

# EVANS BROS.

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**Llundain, Esgairdawe, Llandeilo, Carmarthenshire, SA19 7SG**

**Guide Price £1,250,000**

An opportunity of acquiring a 167 acre livestock and equestrian holding in rural surroundings with a deceptively spacious 4 bedroomed refurbished farmhouse, in need of some final completion, extensive range of kennel buildings, stables and livestock housing/general purpose barns, together with a purpose built equestrian arena and stables and useful level to sloping pasture and amenity lands, in all some 167 acres or thereabouts. The farm is offered initially as a whole or alternative in three lots being -

LOT 1 - The homestead inc. house, outbuildings, riding arena, stables and breeding kennels together with some 49.15 acres -

Guide Price £750,000

LOT 2 - 114 Acres of land, varying in quality from good quality pasture, cropping land to steeper woodland and amenity land -

Guide Price £500,000

LOT 3 - A small parcel of 4.76 acres elongated land with two main paddocks and further open areas - Guide Price £45,000

## LOCATION

The farm is located within the edge of the rural community of Esgairdawe with the homestead located in a sheltered position at the bottom of the valley bisected by a council maintained no through road leading to one other farm. The property has good roadside frontages and is bisected by the Esgairdawe to Tafarn Jem roadway being approximately 1.5 miles from the village of Llansawel and convenient to the market town of Llanybydder renowned for its livestock market, together with a good range of everyday facilities including doctors surgery, chemist, shops, primary school etc. The property is also convenient to the larger towns of Lampeter, Llandoverly and Llandeilo.

## DESCRIPTION



Llundain comprises a useful livestock farm having been developed in more recent times with dog breeding and equestrian facilities, having kennels, 60m x 20m arena and purpose built stable block. The farmhouse has recently been refurbished with requirement of some completion of roofing works externally and offers deceptively spacious 4 double bedroomed accommodation. Around the farmhouse on the initial part of the homestead are two traditional barns converted into breeding kennels together with extensive livestock buildings flanking a concreted yard area and two further workshops/general purpose barn. Set on the other side of the road is a purpose built equestrian area with a stable building, divided into six stable blocks and tack room area, 60m x 20m arena and residential caravan connected to services. The property provides more particularly the following -

## SIDE ENTRANCE DOOR to -

## BOOT/UTILITY ROOM

12'10" x 7' (3.91m x 2.13m)



## KITCHEN/DINING ROOM

20'9" x 15'2" (6.32m x 4.62m)



A good traditional farmhouse style kitchen with base units incorporating wood burning stove with back boiler for central heating and domestic hot water supplies

## REAR UTILITY ROOM

10' x 9' (3.05m x 2.74m)



With base units with radiator, rear entrance door

## LIVING ROOM

14'10" x 10'2" (4.52m x 3.10m)



With fireplace having wood LPG gas stove, stairs to first floor and door to-

## MAIN HALLWAY

Front entrance door, radiator, front porch

## BATHROOM

10'6" x 8'6" (3.20m x 2.59m)



Being designed as a wet room with shower, slipper bath, wash hand basin, toilet

## GROUND FLOOR BEDROOM

11'9" x 10'4" (3.58m x 3.15m)



Radiator, tiled floor. Built in wardrobe.

## BEDROOM 2

12'2" x 10'5" (3.71m x 3.18m)



Radiator, tiled floor.

## FIRST FLOOR - LANDING/STUDY AREA

10'6" x 9'10" (3.20m x 3.00m)

With velux roof windows

## BEDROOM 3

15'1" x 10'1" (4.60m x 3.07m)



Side window, velux roof window

## BEDROOM 4

22' x 10'4" (6.71m x 3.15m)



2 Velux roof windows, side windows, 2 radiators

## EXTERNALLY



To the rear of the dwelling house are grassed garden areas with further enclosed garden area with Portal frame workshop 54' x 26' having power connected.

## BUILDINGS



To the side of the house are two kennel buildings although we are informed that the kennel fittings to one of the buildings will be removed

## LARGE CATTLE BARN



Large cattle barn 45' x 85' with cubicles and loose housing together with associated feed pastures and fodder storage areas.

## PORTAL FRAME BARN



Portal frame barn 80' x 43 with overhang over the feeding area. On the opposite side of the road is a useful workshop with high eaves 75' x 40' with roller shutter door, we are informed with power connected with one elevation not clad.

## EQUESTRIAN FACILITIES



Set away from the main house on the opposite side of the road is a area that has been developed into a purpose built equestrian area with portal frame stable 60' x 25' having six loose boxes, four with 12' x 15' boxes, two 12' x 12' boxes together with central large tack area with solar panel system located on the roof (feeding tariff arrangements to be confirmed). In this area there is also a mobile home connected to services.

## THE LANDS

The farm is divided into three main areas -

### Area 1



Area 1 - Some 49 acres surrounding the homestead with a further 2 bay implement shed and divided by the no-through road.

## Area 2



Area 2 - Comprises approximately 114 acres of level to sloping lands ranging from productive pasture and lands for harvesting and grazing to further sloping areas and areas of woodland.

## Area 3



Area 3 - On the opposite side of the road is an elongated area of land of some 4.76 acres comprising two main fenced in paddock areas together with open verge/wooded areas having an extensive roadside frontage, in an elevated position enjoying views over the open countryside.

### **SERVICES**

We are informed that the farmstead has the benefit of a private water supply located on its own lands, mains electricity, solar pv panels fit terms to be confirmed, private drainage, solid fuel central heating.

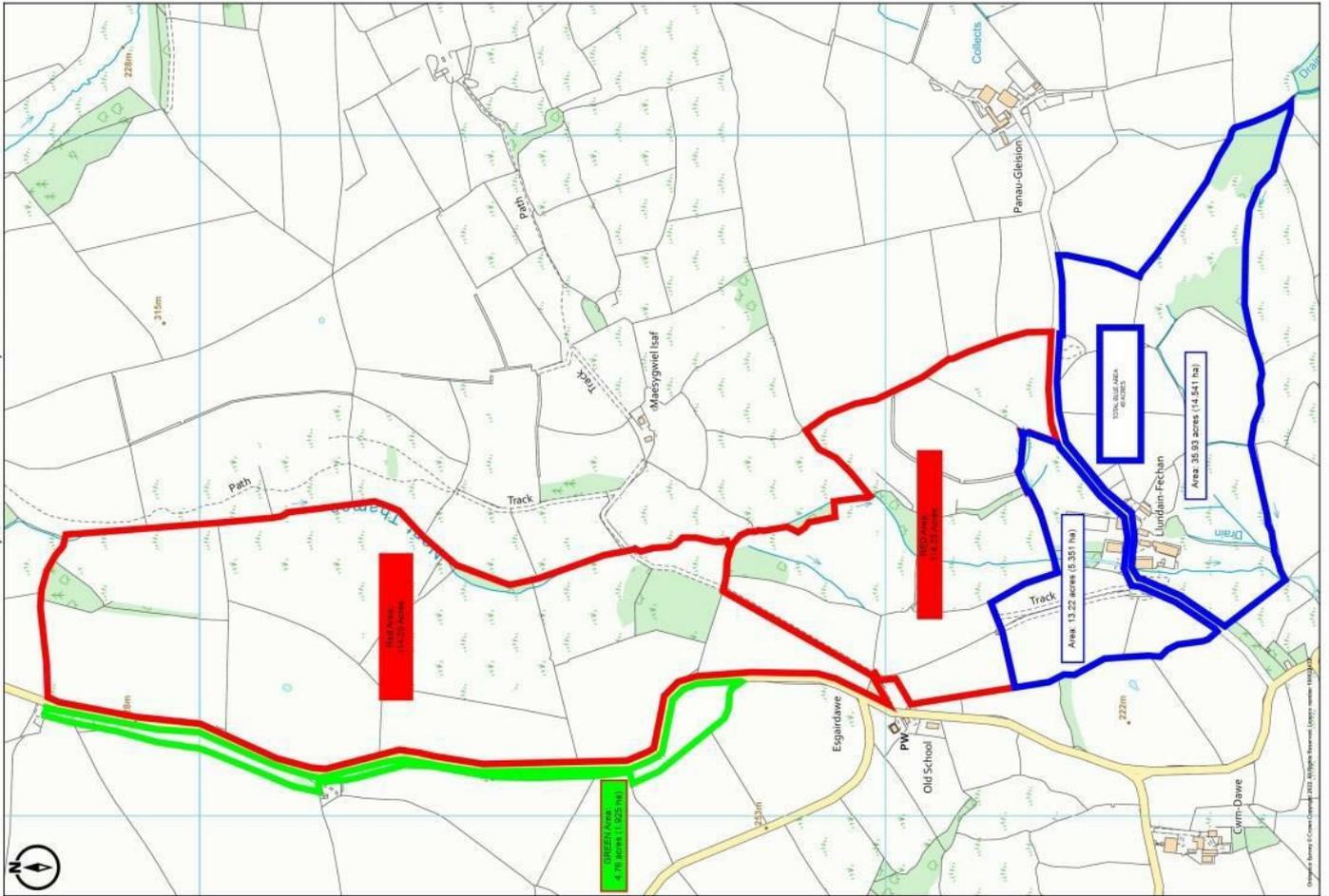
### **VIEWINGS**

Strictly and only by prior arrangement with the selling agents.

### **MODE OF SALE**

The farm is being offered for sale by private treaty initially as a whole, although offers would be considered for the constituent parts as advertised

LLUNDAIN, ESGARDAWE, SA19 7SG



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**Promap**  
 LANDMARK INFORMATION



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

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

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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



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