



Maesllan, Velindre, SA44 5JE

Offers In The Region Of £700,000

Appealing residential smallholding extending to 30.99 acres or thereabouts

Detached farmhouse offering an abundance of character features

3/4 bedrooms and well proportioned living accommodation

Extensive range of traditional and more modern farm buildings

Productive pastureland and amenity woodland

Occupying a pleasant rural setting yet only 14 miles from the town of Carmarthen

EPC E. \*\*VIEWING BY STRICT APPOINTMENT ONLY\*\*

## Situation

Specifically at OS Grid Reference: SN 3536 in the rural community of Penboyr in the county of Carmarthenshire. Enjoying a pleasant rural setting and accessed by a network of minor council roads within 2 miles west of the A484 Carmarthen (14 miles distant) to Cardigan (17 miles distant) roadway. Carmarthen is considered the administrative town for the county of Carmarthenshire and provides a comprehensive array of commercial, educational and recreational facilities together with excellent road and rail connections to the larger towns of south Wales. The M4 connection at Pont Abraham is only a 20 minute drive from the town of Carmarthen.

## Directions

See location plan.

## Description

An appealing residential smallholding extending to 30.99 acres or thereabouts and occupying a pleasant rural location surrounded by open countryside. The detached farmhouse is of traditional construction boasting an abundance of character features and residential appeal, providing well proportioned living accommodation and 3/4 bedrooms. Selective upgrading is now required but there is an excellent opportunity to re-develop the outhouse which is situated to the rear of the farmhouse. An extensive range of traditional and more modern farm buildings form part of the property and offer considerable opportunity. Situated within a belt of productive land the sale of Maesllan is ideally suited to those looking to acquire a quality smallholding which offers considerable potential (approx. dimensions only):

## Ground Floor

Floor plan available.

## Front Hallway

With stairs rising to the first floor and doors to:

## Parlour 15'6" x 13'6" (4.72m x 4.11m)

Overlooking the fore with radiator and wash hand basin.

## Living Room 16'4" x 16' (4.98m x 4.88m)



The focal point of the room being the inglenook fireplace with beam above and housing the wood burning stove, beamed ceiling, radiator and access to:

## Conservatory 19' x 7'6" (5.79m x 2.29m)



Overlooking the front garden with flagstone floor and door to:

### Wet Room 7'6" x 7' (2.29m x 2.13m)



Incorporating a pedestal wash hand basin, W.C., and an electric 'Mira' shower unit.

### Kitchen 21'3" x 16'3" and 17' x 13' (6.48m x 4.95m and 5.18m x 3.96m)



Well proportioned affording a range of base and wall mounted units with complimentary work surface above, incorporating a single stainless steel sink and drainer unit, valuable island unit with built in wine rack, tiled flooring and radiator. The focal point being the 'Stanley' oil fired range, space for an electric cooker, windows to the side, two 'Velux' windows and door to the rear entrance. Due to the layout of the kitchen, an area is currently utilised as a study but could be incorporated into a dining area.

### Rear Entrance

With access to either side of the property, steps rise to the kitchen whilst access is also provided to:

### Shower Room

With W.C., wash hand basin and 'Triton' shower, also housing the oil fired central heating boiler.

### Out House 15' x 11'9" (4.57m x 3.58m)



With loft above 15' x 12' under a corrugated sheeted roof.

**Storage Area 13' x 7' and 15' x 12' (3.96m x 2.13m and 4.57m x 3.66m)**

### Returning to the main house

#### First Floor

#### Landing



With doors leading to:

### Bedroom 1 16'1" x 13'6" (4.90m x 4.11m)



Overlooking the fore with radiator.

**Bedroom 4/Study 9'8" x 5'7" (2.95m x 1.70m)**  
Window to the fore and radiator.

### **Bedroom 2 16' x 12'3" (4.88m x 3.73m)**

Overlooking the fore with radiator.

### **Bedroom 3 11'6" x 8'6" (3.51m x 2.59m)**

With sloped ceiling and radiator.

### **Bathroom 12'5" x 5' (3.78m x 1.52m)**

With panel bath, W.C., wash hand basin and radiator.

### **Grounds**

The level front garden is laid to lawn and incorporates a variety of established shrubs and is bordered to the roadside by a stone wall with ornamental garden gate.

### **Side Grounds**



To the side lies a generous kitchen garden which includes numerous raised fruit and vegetable beds, polytunnel, glasshouse, timber garden shed and summer house. The gardens provide a very appealing setting and are ideally suited to any keen gardener or those looking for generous outside space.

### **Farm Buildings**



An extensive range of farm buildings are located within the homestead combining both modern and traditional stone ranges from the 18th/19th century, former stables with loft above, former cowshed (68' x 38', solar panels to the roof structure) which have considerable conversion appeal. Other traditional farm buildings include a workshop, generator shed grain store etc.

The more modern agricultural farm buildings were previously used for dairy production and comprise a number of steel and block cubicle housing, various barns, former dairy and parlour pit, two open silage clamps, farm yard manure store and above ground slurry store. To the side of the dairy lies an open fronted steel framed building (88' x 39').

### **Traditional Farm Buildings**

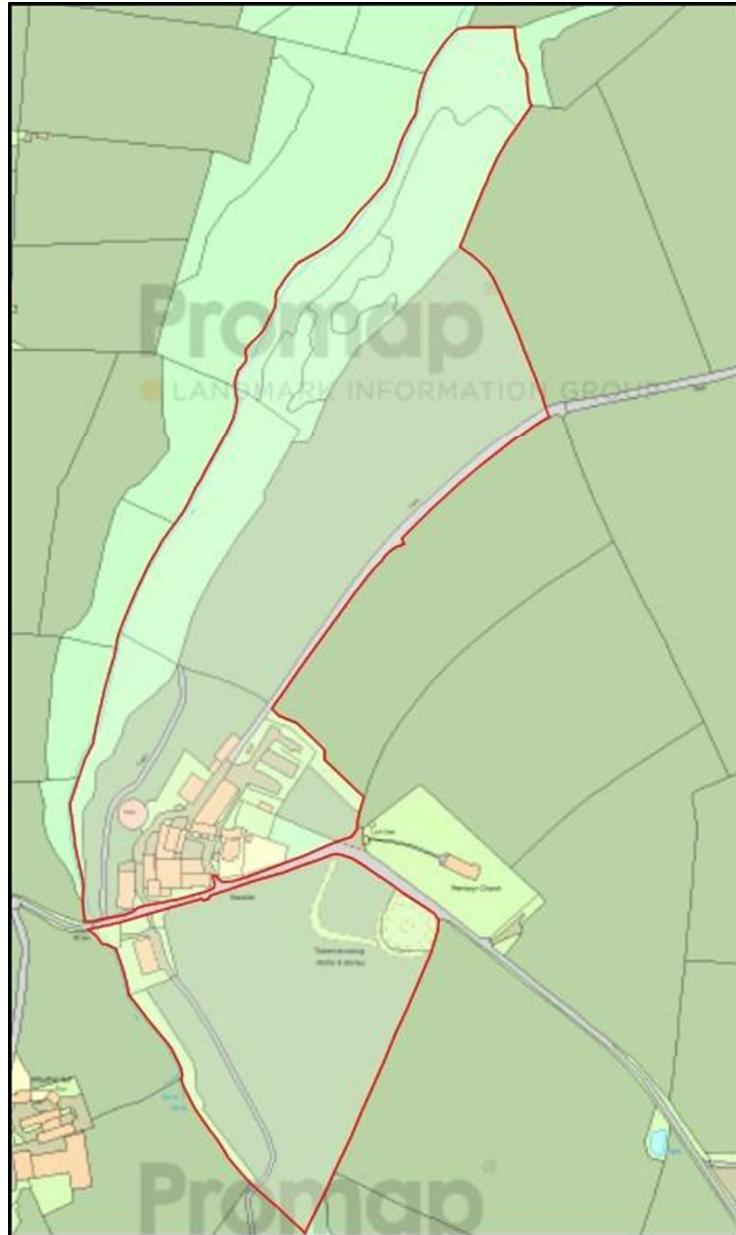


### **Farm Buildings**



Opposite the homestead, lies a modern steel framed building (80' x 39') with hardcore floor and used for the storage of machinery, but could be adapted and used for livestock production if required.

## Land



Tenure: Freehold with vacant possession upon completion (legal advisor to confirm).

Local Authority: Carmarthenshire County Council, County Hall, Carmarthen

Property Classification: Band E (online enquiry only)

Entitlements: Units to be transferred with the sale of the property

Public Rights of Way: Please note that a footpath crosses the farm but is away from the residence. Being situated around the slurry store and follows the track.

### General Remarks

An attractive residential smallholding occupying a pretty rural setting and offering considerable opportunity for further development. To fully appreciate what is on offer an early inspection is strongly recommended.

### Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 1.0 Mbps upload and 7 Mbps download and Ultrafast 220 Mbps upload and 1000 Mbps 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.

### Mobile Phone Coverage

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

EE Voice - No & Data - No

Three Voice - No & Data - No

O2 Voice - Likely & Data - Likely

Vodafone. Voice - Likely & Data - Likely

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.

Extending to 30.99 acres or thereabouts in total which includes approximately 16.5 acres or so of pasture land, 8 acres or thereabouts of broadleaf woodland with the remaining land including the homestead and grounds. The pasture land is mainly level but some sloping land is seen towards the boundary, being suitable for both livestock or equestrian purposes the land is in good heart. We would advise that one enclosure is located the other side of the road and is the position of the private water supply and the remains of a Motte and Bailey castle is also seen within this enclosure.

Please note the vendors would consider a reduced acreage or more land is available by separate negotiation. Plan for identification purposes only.

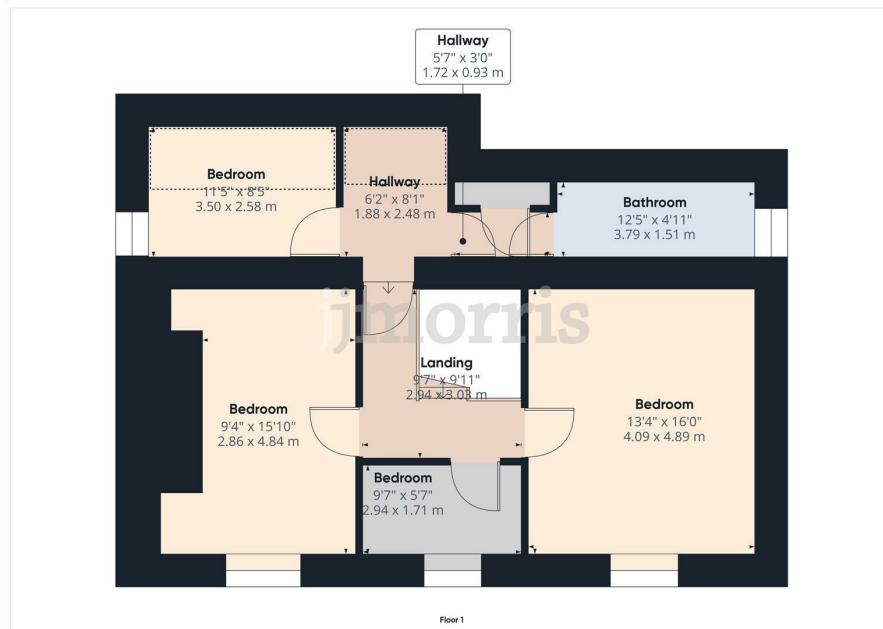
## Services

We understand the property has the benefit of mains electricity and water together with a private drainage system. Oil fired central heating system.

## Floor Plan - Ground Floor



## Floor Plan - First Floor



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 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.