



**Blaen Nant Rhys Bancyffordd, Llandysul, Carmarthenshire, SA44 4SB**

**Price Guide £1,495,000**

SUPERIOR APPROX. 172 ACRE STOCK (FORMER DAIRY) FARM COMPRISING A HOMELY SPACIOUS 4/5 BEDROOM OIL CENTRALLY HEATED, DOUBLE GLAZED FARMHOUSE. A GOOD RANGE OF MODERN AND TRADITIONAL OUTBUILDINGS ON THE PERIPHERY OF THE CONCRETED FARMYARD TO INCLUDE CATTLE HOUSING, OLD STONE BARN (CONVERSION POTENTIAL STP). EXCELLENT PRODUCTIVE PASTURE SUITABLE FOR GRAZING/CROPPING IN COMPACT CONVENIENT ENCLOSURES WITH CIRCA 22 ACRES OF WOODLAND.

## LOCATION



The farm extends to approximately 172 acres and is situated at Bancy Ffordd, a quiet rural location just outside the market town of Llandysul. The property enjoys a peaceful countryside setting with open views across the surrounding farmland, while remaining conveniently placed for access to local amenities. Llandysul provides a good range of everyday services including shops, schools and recreational facilities, and is well known for its strong agricultural community. The wider area offers easy connections to neighbouring towns and villages across West Wales, including the larger town of Carmarthen.

## DESCRIPTION



An impressive livestock farm being a former dairy farm with potential to reintroduce dairying in our opinion, having a good range of outbuildings and a comfortable and spacious farmhouse.

The property could be available with less land if required.

## THE FARMHOUSE



Comprises a characterful substantial property recently having a refurbished kitchen and providing the following -

### FRONT ENTRANCE DOOR to PORCH

7'7" x 6'7" (2.31m x 2.01m)

### KITCHEN/DINING ROOM



PIC

## DINING AREA

33' x 12' (10.06m x 3.66m)



With a range of fitted kitchen units, spot lighting, Rayburn range with back boiler for domestic hot water supplies and also providing cooking facilities.

## KITCHEN AREA

15'1" x 7'8" (4.60m x 2.34m)



With a recently installed range of attractive kitchen units with double sink unit, central island, integrated oven and microwave, dishwasher, fridge and freezer.

## LIVING ROOM

14'6" x 14' (4.42m x 4.27m)



With fireplace

## REAR LOBBY

( )

With rear entrance door

## UTILITY ROOM

10'3" x 6'11" (3.12m x 2.11m)



Range of base units, plumbing for automatic washing machine, toilet, radiator

## SITTING ROOM

13'10" x 12'1" (4.22m x 3.68m)



With a brick fireplace

## REAR SITTING AREA

15'5" x 7' (4.70m x 2.13m)



With French doors, door to -

## BOILER CUPBOARD

Housing the oil fired central heating boiler

## FIRST FLOOR - GALLERIED LANDING



Radiator

## REAR BEDROOM

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

## BATHROOM

11'6" x 7' (3.51m x 2.13m)

With bath, wash hand basin in vanity unit, part tiled walls, toilet

## FRONT BEDROOM 2

14' x 12'3" (4.27m x 3.73m)



Radiator

## OFFICE/BEDROOM 5

8'5" x 5'6" (2.57m x 1.68m)

## BEDROOM 3

11'6" x 13'10" (3.51m x 4.22m)



Built-in wardrobes, radiator

## THROUGH BEDROOM OFF

12' x 11'6" (3.66m x 3.51m)



Radiator, door to built-in cupboards, access to airing cupboard with copper cylinder.

## EXTERNALLY



The farm is approached by a good concrete track to a traditional homestead surrounded by the house and traditional barns

There are private garden areas to the rear.

## FARM BUILDINGS



Conveniently arranged on the periphery of the spacious farmyard with the old stone barn, ample store sheds, modern steel frame cubicle cattle housing.

## STONE BARN



## SERVICES

Mains electricity. Private Water via borehole with filtration system, private drainage., oil fired central heating, double glazing.

## COUNCIL TAX BAND: F

Amount payable:

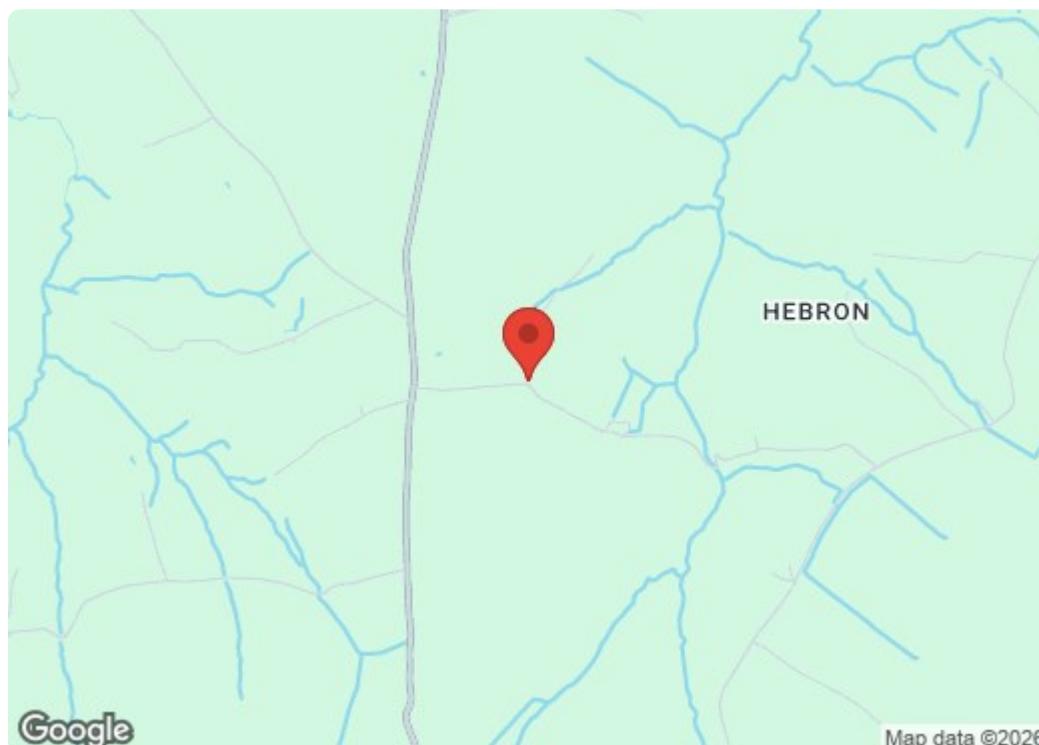
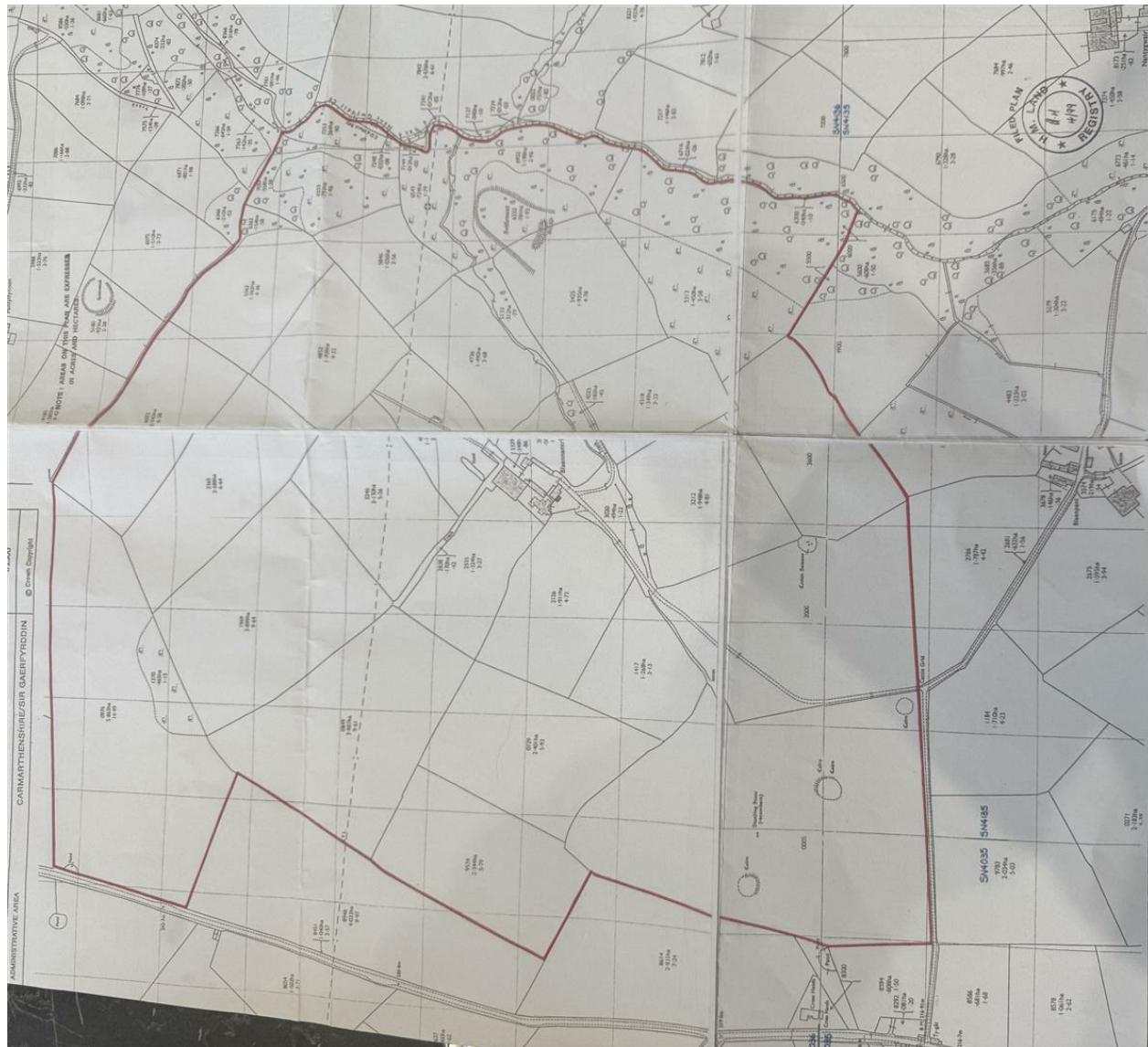
## STORE SHEDS



## THE LAND



The Land has been organically managed in recent years yet not registered, extends, we are informed to circa 173 acres (see plan) virtually all clean pasture, in compact convenient stock proof fenced enclosures, suitable for grazing, cropping with water troughs. Around 22 acres comprises of woodland with Nantgwyddil stream forming the boundary on the eastern side.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		42
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

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