



## Hafod Hir, Capel Dewi, Carmarthen,

**Carmarthenshire SA32 8AE**

**£525,000 For Sale**

### Property Features

- Country Residence set in 4 acres
- 3-bedroom farmhouse in need of modernisation
- A range of outbuildings
- Approx. 2.30 acre pasture field
- Approx. 0.5 acre mixed broadleaved woodland
- Edge of popular Towy Valley village
- Within 2 miles of A48 - M4 Link Road
- Planning consent for a modern substantial wrap around extension

### Property Summary

A conveniently situated country residence comprising 3-bedroom farmhouse in need of modernisation set within 4 acres, with planning consent granted for a rear and side extension as well as the conversion of the adjoining stone barn to provide further additional residential accommodation. This is a glorious opportunity to acquire a property with substantial potential and upon completion, to reside within an unique and very modern offering, all within a short driving distance from the popular market town of Carmarthen.



## Full Details

### Location

Hafod Hir is situated on the outskirts of Capel Dewi, a popular village in the heart of the Towy valley and within 2 miles of the nearby village of Nantgaredig, being home to a range of local amenities to include the well-regarded Ysgol Gynradd Nantgaredig Primary School, Doctors Surgery, Railway Inn public Hhuse, Four Seasons leisure club and Y Polyn restaurant. Carmarthen town centre also lies 5 miles to the west providing a comprehensive range of amenities and services.

### Farmhouse Accommodation

#### Ground Floor

##### Entrance Hall

Door to front. Stairs to first floor. Door into under stairs cupboard. Radiator.

##### Under Stairs Cupboard

2.92m x 0.74m (9' 7" x 2' 5")  
Worcester boiler. Quarry tiled flooring.

##### Living Room

3.29m x 4.40m (10' 10" x 14' 5")  
Window to front. Radiator.

##### Sitting Room

4.17m x 4.40m (13' 8" x 14' 5")  
Feature fireplace which is boarded. Window to front. Radiator.

##### Kitchen - diner

5.06m x 3.86m (16' 7" x 12' 8")  
Base units with stainless steel sink. Franco Belge multi fuel range. Door and staircase to attic bedroom. Window and door to front. Radiator.

##### Utility room

1.92m x 4.25m (6' 4" x 13' 11")  
Base and wall units with electric hob and oven with stainless steel sink. Window to side and rear. Skylight. Door to rear. Radiator.





#### Cloakroom

1.92m x 1.19m (6' 4" x 3' 11")  
WC. Window to rear.

#### First Floor Landing

Access to attic. Window to rear.

#### Bedroom 1

3.32m x 4.39m (10' 11" x 14' 5")  
Window to front. Radiator.

#### Family Bathroom

2.29m x 1.60m (7' 6" x 5' 3")  
WC. small bath tub with shower over. Wash hand basin.  
Window to front.



#### Bedroom 2

3.49m x 4.36m (11' 5" x 14' 4")  
Window to front. Radiator.

#### Bedroom 3 (above Kitchen - diner)

5.08m x 3.76m (16' 8" x 12' 4")  
Window to front. Bath tub. Airing cupboard. Radiator.

#### Externally

The farmhouse fronts onto the courtyard being laid to concrete and hardcore with ample parking areas. To the rear of the farmhouse there is a garage/car port and large lawn garden bordered with shrubs and bushes.

#### Outbuildings

The outbuilding are set on the courtyard setting and comprise the following:

#### Traditional Stone Former Cowshed

5.00m x 21.87m (16' 5" x 71' 9")

#### Traditional Stone Former Cowshed and Stables

Loose Pen: 4.41m x 4.53m (14' 6" x 14' 10") with loft above.

Stables: 4.38m x 4.56m (14' 4" x 15' 0") with loft above.

Cow Stalls: 4.35m x 6.39m (14' 3" x 21' 0")





### 3-bay Dutch Barn

16.99m x 4.84m (55' 9" x 15' 11")  
With side lean-to of: 6.87m x 16.10m (22' 6" x 52' 10")

### Workshop Dutch Barn

5.89m x 10.97m (19' 4" x 36' 0")  
Part mezzanine floor to rear.

### Former Parlour Building

Former Parlour/Collecting Yard: 8.34m x 7.09m (27' 4" x 23' 3")  
Former Dairy: 5.23m x 3.25m (17' 2" x 10' 8")

### Land

The land is gently sloping in nature being laid to pasture having been improved over the years and is contained within one stock proof enclosure situated to south-west of the courtyard, accessed off the farm lane and the courtyard.

### Further Information

#### Energy Performance Certificate

EPC Rating F (35).

#### Tenure

We are advised that the property is held on a freehold basis with vacant possession upon completion.

#### Services

We are advised that the property benefits from mains electricity and mains water. Private drainage. Oil fired central heating to the farmhouse.

#### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

The property is accessed via a hardcore lane off the unclassified highway which is shared with the landowner who owns the retained farmland until the second gateway on the left hand side of the lane.





### Council Tax

Carmarthenshire County Council Tax Band C -  
£1,537.54 for 2021 - 2022.

### Planning

The farmhouse benefits from full granted planning consent for a rear and side extension and conversion of attached traditional barn for residential use under planning application number PL/02215 dated 25/11/2021. Copies of the proposed plans can be found on the Carmarthenshire County Council website or contact the office to request copies.

### Fixtures and Fittings

All other fixtures, fittings and furnishings and expressly excluded unless agreed in advance.

### Plan

Please find enclosed Plan for identification purposes only.

### Viewing

Strictly by appointment with the Vendors Agents Rees Richards & Partners.

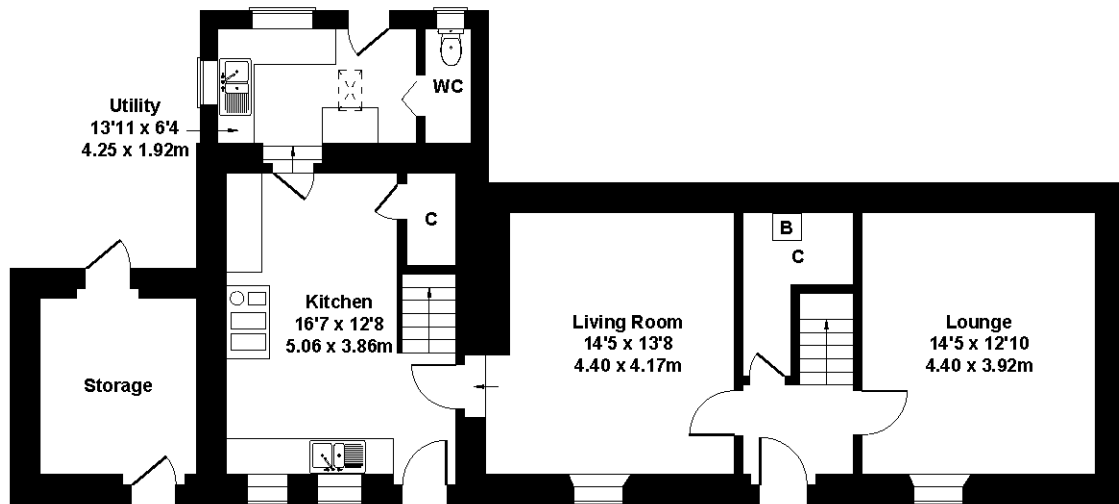
Please contact Carmarthen Office for further information:

Tel: 01267 612021

Email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

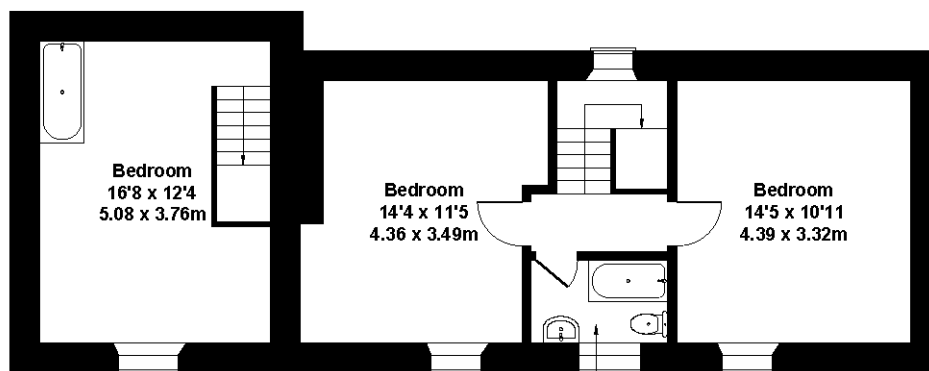


Approximate Gross Internal Area  
 1648 sq ft - 153 sq m



**GROUND FLOOR**

For Illustrative Purposes Only.



**FIRST FLOOR**

For Illustrative Purposes Only.



Plans to be read strictly in accordance with the bat report produced by I&G Ecological Consultants & mitigation measures contained therein.

Plans have not received Building Regulations consent & should not be used for construction purposes.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL PLANS TO BE READ IN CONJUNCTION WITH ALL THE INFORMATION ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE. IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. WE HAVE NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR THE PROPOSED WORKS. IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE THE NECESSARY PARTY WALL ACT PROCEDURES HAVE BEEN FOLLOWED WHERE APPLICABLE.

CONSTRUCTION CLIENTS HAVE LEGAL DUTIES UNDER THE CDM REGULATIONS 2015. PLEASE CHECK YOUR DUTIES ON THE HSE WEBSITE OR CONSULT A COMPETENT HEALTH & SAFETY PROFESSIONAL.

TIMBER FRAMES POSE AN ADDITIONAL FIRE RISK UNTIL THE PANELS ARE COMPLETE & PROTECTED BY INTERNAL FIRE RESISTANT PLASTERBOARD & EXTERNAL GLAZING CONTRACTORS / PRINCIPAL CONTRACTORS SHOULD ENSURE THEIR CONSTRUCTION PHASE PLAN INCLUDES MEASURES TO CONTROL THE ADDITIONAL FIRE RISKS TO THEIR WORKERS & TO OTHERS, INCLUDING NEIGHBOURING PROPERTIES, DURING THE CONSTRUCTION PHASE.

EXACT BOUNDARY POSITIONS & DETAILS TO BE DETERMINED ON SITE FROM DEED PLANS/LAND REGISTRY DATA & NOT SCALED FROM THESE PLANS. THIS IS NOT A CONVEYANCING DRAWING.

Regulation 14, Section 42 of the Flood & Water Management Act 2010 - Transfer of private sewer and lateral drainage to Welsh Water - Scheme proposals may be subject to Welsh Water agreements / legislation. It is the responsibility of the client/contractor to ensure Welsh Water are consulted prior to commencement of works. Further information is available at [www.dwr.cymru.com](http://www.dwr.cymru.com) or [rmbsta@dwr.cymru.com](mailto:rmbsta@dwr.cymru.com)

New dwelling - Automatic fire suppression system to be designed and installed in accordance with BS 9251: 2014 or equivalent technical standard.

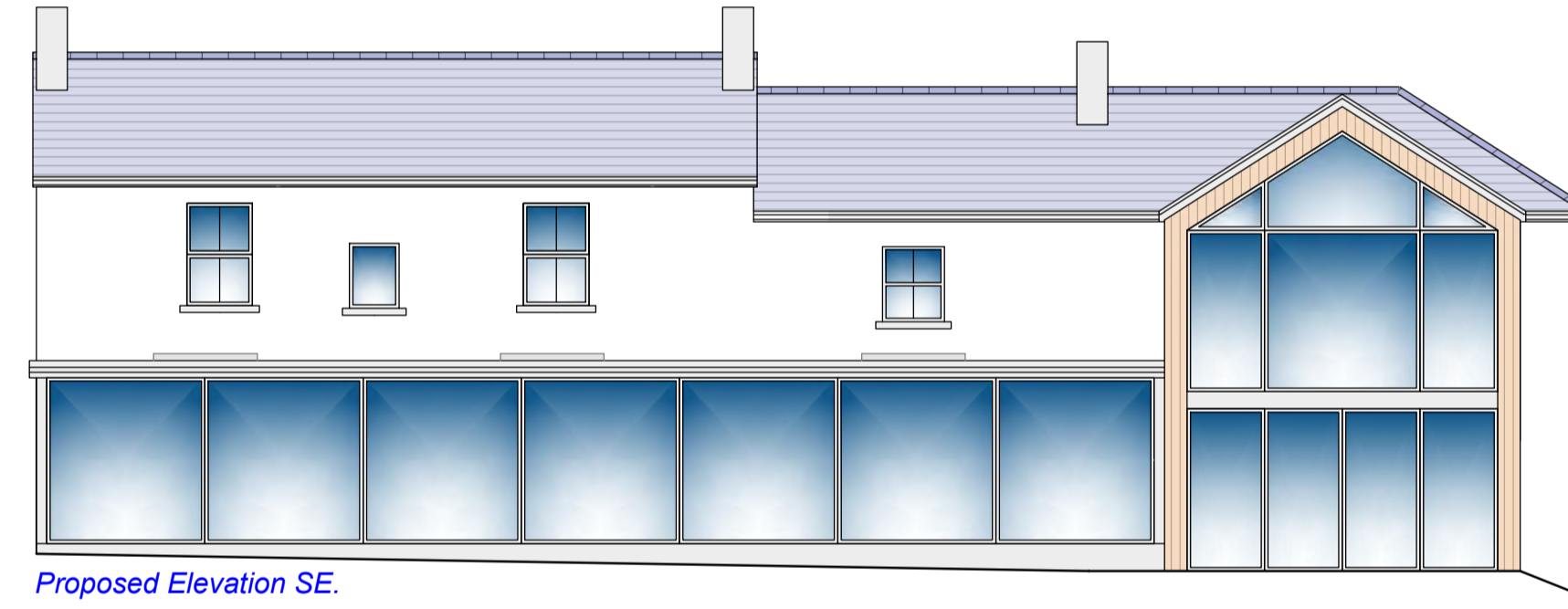
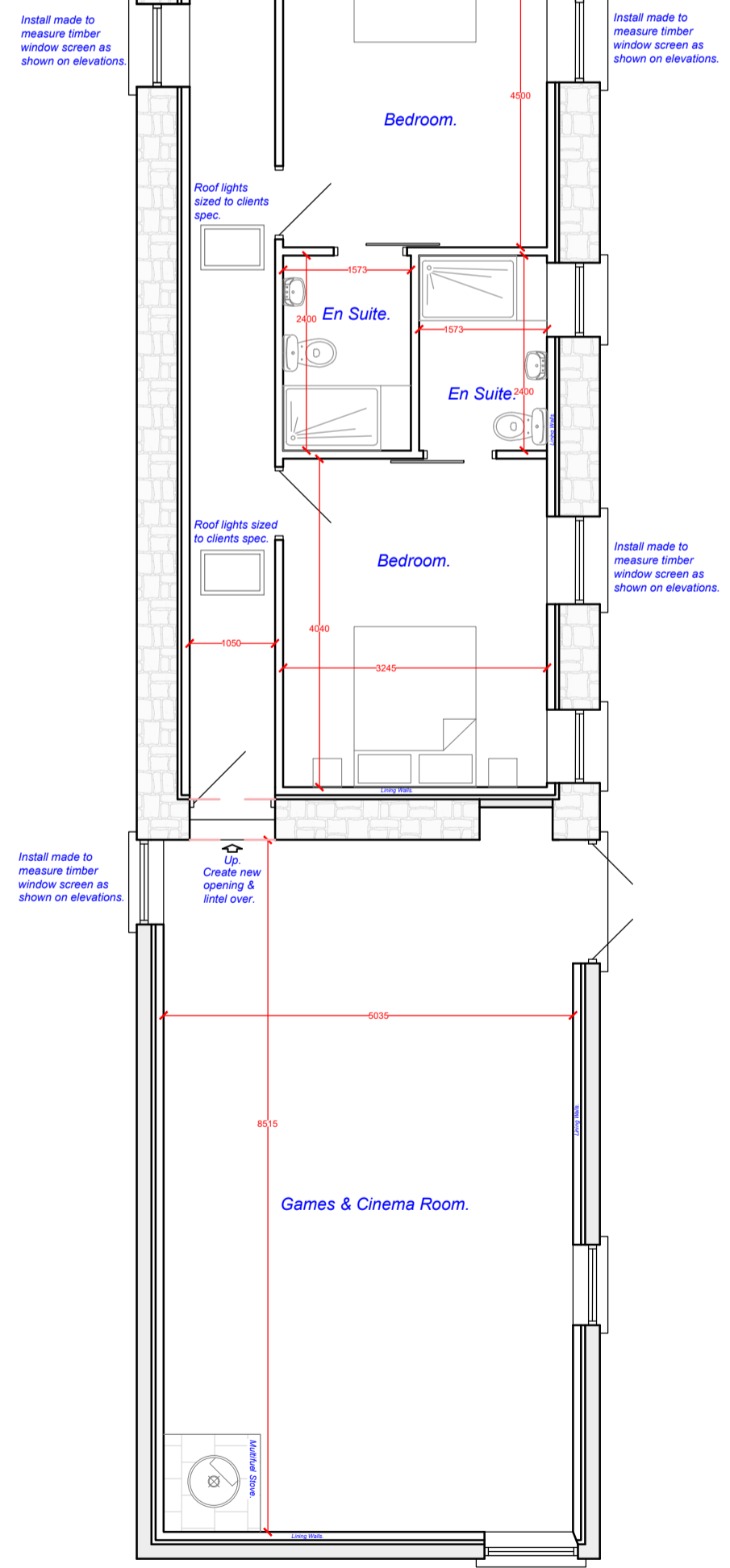
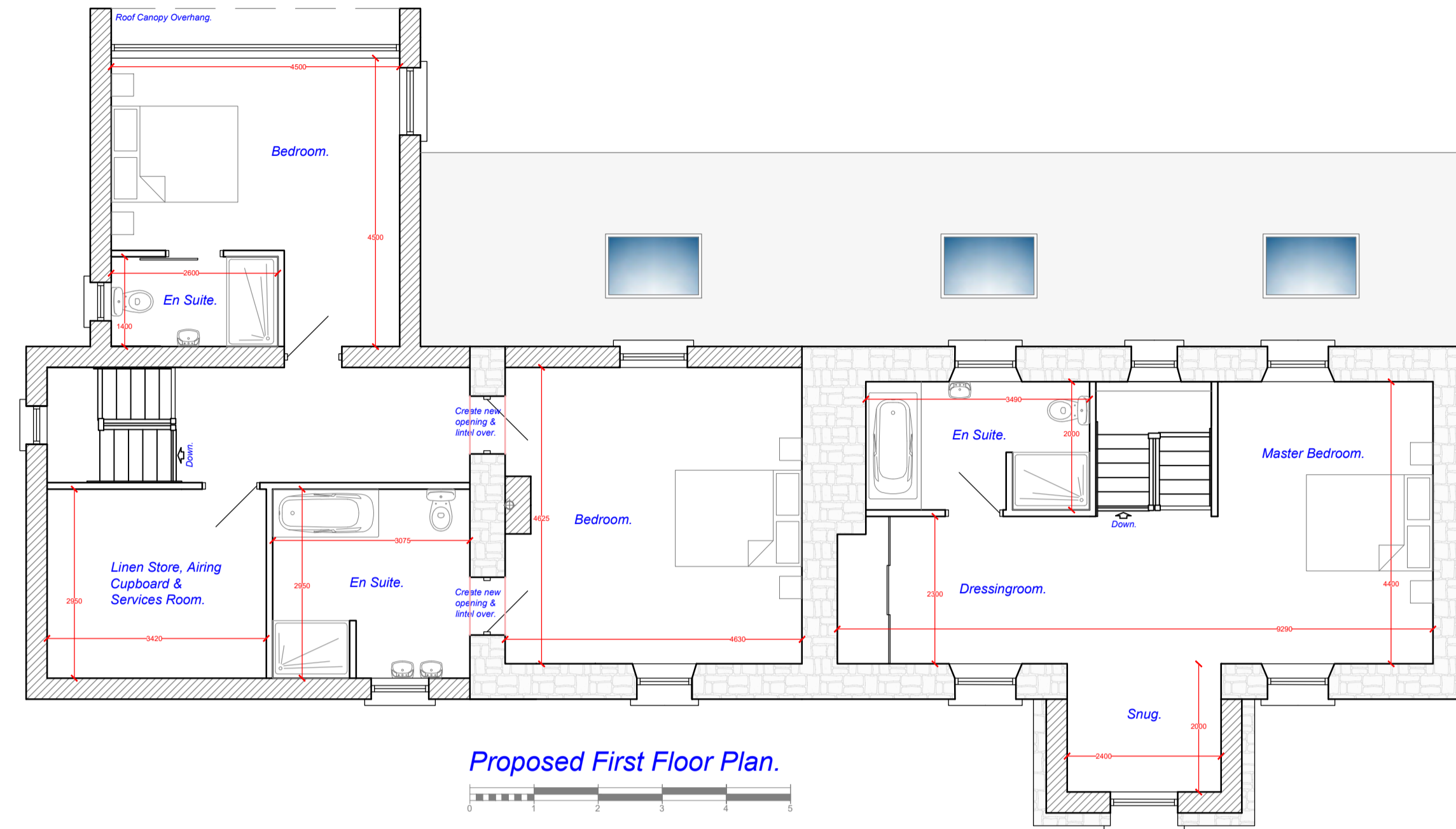
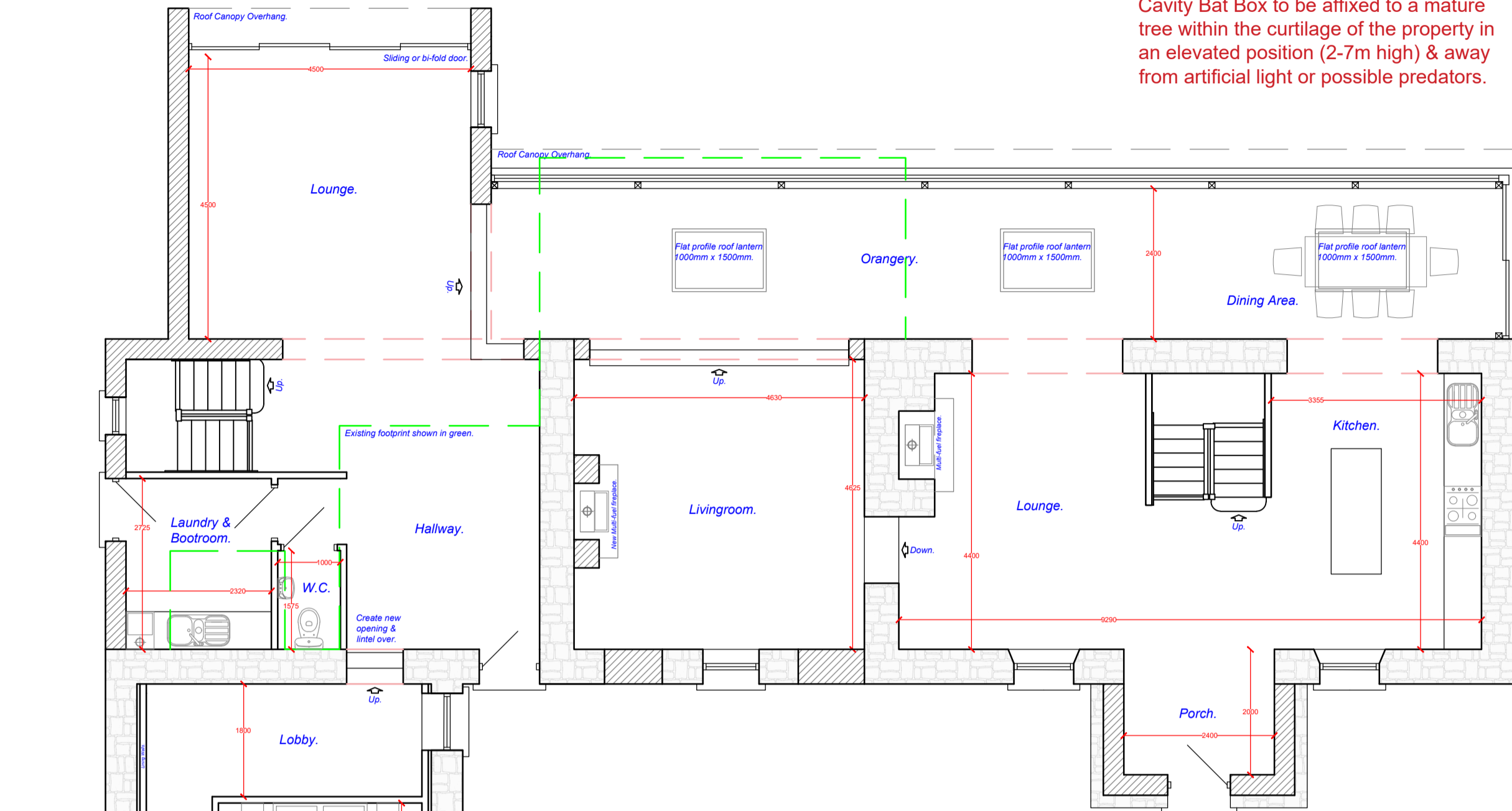
The components of the automatic fire suppression system should be in accordance with BS 9252: 2011 or an equivalent technical standard.

Where an automatic fire suppression system is installed, a 3rd Party installation and commissioning certification will be provided.

Confirmation of consulting with Dwr Cymru/Welsh Water to be provided confirming:

- Where town mains are to be used, the designer must consult with the Water Undertaker to establish the typical operating water pressure range and flow capacities available.
- Where town mains are to be used restrictions such as water meters shall not reduce the pressure and flow available below the performance specification detailed in the relevant technical standard.
- Ancillary areas (such as car port, car park, garage etc...) which are normally unoccupied do not require an automatic fire suppression system if they are suitably fire separated from the residential areas (see Appendix A, Tables A1 & A2). The minimum acceptable separation is 30 minutes integrity, insulation and stability.

Bat mitigation recommendation 1 - Prior to commencement of works 1 Improved Cavity Bat Box to be affixed to a mature tree within the curtilage of the property in an elevated position (2-7m high) & away from artificial light or possible predators.

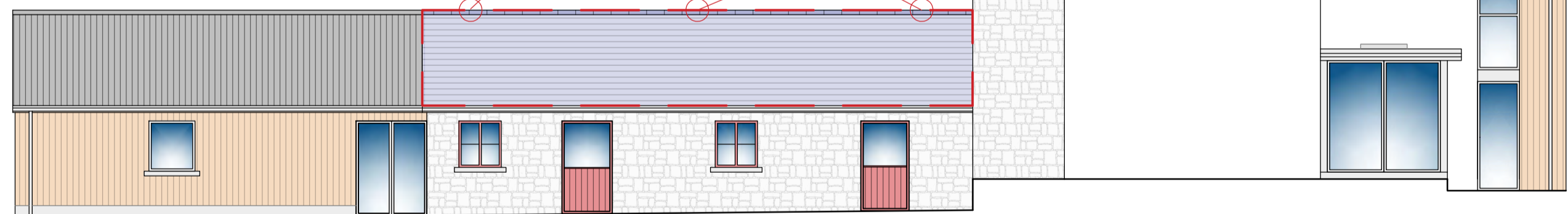


Proposed Elevation NW.

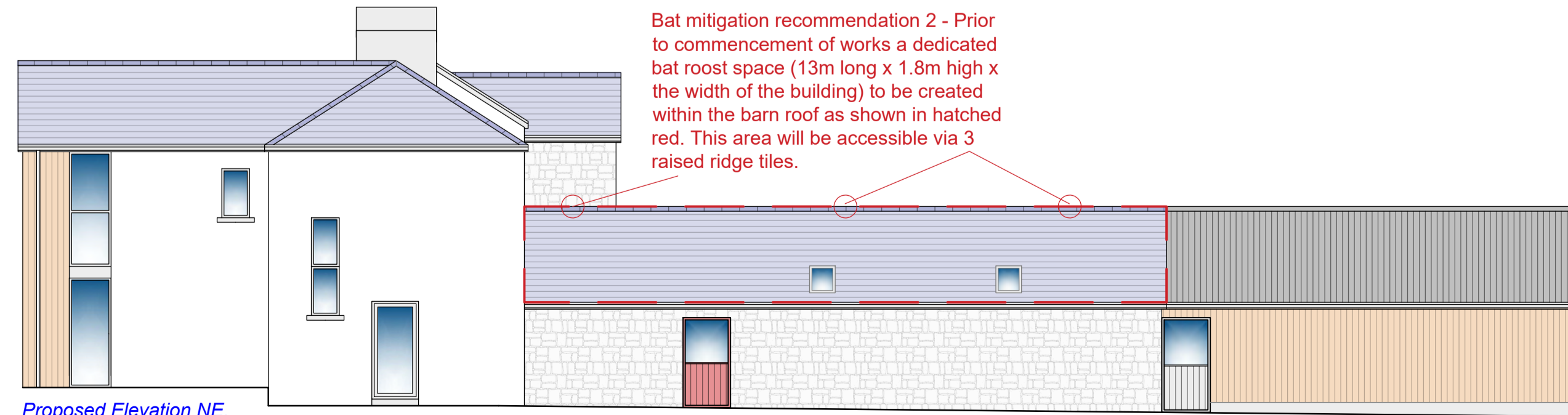
Proposed Elevation SE.

Bat mitigation recommendation 2 - Prior to commencement of works a dedicated bat roost space (13m long x 1.8m high x the width of the building) to be created within the barn roof as shown in hatched red. This area will be accessible via 3 raised ridge tiles.

Bat mitigation recommendation 3 - 4 no. intra-soffit bat boxes to be installed into the south-west gable end wall of the farmhouse.



Proposed Elevation SW.



Proposed Elevation NE.

Bat mitigation recommendation 2 - Prior to commencement of works a dedicated bat roost space (13m long x 1.8m high x the width of the building) to be created within the barn roof as shown in hatched red. This area will be accessible via 3 raised ridge tiles.

Proposed Ground Floor Plan.

D		
C		
B	Enhanced Bat Mitigation.	10.11.21
A	Bat Mitigation.	7.7.21
REV	DESCRIPTION	DATE

**DR Design**  
 Architectural Services  
 Davies Richards Design Ltd.  
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 Mumbles - 01792 347692  
 E-MAIL - [info@daviesrichardsdesign.com](mailto:info@daviesrichardsdesign.com)  
 WEB - [www.daviesrichardsdesign.com](http://www.daviesrichardsdesign.com)

CLIENT : **Mr. M. Ingram.**

JOB TITLE : **Proposed extension & alterations at: Hafod Hir, Capel Dewi, Caerarthshire, SA32 8AE.**

DRAWING TITLE : **Proposed Plans & Elevations.**

DRAWING STATUS : **Planning.**

SCALE : **1:75 & 1:100.**

DRAWN BY : **G.R.R.** DATE : **March '21.**

PLAN No	REVISION
1696-01	B

DO NOT USE FOR CONVEYANCING PURPOSES