

For Sale by Private Treaty - Freehold with Vacant Possession
DYFFRYN TAWEL, CEFN Y PANT, WHITLAND, SA34 0TP.
Farmhouse, stone outbuildings and some 6.43 acres of land & grounds.



Guide Price: £375,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

Dyffryn Tawel, Cefn y Pant, Whitland, Carmarthenshire, SA34 0TP.

A small holding extending in all to some 6.43 acres (2.60 hectares) nestled in the scenic undulating landscape of western Carmarthenshire, within easy reach of the Preseli Hills and the Pembrokeshire Coast National Park.

Detached 3 bedroom farmhouse requiring complete refurbishment

Several stone outbuildings having potential for conversion/change of use (subject to grant of planning permission)

Field of pasture and additional open area of garden/grounds

The holding provides opportunities for a variety of agricultural, horticultural, equine and other outdoor pursuit activities

Situated near the villages of Llanboidy and Llanglydwen, with access beyond to the A40 and A478 corridors

SITUATION

The property is situated in open countryside, some 5 miles north of Whitland in Western Carmarthenshire. It stands alongside a minor unclassified council road, some half a mile to the south of Cefn y Pant hamlet.

DIRECTIONS

From Efailwen village (on A478) head east to the village of Llanglydwen (3 miles). Pass through the village, and continue up the hill to Cefn y Pant hamlet (1.5 miles), taking a right hand turn on the square, signed posted Whitland. Proceed down hill for some half a mile, and the property will be found on the right hand side.

OS GRID REFERENCE

SN 1905 2465

PROPERTY DESCRIPTION - THE FARMHOUSE

A detached two storey structure having solid stone walls beneath a duo-pitch slate clad roof. The dwelling requires complete refurbishment to provide modern living facilities.

Ground floor accommodation comprises:

Living Room - 4.75m x 3.80m to include inglenook recess.

Former Kitchen - 3.73m x 1.89m.

Former Dairy - 6.00m x 1.99m.

Rear Hallway - 3.86m x 1.98m.

Ground floor accommodation continued.....

Shower Room - 2.14m x 1.94m

Parlour - 3.94m x 3.35m

Former Carthouse - at lower end of structure.

First floor accommodation comprises:

Bedroom - 3.98m x 3.35m.

Bedroom - 5.79m x 4.51m.

Box Room - 2.49m x 1.79m .

Bedroom - 4.01m x 2.87m.

The farmhouse interior is dated and requires complete refurbishment to provide modern living facilities. There is no central heating.



THE OUTBUILDINGS

Cow Shed (16.80m x 5.50m) - Solid stone walls and duo-pitch slate clad roof. Internal steps lead to a loft which exists over the entire floor area.

Pigsty Building (5.40m x 3.40m) - Adjoining the cow shed, having solid stone walls and duo-pitch slate clad roof.

Cow Shed (11.20m x 5.50m) - Solid stone walls and duo-pitch profile metal clad roof.

Barn (8.50m x 4.80m) - Situated next to the house, having solid stone walls and duo-pitch profile metal clad roof.

Dutch barn with lean to (10.20m x 8.40m) - Steel frame structure, main section having a half round roof with corrugated metal cladding whilst adjoining lean to is clad similarly.



THE LAND

Above the farmstead there is a field of clean pasture with a brook on the western edge. Below the yard there is an garden area which has potential for a range of uses.



AGRI-ENVIRONMENT SCHEMES

The property is not part of any such scheme.

TENURE AND POSSESSION

The tenure of the property is freehold, with vacant possession being available upon completion.

METHOD OF SALE

Offered for sale by private treaty as a whole.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

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.

BASIC PAYMENT ENTITLEMENTS

There are no Basic Payment Scheme entitlements included in the sale

ENERGY PERFORMANCE CERTIFICATE

Assessed Energy Rating - G.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	7 G	

NOTE ON FENCING:

The purchaser of the property shall be responsible for erecting a new livestock fence on the northern boundary. The selling agent can provide further details on this.

SPORTING, MINERAL & TIMBER RIGHTS

In so far as they are owned by the Vendors, rights of sporting, minerals and timber are included in the sale. All such rights are believed to be owned by the Vendors.

STATUTORY AUTHORITIES

Carmarthenshire County Council, County Hall, Carmarthen, SA31 1JP.
Telephone: 01267 234567.

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT.
Telephone: 0300 062 5004.

National Resources Wales (NRW), Customer Care Centre, Ty Cambria, 29 Newport Rd, Cardiff, CF24 0TP.

Telephone: 0300 065 3000.

VIEWING ARRANGEMENTS

Strictly by appointment with Edward H Perkins Rural Chartered Surveyors only.

VENDOR'S SELLING AGENTS

Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Telephone: 01437 760730

Mobile: 07970 370 028

Email: rodney@edwardperkins.co.uk

If you have any enquiries regarding the property, please ask to speak to Rodney Powell or Isabelle Davies.

PLANS AND PARTICULARS

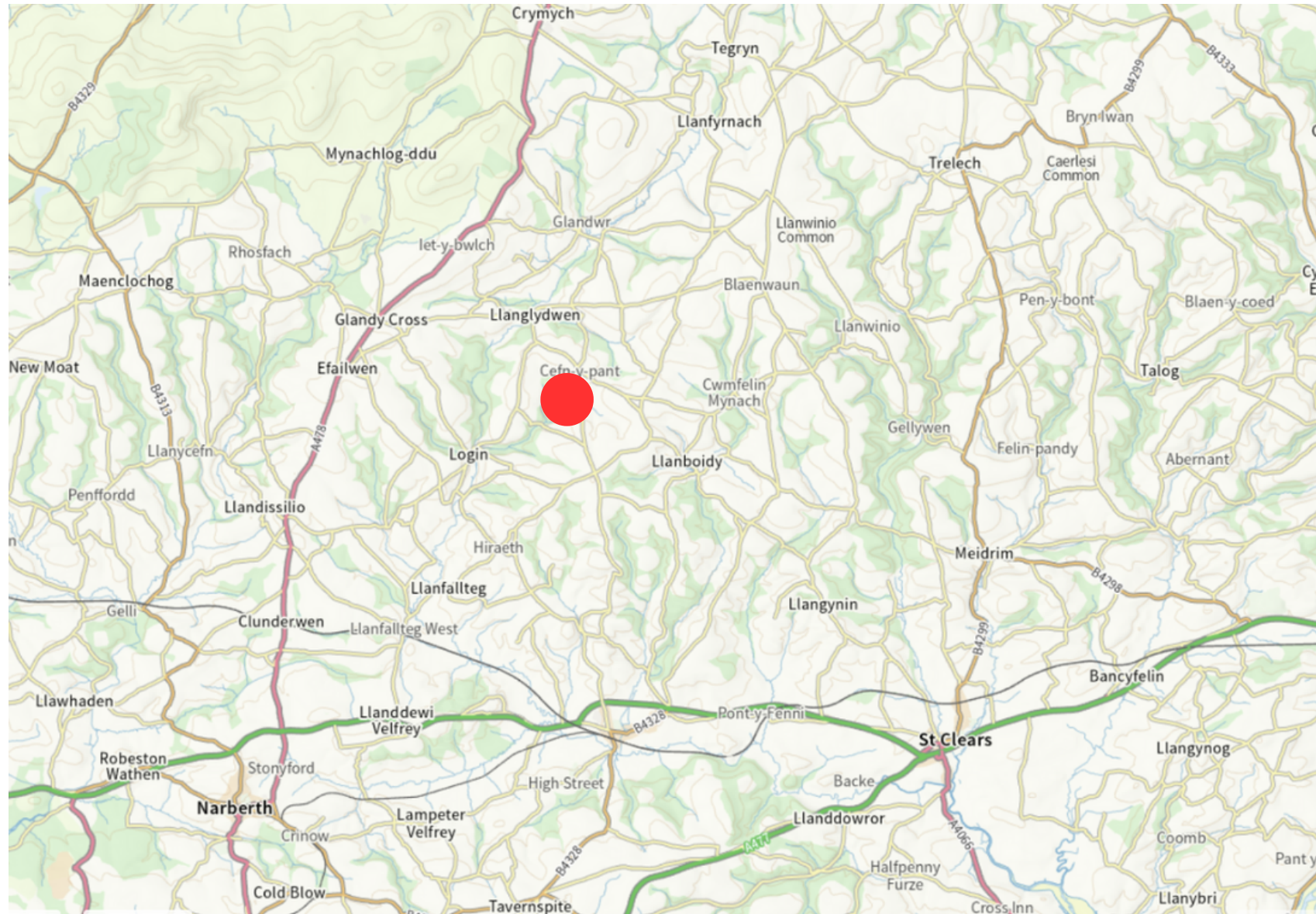
Plans are provided for identification purposes only.

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.

PLAN OF LAND



LOCATION PLAN OF PROPERTY



St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk

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