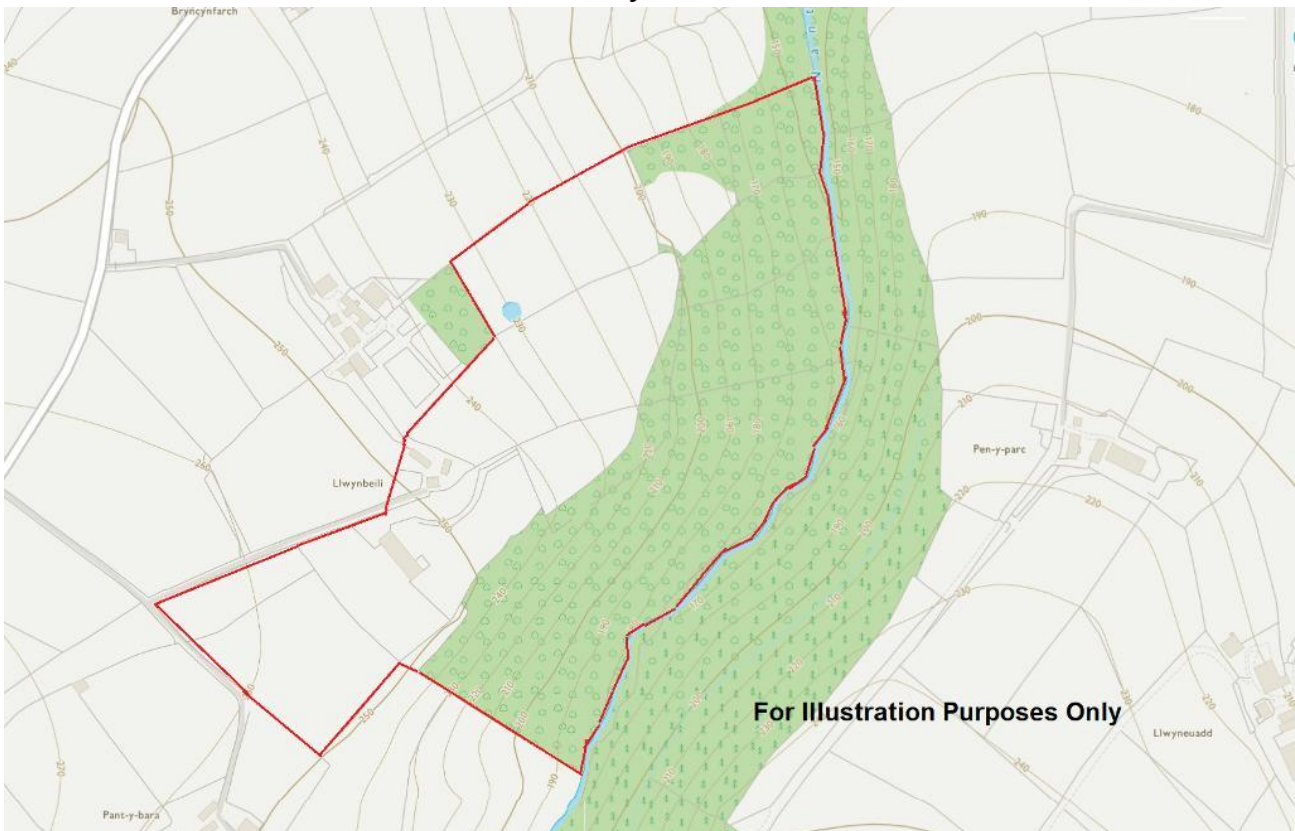
Aerial View 2022

Floorplans



For Identification Purposes Only.
Plan produced using PlanUp.

Llynbeili



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		