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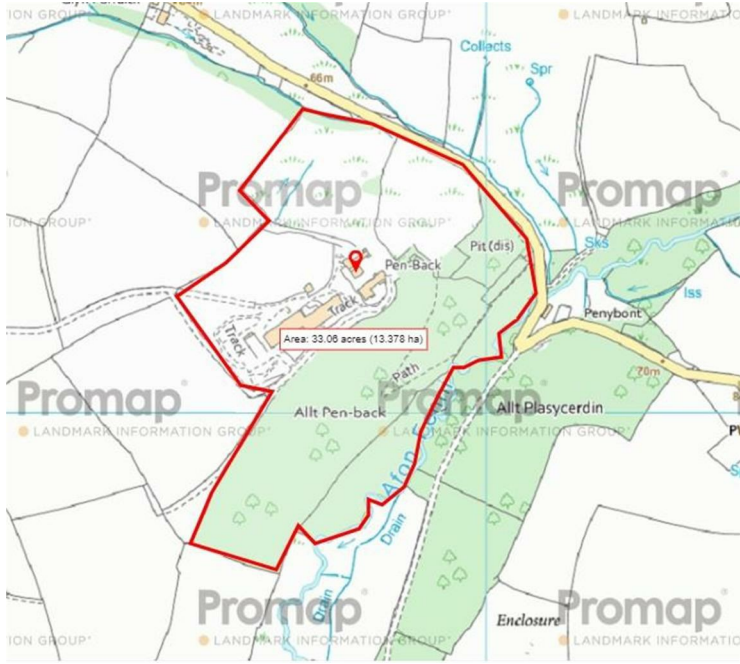
Penback Smallholding, Llanboidy, Whitland, Carmarthenshire, SA34 0LN

£650,000

A secluded county smallholding set in some 33 acres of pasture and mature oak woodland with a substantial 4 bed farmhouse, traditional stone ranges and extensive modern buildings, being diversely appealing and with alternative use potential.

Attractive private location yet not remote only some 4 miles from the town of Whitland and the A40 roadway, convenient to Carmarthen and Haverfordwest.

LOCATION



The property is attractively located in a secluded private location yet not being remote approximately 4 miles north of the small town of Whitland, approximately 5 miles from the town of St. Clears both lying just off the A40 dual carriageway from Carmarthen to Haverfordwest being the gateway to Pembrokeshire. The property is located approximately 1 mile from the village of Llanboidy which provides a good range of local amenities including primary school with both Whitland and St. Clears offering a good range of everyday facilities.

DESCRIPTION



Penback comprises a diversely appealing small holding beautifully secluded with no near neighbours, yet not being remote. The property is offered for sale being a former dairy farm which has now been purchased with the land being retained for afforestation. The property is offered with some 33 acres being some 10 acres of pastureland and fields with the remainder of the extensive homestead area with comprehensive range of buildings which would suit a diverse range of interest including equestrian, workshops, storage etc.,

(subject to obtaining any necessary consents).

There is also a further area of mature oak woodland in a valley setting being an attractive feature.

The farmhouse is a substantial dwelling offering 4 bedroom, 3 reception room accommodation with the benefit of oil fired central heating (not tested) and double glazing. The property would benefit from some cosmetic refurbishment and upgrading and affords more particularly the following accommodation -

REAR ENTRANCE DOOR to -

PORCH

Door to -

KITCHEN/DINING ROOM

29' x 8'11" overall (8.84m x 2.72m overall)



KITCHEN AREA



With Kitchen area having a range of pine fitted kitchen units at base and wall level incorporating stainless steel sink unit, oil fired boiler

DINING AREA



Radiator

UTILITY OFF



With stainless steel sink unit, plumbing for automatic washing machine

LIVING ROOM

14'1" x 14'2" (4.29m x 4.32m)



Double aspect windows, radiator, fireplace

SITTING ROOM

13'8" x 13'11" (4.17m x 4.24m)



Radiator, stone fireplace

HALLWAY



With tiled floor, stairs to floor, understairs storage cupboard

FIRST FLOOR - LANDING



Access to airing cupboard and loft

BEDROOM 1

13'8" x 14' (4.17m x 4.27m)



BATHROOM



With bath,, toilet and wash basin, radiator

BEDROOM 2

14' x 15' (4.27m x 4.57m)



Double aspect windows

BEDROOM 4

9'10"x 13' (3.00mx 3.96m)



BEDROOM 3

11'3" x 9'10" (3.43m x 3.00m)



Built-in cupboard

EXTERNALLY



There are grounds and grassed area surrounding the farmhouse which is nicely tucked away from the main

buildings together with two stone ranges flanking the homestead area which in our opinion would best suit conversion into further accommodation. The main buildings are set away from the main house surrounded by a concreted yard and provides the following -

BUILDING RANGE



SILAGE PIT CONCRETED YARD AREA



Adjoining workshop previously a silage shed, former dairy buildings including parlour and leanto covered yard, further cubicle housing and cattle buildings of a useful high eaves height, large external former silage pit and slurry pit.

BARN RANGE 1



BARN RANGE 2



THE LAND



The property is approached via a recently upgraded access track through the land that is being retained for afforestation off the Whitland to Llanboidy roadway which will be via right of way. On approaching the homestead there are various paddocks to the left hand side having three main paddock areas of approximately 10 acres with the remainder being the homestead area and extensive area of mature deciduous woodland adding to the appeal of the property falling down to the valley below. The property does have return access to the Llanboidy to Llangynnin roadway with a separate access that could be upgraded if required.

ACCESS LANE



VIEWS OVER VALLEY

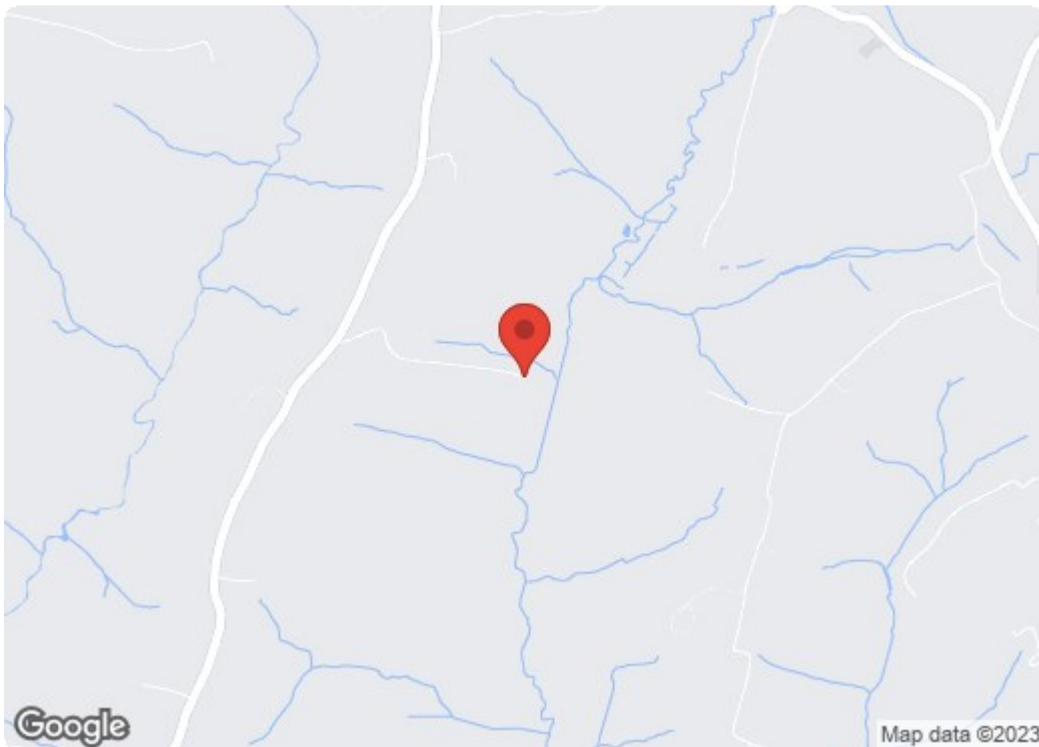
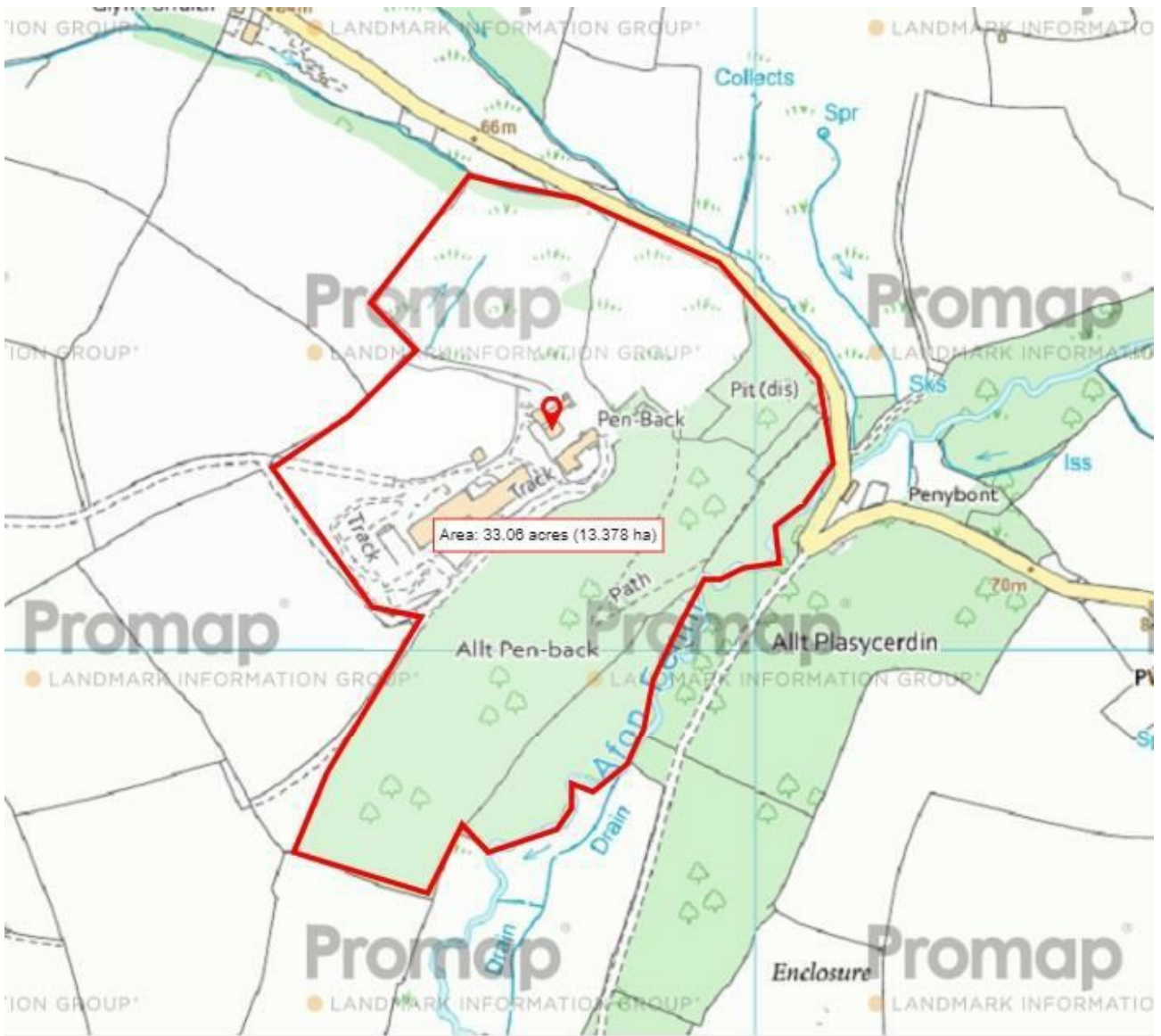


TENURE

The smallholding is being offered for sale with vacant possession and being chain free.

DIRECTIONS

From Whitland on the roundabout on the A40 by the Roadhouse Restaurant, take the road signposted for Llanboidy, proceed on this road for approximately 3 miles and the entrance to the property can be found on the right hand side just after the Jabajak Restaurant.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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