



# Troedyrhiw Farm

Llanwrda | Carmarthenshire | SA19 8DD



# Troedyrhiw Farm

## Llanwrda, Carmarthenshire

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Troedyrhiw Farm is a highly productive 195 acre livestock farm, offering total privacy, with no near neighbours and stunning views of the Brecon Beacons and the picturesque Carmarthenshire countryside. The property comprises of a substantial modern four bedroomed farmhouse with an open plan kitchen, dining room and conservatory, traditional and modern outbuildings and pasture land enjoying a secluded location breath-taking views of the surrounding countryside.

### Location

Llanwrda is a small village located only 4 miles South-West of the market town of Llandovery. Llandovery offers a wide variety of amenities that includes shopping, a supermarket, restaurants, pubs, schools (in the medium of Welsh and English), business, retail and leisure amenities along with a rail connection, whilst Llandeilo approximately 11 miles offers a good choice of boutiques and restaurants. Conveniently situated the property is 27 miles from Carmarthen, 20 miles east of Brecon, with excellent road links to the A40 and M4.





## THE FARMHOUSE

A substantial farmhouse, occupying a beautifully sheltered south-facing position, with stunning views of the Brecon Beacons. Offering flexible modern accommodation, the house has been fully refurbished by the current owners and comprises of the following (measurements for identification only);

### GROUND FLOOR

#### ENTRANCE PORCH –

Double glazed window to eastern elevation, tiled floor, stable door from exterior, door leading to:

#### KITCHEN/DINING ROOM - (8.40m x 4.6m):

Double glazed window to rear and side elevations with opening leading to south facing conservatory, wall and floor mounted kitchen units with roll fronted work surface, white sink and drainer unit, tiled splash backs, Nobel range cooker, tiled splash backs and tiled floor.



**CONSERVATORY – (4.0m x 2.6m):**

Modern double glazed conservatory that is south facing with far reaching views, tiled floor.

**LIVING ROOM – (5.60m x 4.5m):**

Double glazed window to south elevation, fire place with oak mantel and flagstone hearth with inset wood burning stove, coved ceiling, radiator, doors leading to:

**ENTRANCE HALL:**

With solid door from south elevation and further door leading:

**STUDY/BEDROOM 4 – (4.4m x 2.8m):**

Double glazed window to south elevation, double radiator, coved ceiling, and laminate floor.

**REAR HALLWAY – (4.20m x 2.9m):**

Double glazed window to north elevation, tiled floor, radiator, coved ceiling, staircase to first floor, cupboard beneath staircase, doors leading to:

**UTILITY ROOM – (3.60m x 2.9m):**

Double glazed window and solid timber door to rear elevation, stainless steel sink and drainer unit within a floor mounted kitchen unit with roll fronted work surface, plumbing for washing machine, coved ceiling and door leading to;

**SHOWER ROOM – (2.90m x 1.2m):**

Double glazed window to rear elevation, low flush w.c, radiator, wash basin, partially fitted shower unit with a Mira Sprint shower and fully tiled walls.

**FIRST FLOOR**

**LANDING –**

Double glazed window to rear elevation, radiator, built-in wardrobe, airing cupboard containing a vented hot water cylinder and water tank, coved ceiling, timber balustrade and staircase to ground floor.

**BATHROOM I:**

Double glazed window to rear, low flush w.c, sink vanity unit, panelled bath, double shower cubicle, cushioned floor, coved ceiling and double radiator,

**BEDROOM I - (5.2m X 4.9m):**

Double glazed window to southern elevation, access hatch to loft, two double radiators and laminate floor



**BEDROOM 2 – (5.30m x 4.70m):**

Double glazed window to southern elevation, coved ceiling, radiator and built-in wardrobe.

**BEDROOM 3 – (5.30m x 4.6m):**

Double glazed window to southern elevation, coved ceiling, radiator and built-in wardrobe,

**BATHROOM 2:**

Double glazed window to northern elevation, coved ceiling, panelled bath with shower over, low flush w.c, double corner shower unit with, radiator.


**PARKING AREA:**

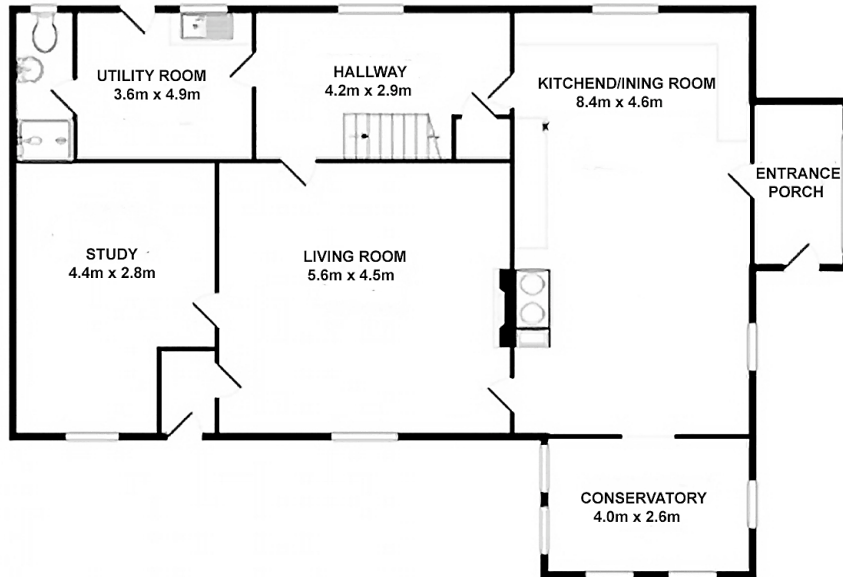
Large parking and turning area, with a range of useful outbuildings and triple bay timber garages.

**COTTAGE GARDEN**

A large south facing cottage garden located adjacent to the house.

**SERVICES** - We are informed that the property is connected to mains electricity. Private drainage and private borehole water supply along with a mains water supply. Broadband is available. **HEATING** – 46KW/wood-burning boiler, with 1500L Heat Store and oil fired central heating boiler.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2018 Fine & Country Ltd, Registered in England and Wales. Company Reg No. OC310186 Registered Office: The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA. Printed 12.09.2018



# THE PRINCIPAL OUTBUILDINGS

Comprising of the following:

## **Upper Barn 75' x 45' (22.86m x 13.71m) & 75' x 30' (22.86m x 9.14m)**

Modern portal framed cattle barn built in two sections but linked by a central canopy. Large hard standing area to front. The barn is accessed by a stoned roadway from the lower barn.

## **Lower Barn 180' x 40' (54.86m x 12.19m):**

Modern steel portal frame building with front canopy, profiled sheet roof, power and light, water supply, concrete floor, single bay has been fitted out as a bulk feed store, large hard-standing area to front and side of building.

## **Stone 'Cruck' framed barn – 48' x 22' (14.63m x 6.70m):**

An historic Grade II listed stone barn with a timber Cruck frame, power and light. Accessed directly from the parking/farmyard area to the front of the house.

## **Dutch Barn – 60' x 36' (18.28m x 10.97m):**

Located behind the stone 'Cruck' framed barn, concrete floor, power and light, provides secure storage.

## **Store Shed 40' x 20' (12.19m x 6.10m):**

Located adjacent to the driveway and parking/farm yard area. Power and light.

## **Garages 30' x 16'**

3-bays with timber frontage, power and light and up and over doors.

## **Further Outbuildings:**

A further range of outbuildings are located adjacent to the farmyard/parking area and comprise of workshops, store and garage.



# THE LAND

The farm is currently utilised for rearing beef cattle with sheep on winter tack. Much of the land has been ploughed, limed and re-seeded with Rye grass within the last 5 years.

The land extends to approximately 195 acres in total of which approximately 90 acres is laid to permanent pasture, 70 acres of cropping/grazing land and 25 acres of predominantly oak woodland. The land also is still in receipt of payments from the Woodland Creation Grant.

The farm has been sympathetically managed, achieving an excellent combination of a productive farm and a haven for wildlife with 3 established wildlife ponds.

## HEIGHT ABOVE SEA LEVEL

The lowest lying fields on the farm start at 200 metres and rise steadily (and steeply in places) to 338 metres above sea level.

## SINGLE PAYMENT & GRANTS

The owner is in receipt of SFP and this is available to the purchaser. Approximately 5.8 acres of woodland is subject to the woodland creation grant for 15 years.

## SOIL TYPE

The soil is generally freely draining acid loamy soils over rock with some areas of the farm also having slowly permeable seasonally wet acid loamy and clayey soils.

## WATER

Private borehole. The Farm is also connected to mains.

## HEDGES and FENCES

All fields are generally stock proof.

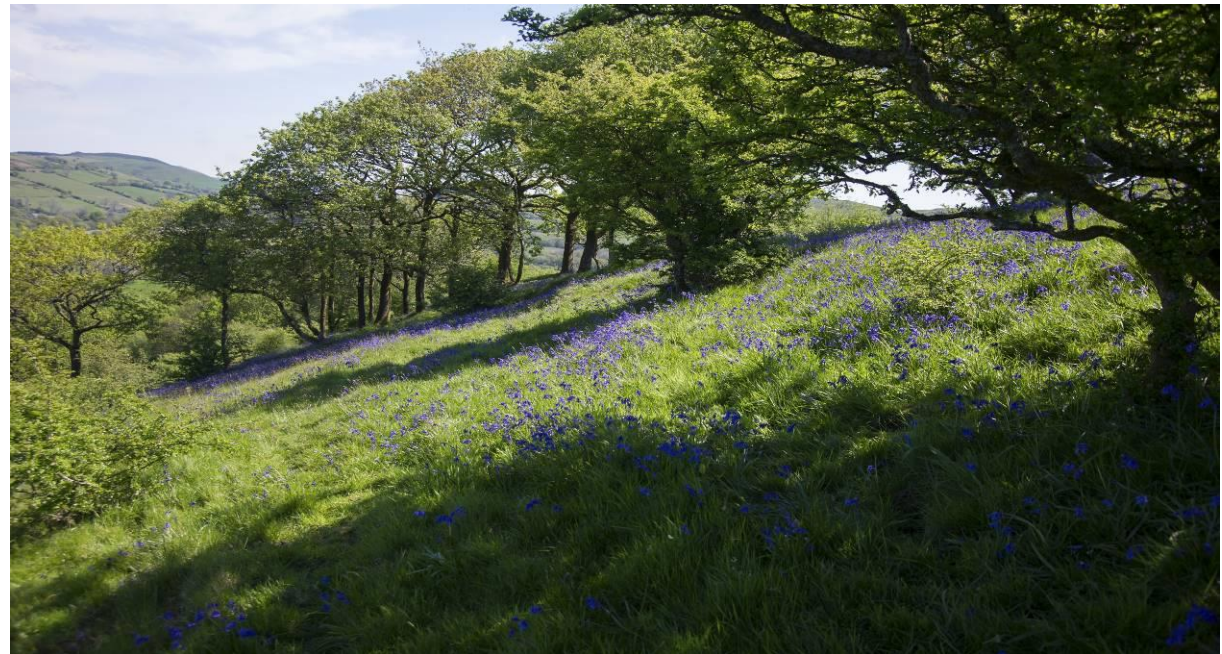
## SHOOTING & FISHING

Shooting rights are understood to be in hand.

## WAYLEAVES & PAYMENTS

We understand that the property is in receipt of an annual payments.

We are advised there is only footpath on the entire farm, extending to around 150 yards as seen on the map.











**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**TENURE:** We are informed that the property is of freehold tenure.

**DIRECTIONS:** From Llandoverly proceed south on the A483 for approximately 3.5 miles until you reach the village of Llanwrda. Upon reaching the village turn right onto the A482. Continue along the A482 for approximately 3 ¾ miles until you reach a house on your left hand side called Bwlch-yffin. The driveway to Troedyrhiw farm can be found on your left adjacent to Bwlch-yffin (Troedyrhiw farm is written upon a large stone adjacent to the highway). Follow the stoned driveway for approximately ¾ of a mile until you reach Troedyrhiw farm house.

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01874 610990. **Opening Hours:** Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

**OUT OF HOURS:** Simon Edwards – 07814 475839

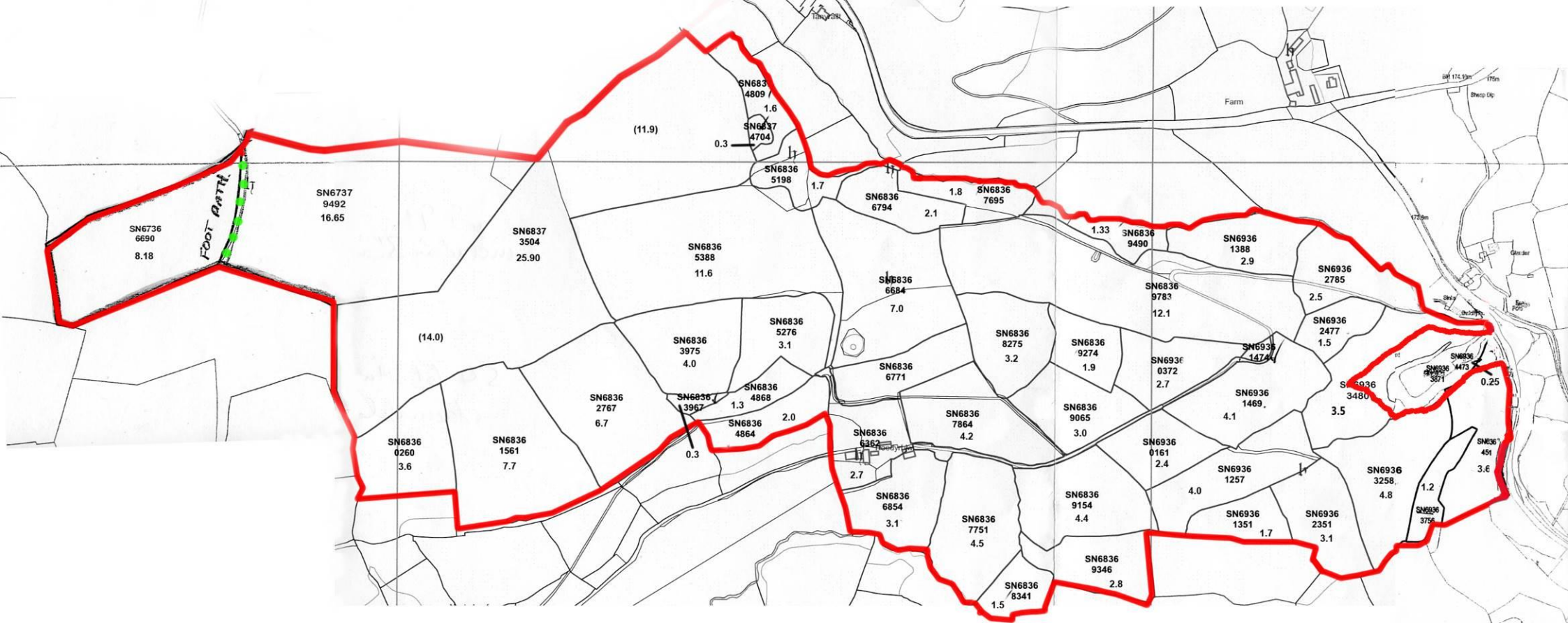
**NOTICE** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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**MCCARTNEYS LLP**

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