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## **Bryngwynne Fach Carmel, Llanelli, Carmarthenshire, SA14 7UH**

**Guide Price £525,000**

Nestled in the picturesque area of Carmel between Cross Hands and Llandeilo this delightful smallholding offers a unique opportunity for those seeking a tranquil country lifestyle. Set within approximately 8.5 acres of beautiful land, (Further 3.7 acres by separate negotiation) this property is a blank canvas, ready for you to create your dream country home.

The detached farmhouse accommodation has been partly improved and re roofed and has been stripped out internally providing you with the perfect opportunity to refit and design the interior to your own specifications. The layout allows for flexibility, enabling you to tailor the home to suit your lifestyle having previously offered 5 bedroomed accommodation.

In addition to the farmhouse, the property features a barn that comes with planning consent for residential conversion. This presents an exciting opportunity to expand your living space or create a separate dwelling for guests or rental income. This smallholding is perfect for those looking to embrace a rural lifestyle while still being within reach of local conveniences. With its great potential and idyllic setting, this property is an exceptional opportunity for anyone looking to invest in a country retreat.

## LOCATION



One of the standout features of this smallholding is its lovely location, with no near neighbours, ensuring peace and privacy. Despite its rural charm, the property is conveniently situated, providing easy access approx 4 miles equidistant to the nearby towns of Llandeilo and Cross Hands, where you can find a range of amenities and services and also convenient to the M4 at Pont Abraham providing ease of access to a motorway network for those seeking accessibility.

The south facing aspect adds to the appeal of this property. There is a public footpath that crosses the property.

## DESCRIPTION



A secluded smallholding in a great location, approached over a pretty lane leading to a traditional homestead being flanked by the barn and with the house overlooking the paddocks to the front.

The land is a particular feature being level to gently sloping running down to and partly intersected by a small stream.

The farmhouse has been re-roofed and is of traditional construction with rendered elevations and ready to be completed to your own specification

## FARMHOUSE



The farmhouse previously we are informed offered a substantial 5 bedroomed house and has been stripped out ready for refitting and is a blank canvass for those looking to create their rural idyll and escape to the country!

## GROUND FLOOR



The accommodation at present is divided into four ground floor rooms with exposed stone walls and some lovely original fireplaces and quarry tiled floors.

## FIRST FLOOR



The first floor has been stripped back to provide a large

landing area where a bathroom was proposed with 3 further large bedrooms but these could be subdivided to provide further rooms and was previously 5 beds with 2 bathrooms.

**EXTERNALLY**



One of the main features is the tucked away and secluded location with a lovely lane providing a pleasing approach and leading to a traditional yard area. The yard is flanked by the following buildings

**APPROACH**



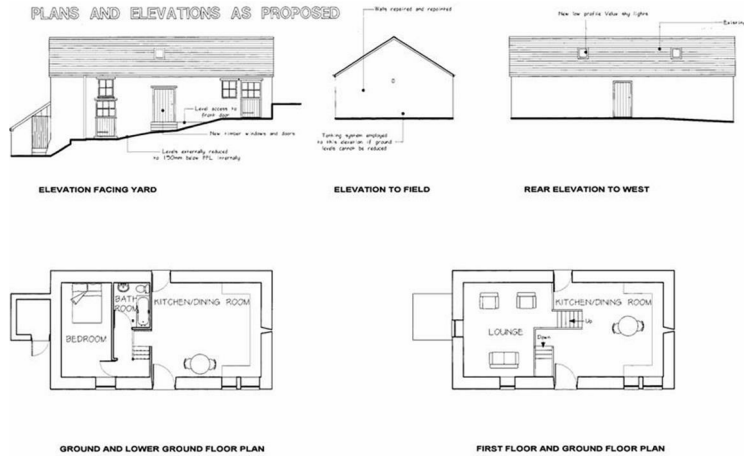
**YARD AREA**

**STONE BARN**



the property has a well maintained stone barn that has been re roofed and has potential to create another living unit or used as a workshop/storage facility.

**PLANNING CONSENT**



The property benefits from planning consent for the conversion of the barn into a 1 bedroomed residential cottage and the vendors inform us that this has commenced. TG/02774 - CHANGE OF USE OF REDUNDANT COWSHED TO RESIDENTIAL ACCOMMODATION - Full Granted - 20/02/2003

## DUTCH HAY BARN AND LEAN TO



To the rear of the stone building is a useful barn that could be used for storage, stabling or animal housing with concreted yard area.

## FURTHER BARN



At the bottom of the yard there is a range of barns that have previously been used for garages and loose housing.

## LANDS



The property is offered with two lovely paddocks and a further area running down to a stream, there is a further 3.7 acres available by separate negotiation

for those buyers seeking further lands.

Please see the enclosed plan

## SERVICES



We are informed that the property has the benefit of Mains electricity, mains water and private drainage

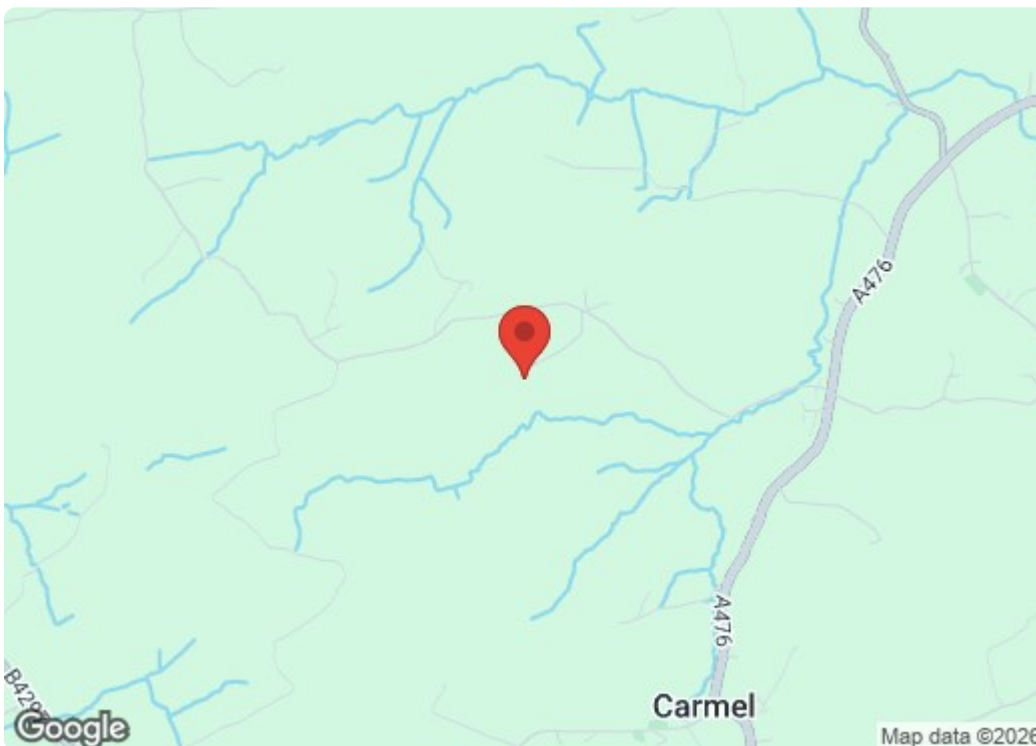
## DIRECTIONS



What3words: chitchat.same.filed

The property can be found off the A476 Llandeilo to Cross hands roadway by turning by the Temple Bar public house continuing along this lane and then the entrance can be found on the left hand side.

## COUNCIL TAX



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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