

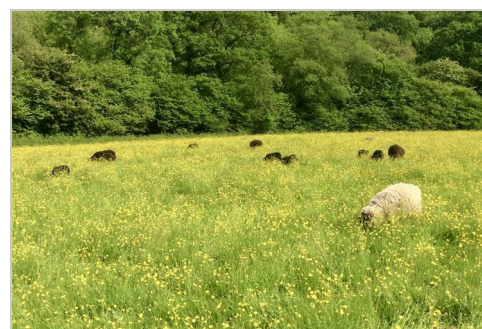


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Fronhaul, Login, Whitland, Whitland, Carmarthenshire, SA34 0XB

Offers In The Region Of £1,000,000

****A Truly Private Country Estate with Outstanding Woodland Valley Views – 66 Acres****

Hidden away in its own secluded valley side near Login, Whitland, this exceptional country estate offers complete privacy with no near neighbours and breath-taking, uninterrupted views across its own private wooded valley. Extending to approximately 66 acres of pasture, mature woodland and river frontage, it is a rare opportunity to acquire an idyllic rural retreat in one of West Wales' most peaceful settings. At the heart of the estate is a charming character two-bedroom farmhouse, complemented by a detached two-bedroom cottage, providing ideal accommodation for extended family, guests or an established holiday letting business. The land gently rolls down to the picturesque River Taf, renowned for its excellent fishing, while a range of traditional stone barns and outbuildings, including stables, shed, a large quad port with space for two quads and a further open fronted building used for storing hay offer significant potential for a variety of lifestyle, equestrian, leisure or smallholding uses (subject to any necessary consents). Despite its remarkable sense of seclusion, the property remains conveniently accessible, combining complete tranquillity with practical convenience.

Properties offering this level of privacy, spectacular natural surroundings and versatility are exceptionally rare, making this a unique opportunity to create an outstanding lifestyle.

Key Features

- * Exceptional private country estate extending to approximately 66 acres.
- * Complete privacy with no near neighbours.
- * Stunning panoramic views.
- * Character two-bedroom farmhouse.
- * Detached two-bedroom cottage ideal for guests, multi-generational living or holiday letting.
- * Pasture, mature woodland and River Taf frontage.
- * Excellent salmon and trout fishing opportunities.
- * Traditional stone barns and outbuildings.
- * Ideal for lifestyle, equestrian, conservation or smallholding purchasers

Location



Located in it's own private valley side setting having a country estate type feel, just north of the rural community of Login, being some 6 miles north of Narberth and the A40 Haverfordwest to Carmarthen roadway. The larger towns of Haverfordwest and Carmarthen are approximately some 16 miles equidistant, both providing wide ranges of shopping and administrative facilities. Please note the property is bisected by public footpath.

Description



Rarely does the opportunity of purchasing a secluded property such as this come available on to the market. Nestling in it's own valley side setting and being diversely appealing, having a characterful 2 bedroomed farmhouse with large rear

conservatory, together with a detached 2 bedroomed cottage, having been both used for residential occupation with a family member, full time letting and in more recent years holiday letting for income generation.

The property is complemented by some well maintained stone outbuildings, with further barns and has a mix of approximately 45 acres of pasture and some 20 acres of woodland, being ideal for those having nature and amenity conservation interest at heart, and bordering the river Taf for the fishing enthusiasts.

The Farmhouse



The Farmhouse which is of stone construction has the benefit of oil fired central heating via a Rayburn range and timber double glazing, with a large double glazed conservatory to the rear. The property has more particularly the following:

Front Stable entrance door to

Kitchen/dining area

18'9 x 13'1 (5.72m x 3.99m)



Having attractive original flag stoned floor, base units with a oil fired Rayburn range providing cooking facilities together with back boiler for domestic hot water and central heating supplies. Beamed ceilings, front window, electric oven.

Kitchen area

15'9 x 6'7 (4.80m x 2.01m)



Again with an attractive timber kitchen units at base and wall level having a slated worksurface incorporating sink unit, ceramic hob with extractor hood over, quarry tiled floor, beamed ceiling.

Rayburn Range



Steps down to

Utility room

13'5 x 6'1 (4.09m x 1.85m)



With base units, double bowl sink unit, plumbing for automatic washing machine

Cloakroom off

Having w.c, wash hand basin, radiator

Rear door to



Conservatory

26' x 11'6" + recess 13 x 6 (7.92m x 3.51m + recess 3.96m x 1.83m)



Having a tiled floor, rear patio doors

Living room

13'1" x 11'10" (3.99m x 3.61m)



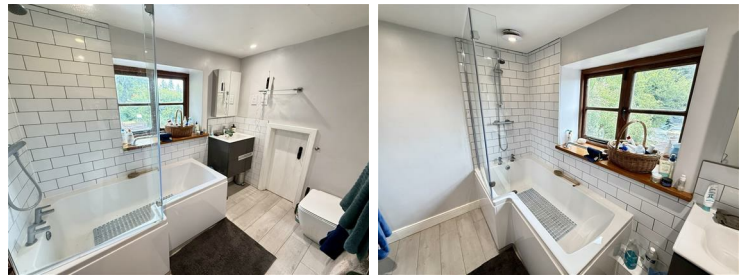
A cozy and characterful room with beamed ceiling, exposed stone walling, double aspect windows, fireplace with multi fuel stove.

First floor



Having a wide staircase leading to half landing

Bathroom



Having a refurbished suite with bath having shower unit over, w.c, wash hand basin, heated towel rail.

Door to under-eaves storage area

Main bedroom 1

13'1" x 10'2" + recess 7'5" x 7'1" (3.99m x 3.10m + recess 2.26m x 2.16m)



With four double aspect windows to front and side, built in cupboard, exposed A frames, radiator

Bedroom 2

13'2 x 13'1 (4.01m x 3.99m)



With two built in cupboards, access to under-eaves storage area, front window steps upto Mezzanine storage area with velux roof window.

Gardens



To the front of the house are terraced gardens with a central path, mature in nature with flower and shrub borders, greenhouse, garden workshop

Fron Haul Cottage



Fron Haul cottage is an attractive detached cottage, providing self contained two bedroomed accommodation

Front enclosed graveled patio area

Front door to

Living room

21'7 x 13'3 (6.58m x 4.04m)



Having a quarry tiled floor and beamed ceiling, fireplace with electric fire inset, 3 radiators

Conservatory

14'7 x 8'2 (4.45m x 2.49m)



Quarry tiled floor, window seating, radiator, enjoying views over the surrounding valley,

Bedroom off

15 x 9'2 (4.57m x 2.79m)



Radiator, exposed stone walling, side window, side entrance door

Kitchen

22 x 6 (6.71m x 1.83m)



Off the living room a door leads to the kitchen with base units, having extensive cupboards and work surfaces incorporating single drainage sink unit, plumbing for automatic washing machine, oil fired boiler, space for range.

Side entrance hall

Separate entrance door

Shower room



With shower cubicle, wash hand basin, toilet, Velux roof window.

First floor

Loft Bedroom

12'9 x 13'3 (overall) (3.89m x 4.04m (overall))



Having exposed A frames, with 5 Velux roof windows, 3 radiators, door to granary steps.

Fronhaul Cottage floor plan



Externally



The property is approached via an initially shared and then private driveway, leading to a traditional yard area, this is flanked by:

Feed shed

19'5 x 8'6 (5.92m x 2.59m)



With power connected

Further stone barn

25 x 13 (7.62m x 3.96m)



Adjoining former dairy/ workshop

15'4 x 10'9 (4.67m x 3.28m)

Second stone range

53 x 14'8 (overall) (16.15m x 4.47m (overall))



With stone construction, with box profile sheeting roof, providing stables, loose boxes etc.,

Rear lean-to

13 x 14'3 (3.96m x 4.34m)



Adjoining Dutch barn
32' x 20 (9.75m x 6.10m)



Open fronted feed store / haybarn/ store shed
38 x 11'6 (overall) (11.58m x 3.51m (overall))

Lands



Which is provided north to the holding, provides some attractive pasture fields and hay meadows, accessed via several internal tracks, together with some lovely river meadows boarded by the river Taf, in a pretty, private valley setting.

There is a substantial field shelter provided.

There is approximately 20 acres of woodland, the whole providing an attractive estate type setting. We are informed the fishing rights are held in hand, There is a borehole with serves some of the animal troughs.

The land has been organically managed (but not of organic status) with no artificial fertilisers, herbicides or other chemical used for over 12 years.

Services



Mains electricity, mains water, private drainage, oil fired central heating with Rayburn to farmhouse and separate oil fired boiler to cottage, Telephone connected via VOIP using Starlink. Internet is provided via Starlink

Council Tax - E

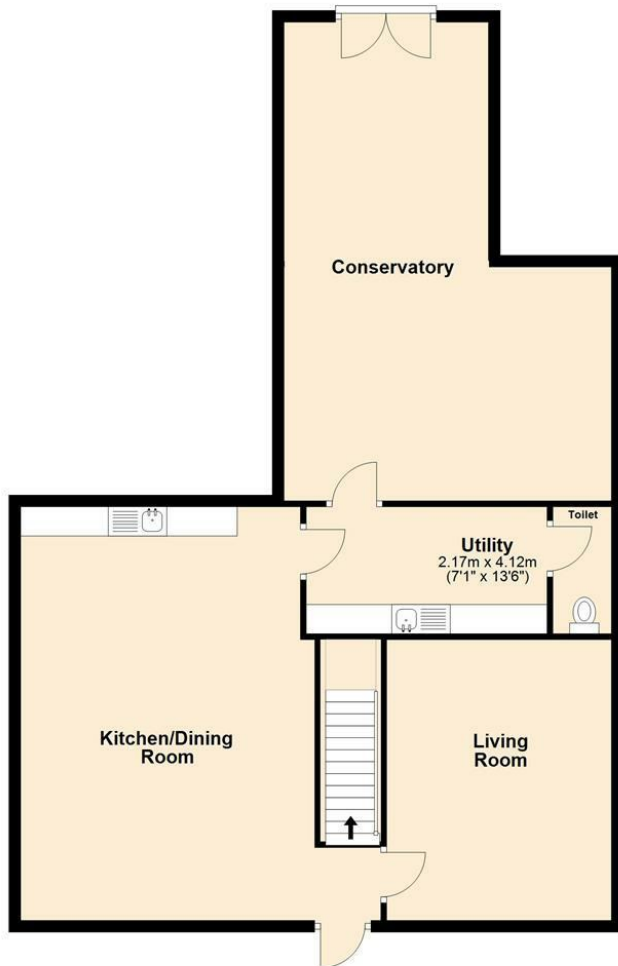


We are informed that the amount payable per annum is £2,728

Please Note

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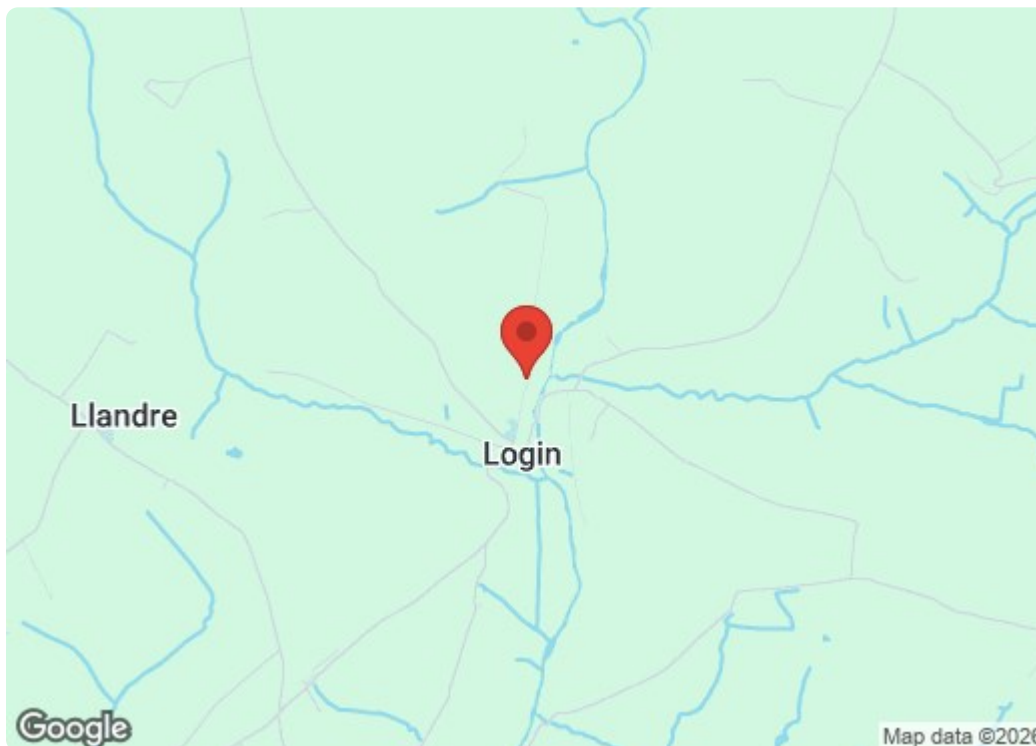
Ground Floor
Approx. 108.7 sq. metres (1170.3 sq. feet)



First Floor
Approx. 46.4 sq. metres (499.8 sq. feet)



Total area: approx. 155.2 sq. metres (1670.1 sq. feet)
Fronhaul, Login, Whitland



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		69
	8	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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