



**Blaenwernach, Cwmfelin Boeth, SA34 0RU**

**Offers In The Region Of £625,000**

A wonderful smallholding opportunity comprising a large detached grade 2 listed 3 bedroom house with an array of excellent outbuildings and approximately 19.54 acres, situated just outside the small rural village of Cwmfelin Boeth in a quiet rural location, approximately 3 miles from the popular town of Whitland. The property is well presented and provides spacious accommodation with lots of lovely charming features. There is a fantastic collection of substantial outbuildings, ranging from old stone barns to more modern steel framed sheds. There is ample parking for cars and machinery, and the adjoining land offers good quality grazing. This property would make a brilliant family home and really must be viewed for full appreciation.







### Situation

The property is situated in lovely rural location, located in West Carmarthenshire, some 2.8 miles or so from the small town of Whitland which has the benefit of a good range of local services and amenities including a variety of shops, primary and secondary schools, doctors surgery, chemist, train station to Carmarthen. The town of Whitland lies just off the A40 and some 15 miles or so distant is the larger towns of Carmarthen and Haverfordwest which both provide a comprehensive range of commercial, educational and recreational facilities. The M4 connection at Pont Abraham is some 20 minutes from the town of Carmarthen.

### Accommodation

Glazed front door opens into:

#### Entrance Hall



Quarry tiled flooring, oak staircase rises to first floor, understairs storage cupboard, radiator, doors open to:

#### Living Room



With a beautiful fireplace housing a woodburning stove, quarry tiled flooring, sash window to front, radiator, door to inner hallway.

#### Dining Room



With attractive fireplace, tiled flooring, part exposed stone wall, radiator, large opening leads through to:





With attractive fireplace, tiled flooring, part exposed stone wall, radiator, large opening leads through to:

### Kitchen



Fitted with a range of wall and base storage units, worksurfaces, single drainer sink, part tiled walls,

inglenook with oil fired Rayburn serving the domestic hot water and the radiator in the bathroom, space and plumbing for dishwasher, space for gas cooker, beamed ceiling, 2 sash windows to rear, door to:

### Inner Hall

Continuation of tiled flooring, door back to living room and doors to:

### Utility / Shower Room

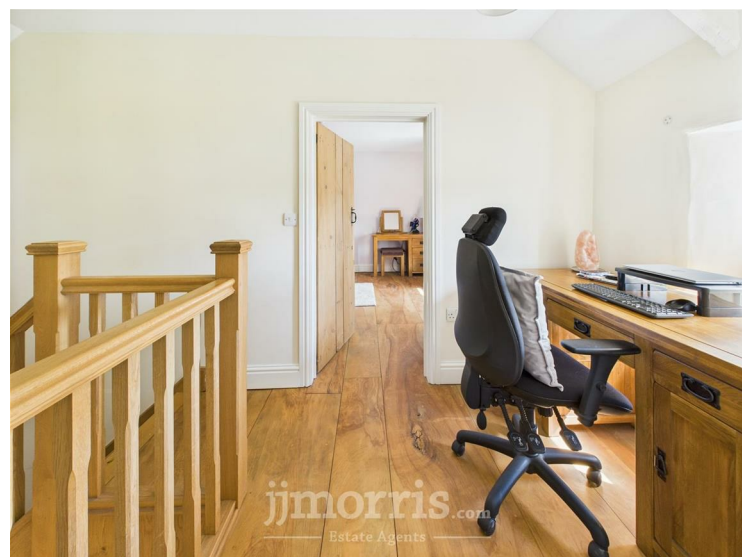


Comprising a large walk-in shower enclosure, W.C, fitted base storage unit with worktop and single drainer sink, plumbing for washing machine, part tiled walls, heated towel radiator, frosted sash window to rear.

### Rear Porch

With external glazed door to rear covered area, sash window to rear, tiled flooring.

### First Floor Landing



Split landing with oak spindle balustrades, beautiful exposed wooden floor boards, sash window to front, latched doors open to:



### Bedroom 1



Sash window to front, continuation of wooden exposed floor, radiator.

### Bedroom 3



Sash windows to side and rear, exposed wooden flooring, radiator.

### Bedroom 2



Sash window to front, continuation of wooden exposed floor, radiator.

### Bathroom



Comprising a bath, W.C, pedestal wash hand basin, part tiled walls, tiled flooring, frosted sash window to rear, heated towel radiator, access to eave storage space.



## Externally



To the front and side of the house are mature colourful gardens enjoying a sunny aspect with lawn, small pond, patio seating area and borders with varying shrubs, trees and plants. Adjoining the house is an open fronted garage which houses an oil fired boiler serving the central heating system. To the rear of the house there is a large concreted yard with vehicular gated access. From the yard access leads to the outbuildings.



## The Outbuildings



An extensive range of farm buildings are conveniently located to the homestead and comprise the following:

Open fronted Livestock Shed 45' x 20' with 5' canopy over head.

Traditional stone range which is currently used for storage and houses the former parlour, dairy and two grain stores.

### Old Carving Shed



Of block construction 36' x 20' Livestock housing 40' x 60' and 5' canopy overhead.

Hay Shed/Storage 60' x 30'

### Old Cubical Shed



80' x 80' approx. (24.38m x 24.38m approx).



Directly behind this building is the silage clamp which measures 90' x 45' with 30' apron and a concrete pathway leads back to the outbuildings.

### The Land



The land, which amounts to approximately 19.54 acres or thereabouts, is situated to both sides of the property, as identified by our plan. The land comprises 2 main fields providing good quality grazing, being mainly on a slope and best suitable for sheep grazing. Both fields benefit from roadside gated access and water connection.

### Entitlements

The seller has informed us that the property benefits from 8 holding units, annually providing an income via Rural Payment Wales, which are to be included in the sale price.

### Directions

From Narberth proceed along the A40 until reaching the town of Whitland. In the town, turn left by the Co-Op onto North Road, passing Whitland Secondary School. Continue on this road until you reach the property which is located on the left hand side, as identified by our JJMorris for sale sign.

### Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Private

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax Band: D

Please Note: There are footpaths over the property

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///texts.nourished.tastings

### Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - None

Three Voice - Limited & Data - Limited

O2 Voice - None & Data - None

Vodafone Voice - None & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 16mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



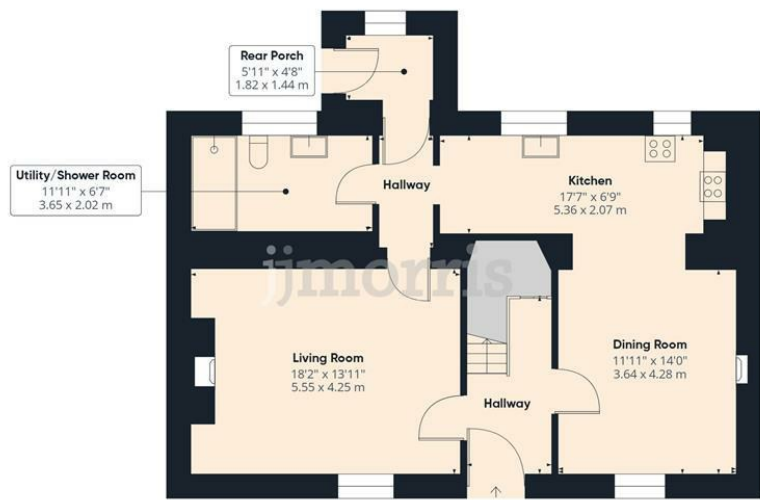




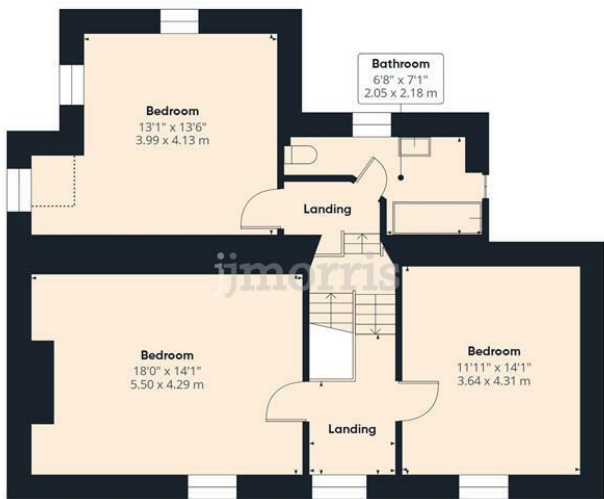




Floor Plan



Ground Floor



Floor 1

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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