



The Smallholding Centre

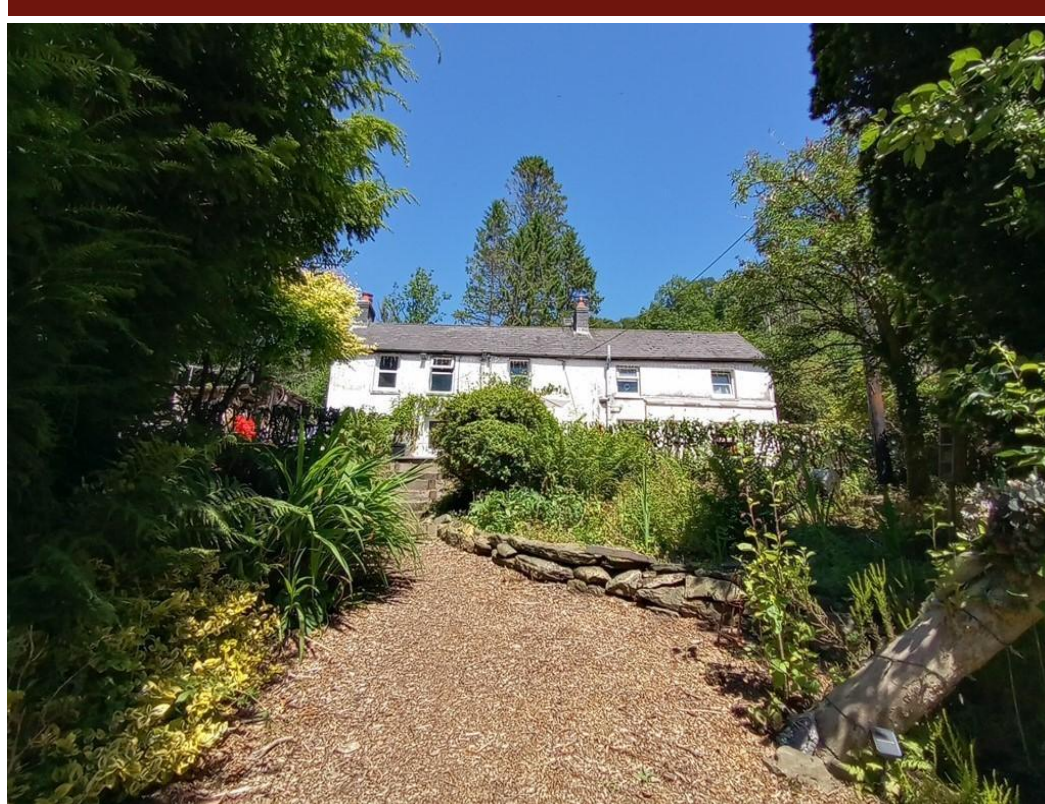
1 Cawdor Terrace ☎ 01239 621 303

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SA38 9AS

3 Bed Detached House With Land

Offers in Region of

£450,000



Dolgwili Farm, Cynwyl Road Carmarthen, SA33 6AR

Dolgwili Farm is a character farmhouse with just under 7 acres of very usable pastureland situated just outside the village of Conwil Elfed, itself about a 15 minute drive into the county town of Carmarthen. The holding has a stable block with 5 stables, another large outbuilding, two polytunnels, a fantastic vegetable growing area, beautiful mature lawned gardens to the front and set well off the highway with views over the valley. In the house there is a sitting room, lounge, kitchen / diner, on the first floor there are 3 bedrooms (one needing finishing / redecoration) and a shower room. With the land, the vegetable growing area, the polytunnels and outbuildings this is the perfect smallholding to live off the land and enjoy the "good life" in a lovely rural setting. NO ONWARD CHAIN.

Key Features

Smallholding Set In Just Under 7 Acres

Very Usable Pastureland With Stabling

3 Bed Character Farmhouse

Superb Lawned Gardens To The Front

Just A 15 Minute Drive To Town

Excellent Vegetable Growing Area

Lovely Setting On Edge Of Village

Energy Rating: F

Ground Floor

Accommodation - Entrance via double-glazed door into:

Hallway - With staircase to first floor, door into:

Sitting Room - 12' 9" x 7' 11" (3.9m x 2.43m) With UPVC double-glazed window to the front, wood-burning stove with stone surround.

Lounge - 12' 9" x 13' 8" (3.9m x 4.19m) into recess.

With UPVC double-glazed window to the front, open fireplace with stone surround (not working), door through to:

Kitchen / Diner - 12' 8" x 17' 5" (3.88m x 5.33m) With two UPVC double-glazed windows to the front and one to the rear, a range of base units, 1.5 bowl sink/drain unit, solid fuel AGA cooking range, space and plumbing for washing machine, tiled flooring, second door leading out to the front, oil-fired floor-standing boiler.

First Floor

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

Master Bedroom - 11' 3" x 12' 9" (3.43m x 3.89m) With two UPVC double-glazed windows to the front and rear, access to loft space, radiator.

Shower Room - Recently refurbished with UPVC frosted window to the front, shower cubicle, wash hand basin, low level flush WC, chrome towel radiator.

Bedroom 2 - 10' 7" x 9' 10" (3.24m x 3.02m) With UPVC double-glazed window to the front.

Bedroom 3 - 12' 9" x 14' 8" (3.9m x 4.48m) Max. dims.

This room needs a partition wall to be re-installed to make it a room again. Also, the flooring needs finishing in places but nothing a keen DIYer couldn't manage and the asking price of £450,000 reflects the finishing works required. Two UPVC double-glazed windows to the front.

Exterior

Externally - There are large mature lawned gardens to the front of the property with two polytunnels, small pond, fire pit and "chill out" area, a small orchard, a large stable block, another large outbuilding requiring finishing / remodelling, all with views over the valley.

The Land - The pastureland is all in one block and subdivided into individual enclosures and is predominantly flat / gently sloping. (see Land Plan map under the floorplan tab on our website) Part of the land is used for a very productive vegetable growing area (see pictures) and for growing willow for basketmaking and both the land and the stable block have a separate entrance from the main house entrance. We are advised that various implements / machinery and some livestock is available by separate negotiation. Please discuss with our clients when viewing if this is of interest.

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



Very Productive Vegetable Growing Area



One Of Two Polytunnels



Close Up Main View 2



Sitting Room

Wales.

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank),
Central heating via oil-fired boiler + solid fuel AGA.

Council Tax: Band E, Carmarthenshire County Council.

Directions - From Carmarthen, take the A484 towards Newcastle Emlyn. Continue on this road for approx. 5 miles. After passing Foelfach Quarry on your left, continue for approx. 0.5 a mile and there is a large layby on the right (just after a left hand bend), take this layby and follow the track over a bridge, take the first left turn off this track which will take you to Dolgwili Farm.

Co-ordinates to track entrance: 51.91238316537236, -
4.3485571094190325

What3Words to track entrance: ///gratitude.measures.potions

What3Words to property: ///uniform.isolating.report



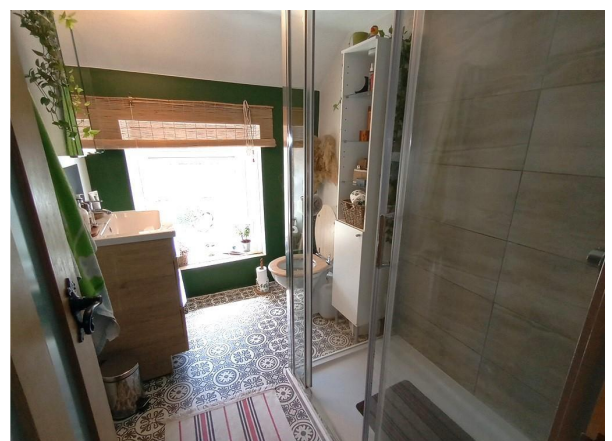
Lounge



Kitchen / Diner



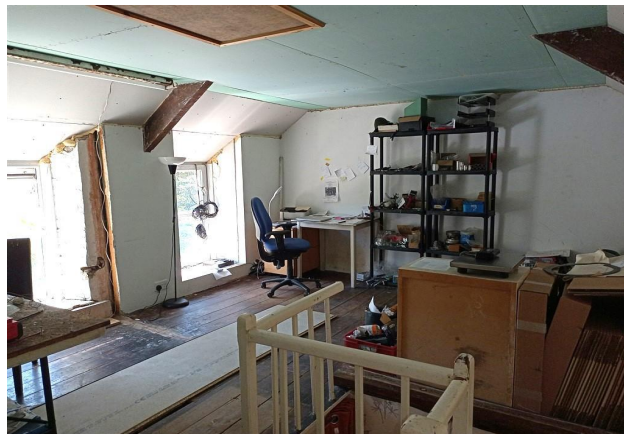
Master Bedroom 1



Shower Room



Bedroom 2



Unfinished Bedroom 3 Used As Workroom



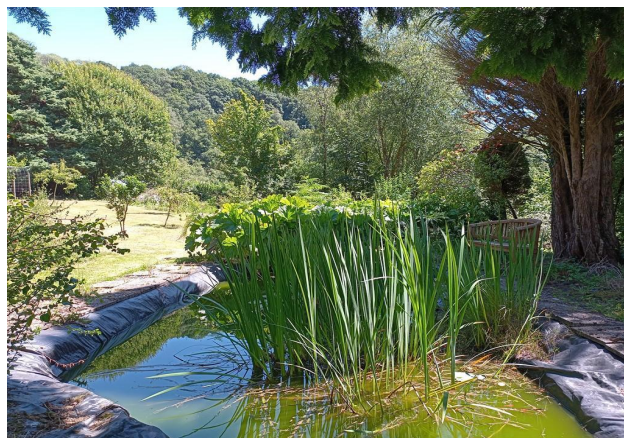
Fire Pit And Chill Out Zone



View From Fire Pit Across Gardens



Well Maintained Gardens



Pretty Pond In Gardens



Another View Of Gardens



Unfinished Outbuilding



View From Bottom Of Gardens



Second Polytunnel



Second Entrance To The Land And Stables



The Land



The Land And Vegetable Growing Area



Another View

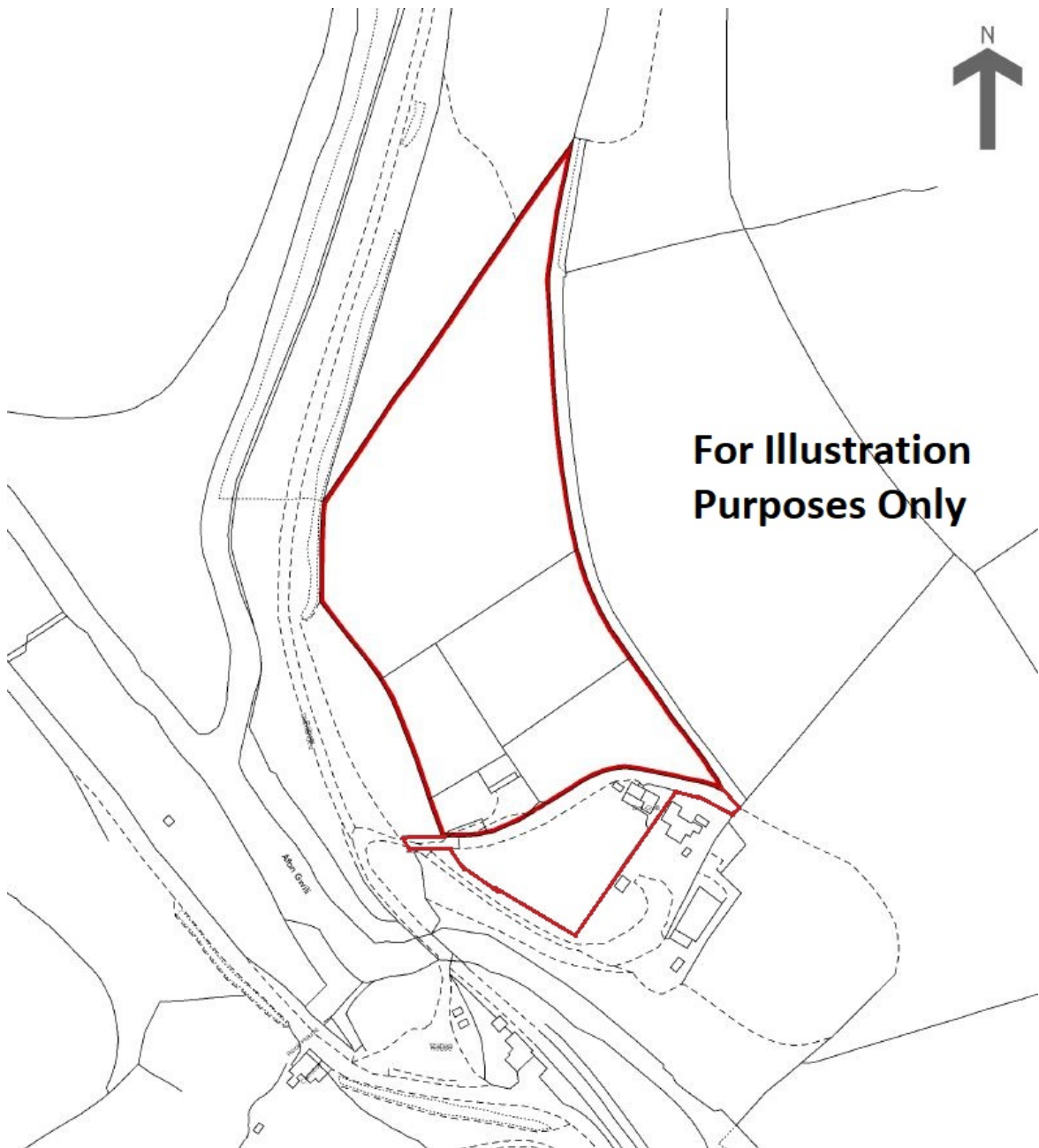


Gardens And Views



The Land

Floorplans



Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		