EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**









Bwlchgwynt Ffarmers, Llanwrda, Carmarthenshire, SA19 8HJ

£465,000

A secluded 8 acre smallholding with detached cottage useful outbuildings and mainly level land.
Offering a combination of rural seclusion, useful acreage, established outbuildings and an improved three-bedroom home, this is a distinctive opportunity for buyers looking to embrace country living, pursue agricultural interests or explore the possibilities of a property with considerable versatility.

Despite its peaceful and private setting, the property remains within convenient reach of nearby towns and everyday amenities. Lampeter is approximately 5.5 miles away, while Llandovery lies around 9 miles from the property, offering a broader range of shopping, educational and service facilities.

LOCATION



Set in the countryside on the outskirts of Ffarmers, near Llanwrda, the property enjoys a peaceful setting away from immediate neighbours while retaining access to nearby towns and local services. Lampeter, approximately 5.5 miles away, provides a selection of everyday amenities, shops and services. Llandovery, around 9 miles distant, offers a wider range of retail facilities, schools and other essential services. The surrounding countryside provides an attractive setting for those who value outdoor pursuits, open views and the tranquillity of rural living.

GENERAL DESCRIPTION



Occupying a private countryside position on the outskirts of Ffarmers, near Llanwrda, this recently renovated detached smallholding presents an exciting opportunity for those seeking a rural lifestyle with land in a scenic setting.. The property offers a range of versatile outbuildings. With grounds extending to approximately 8 acres, the property combines comfortable residential accommodation recently improved with a Eco 4 insulation and heating system with air source heating, solar panels and battery and improved insulation together with UPVC windows making it an energy efficient home with an EPC raring of B.
A property with considerable agricultural, equestrian and lifestyle potential, all set against an attractive backdrop of open countryside.

The house has undergone a programme of improvements, including the addition of a newly constructed entrance porch, an updated ground floor wet room and a recently fitted first floor bathroom. The accommodation comprises an entrance porch leading into the kitchen and a spacious open-plan living and dining room, complete with an attractive exposed stone fireplace and log-burning stove. Upstairs, there are three well-proportioned double bedrooms and a family bathroom.

A particular feature of the property is the impressive range of four outbuildings, comprising two traditional stone barns and two Dutch barns. These provide a wealth of space for agricultural storage, workshop use, livestock accommodation or other potential purposes, subject to the relevant permissions. One of the stone barns has previously benefited from full planning permission for conversion into holiday accommodation, offering an interesting prospect for buyers wishing to explore its further potential.

The external space is equally appealing, with a substantial yard, gated access and ample parking for multiple vehicles, machinery or equipment. The surrounding land extends to around 8 acres and is arranged into three gently sloping pasture paddocks, making it well suited to grazing, equestrian interests or a smallholding enterprise. An installation of 18 ground-mounted solar panels further enhances the property's rural infrastructure.

ENTERANCE PORCH



A useful entrance porch providing a welcoming approach to the property and kick off your boots. The space features tiled flooring, double-glazed windows and a double-glazed external entrance door, allowing plenty of natural light.

KITCHEN



Fitted with a recently fitted selection of wall-mounted and base units, the kitchen incorporates an electric oven, four-ring hob with extractor hood above, and a sink with drainer. There is plumbing for a washing machine, together with tiled flooring, double-glazed windows overlooking the front and side elevations, and a wall-mounted radiator.

LIVING/DINING AREA

19'8 x 9'7 (5.79m'2.44m x 2.74m'2.13m)



A generously proportioned reception space offering room for both relaxing and dining. The room benefits from double-glazed windows to the front and rear, and a characterful exposed stone feature wall incorporating a fireplace with a log-burning stove set upon a slate hearth. Built-in storage, two wall-mounted radiators and a half-glazed external door complete the accommodation.

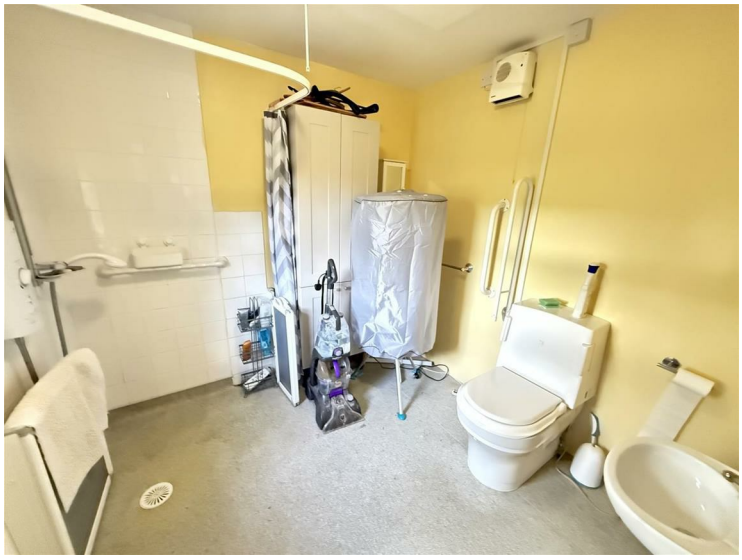
SITTING AREA

10'4 x 6'8 (3.05m'1.22m x 1.83m'2.44m)



GROUND FLOOR WET ROOM

8' x 7'10 (2.44m' x 2.13m'3.05m)



Recently installed and fitted with an electric shower, WC and wash hand basin, the wet room also provides built-in storage, an extractor fan and a wall-mounted radiator. A rear-facing double-glazed window provides natural light and ventilation.

FIRST FLOOR



Galleried landing with door to spacious storage cupboard, access to loft space

BEDROOM ONE

11'7 x 10'4 (3.35m'2.13m x 3.05m'1.22m)



A double bedroom with window having attractive views.

BEDROOM TWO

12' x 7'2 (3.66m' x 2.13m'0.61m)



A double bedroom with a good sized built-in wardrobe provides convenient storage.

BEDROOM THREE

11'7 x 10'4 (3.35m'2.13m x 3.05m'1.22m)



to the front with a door to a built-in cupboard housing the boiler and water tanks and offers additional storage space.

FAMILY BATHROOM
9’ x 6’8 (2.74m’ x 1.83m’2.44m)



The first-floor bathroom is finished with tiled walls and laminate flooring. The modern suite comprises a bath with shower over, WC and wash hand basin, complemented by both wall-mounted and floor-standing storage units.

EXTERNALLY



The property is approached by its own track with hard based parking ans storage areas for machinery trailers etc,
This leads to a traditional courtyard flanked by the buildings and house.

OUTBUILDING



A sizeable stone barn of considerable character, we are informed being the original traditional longhouse with the fireplace insitu. Partly arranged over two floors, the building retains an appealing connection to the property's agricultural heritage and benefits from windows providing natural light, as well as electricity and lighting throughout and in our opinion having considerable potential for conversion into further accommodation (st planning)

The original coach-house part of the barn is currently used as a garage, with the remaining accommodation offering scope for alternative uses, subject to the appropriate consents. We are informed the building has previously received full planning permission for conversion into a holiday let, and would be an ideal opportunity for those seeking to do so (subject to planning.)

OUTBUILDING
65 x 18 (19.81m x 5.49m)



A substantial traditional stone barn situated opposite the main residence. The building benefits from electricity and lighting, together with a recently partly replaced corrugated roof. the offer considerable flexibility for agricultural storage, workshop use or other potential uses, subject to any necessary planning and building regulations approval.

WORKSHOP
29’ x 17’6 (8.84m’ x 5.18m’1.83m)



A useful workshop being of a rounded nissan hut design with two front doors

DUTCH BARN
34 x 34’ overall (10.36m x 10.36m’ overall)



A practical agricultural building used for a workshop, machinery store with side lean-to used for livestock housing. there are tow loose boxes to the rear of this building currently used as a pig sty.

GROUNDS AND LAND



The property is approached along a private track, leading to a gated entrance and a spacious yard with extensive off-road parking. The layout provides practical space for several vehicles, agricultural machinery, trailers or equipment. Beyond the yard, the land extends to approximately 8 acres and is divided into three gently sloping pasture paddocks.

The paddocks offer opportunities for grazing, equestrian pursuits or keeping livestock, while also providing the space and flexibility associated with a traditional country smallholding. Combined with the substantial outbuildings and secluded position, the land makes this an appealing proposition for buyers seeking a more self-sufficient rural lifestyle.

SERVICES



We understand that the property is served by mains electricity, supplemented by the ground-mounted solar panels, with battery storage, a private borehole water supply, a private drainage system and an air source heat pump. A log-burning stove provides an additional source of heat to the main living area.

COUNCIL TAX
Carmarthenshire Council Band D

Bwlchgwyn Ffarmers



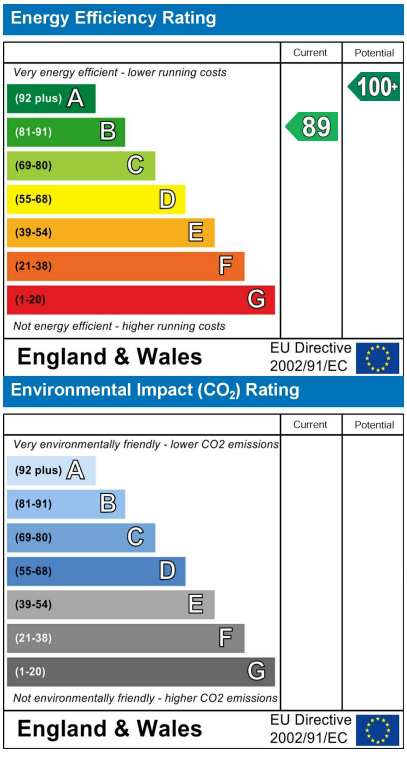
GROUND FLOOR FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026





5 NOTT SQUARE, **CARMARTHEN**, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

MART OFFICE, **LLANYBYDDER**, CEREDIGION, SA40 9UE
Tel: (01570) 480444

1 MARKET STREET, **ABERAERON**, CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,