





A 58 acre former dairy farm set in a private and secluded position on the periphery of the popular township of Laugharne, Carmarthenshire.

Overview

Upon kind instructions from Carmarthenshire County Council, Rees Richards & Partners are delighted to market Parc Gwyn Farm, briefly consisting of a 3-bedroom detached farmhouse, a range of traditional and modern farm buildings, productive pastureland and steep valley mixed broadleaved woodlands, all extending to approx. 58 acres (23.47 hectares) in total.

Situation

Parc Gwyn is situated in a secluded position on the periphery of the popular estuary town of Laugharne, Carmarthenshire, within a productive belt of agricultural land. The historic town of Laugharne, being the home of Wales' most famous poet, Dylan Thomas, lies 2 miles (5 minutes) to the east of the property and is home to a wide range of local amenities and services to include local shops, cafes, restaurants, public houses, primary school a medical centre and a number of coastal walks along the River Taf. The county town of Carmarthen lies some 15 miles to the north - east, providing an extensive range of services to include supermarkets, high street stores, education and healthcare provisions.



Acommodation - Farmhouse - Ground Floor

A detached 3-bedroom farmhouse of a traditional stone and brick construction under a pitched slate roof. Externally, the farmhouse benefits from a sloping garden to the front and rear, predominantly laid to lawns and shrubbery. To the side of the farmhouse, there is a separate parking area and driveway away from the main working yard.

Internally, the property can be described as follows:

Entrance Porch and Internal Hall

Cloakroom

WC and wash hand basin. Window to side.

Shower Room: 2.85m x 1.90m (9' 4" x 6' 3")

Shower cubicle, corner bath tub and wash hand basin. Window to side.

Kitchen - diner: 5.66m x 3.28m (18' 7" x 10' 9")

Base and wall units with integrated electric cooker and oven with extractor hood above and stainless steel sink. Oil fired boiler. Built in storage cupboard.

Living Room: 4.66m x 4.17m (15' 3" x 13' 8")

Central fireplace with built in storage cupboard. Under stairs cupboard.

Front Entrance Hall

Door to front. Staircase to first floor.





Accommodation - Farmhouse - First Floor

Bedroom 1

4.66m x 3.67m (15' 3" x 12' 0") Storage cupboard. Window to side.

Bedroom 2

2.94m x 3.77m (9' 8" x 12' 4")

Built in storage and desk area. Window to side.

Bedroom 3

2.62m x 2.76m (8' 7" x 9' 1")

Window to side.



Farm Buildings

Former Milking Parlour

A traditional stone and brick built outbuilding housing milking parlour and dairy.

Heifer Shed

A 60ft x 35ft steel portal framed building with concrete block walls and Yorkshire Boarding cladding above under a corrugated fibre cement roof.

General Purpose Building

A 90ft x 45ft open fronted, steel portal framed building with concrete panelled walls with box profile sheeting above under a corrugated fibre cement roof.

4-Bay timber framed Former Bedding Shed

Cubicle Housing

60ft x 115ft steel framed cubicle buildings with concrete block walls under fibre cement and zinc roof housing with over 100 cubicles.

Open Ended Cubicle Building

52ft x 41ft open fronted timber framed building with box profile elevations housing 14 cubicles and a rear lean-to storage area.

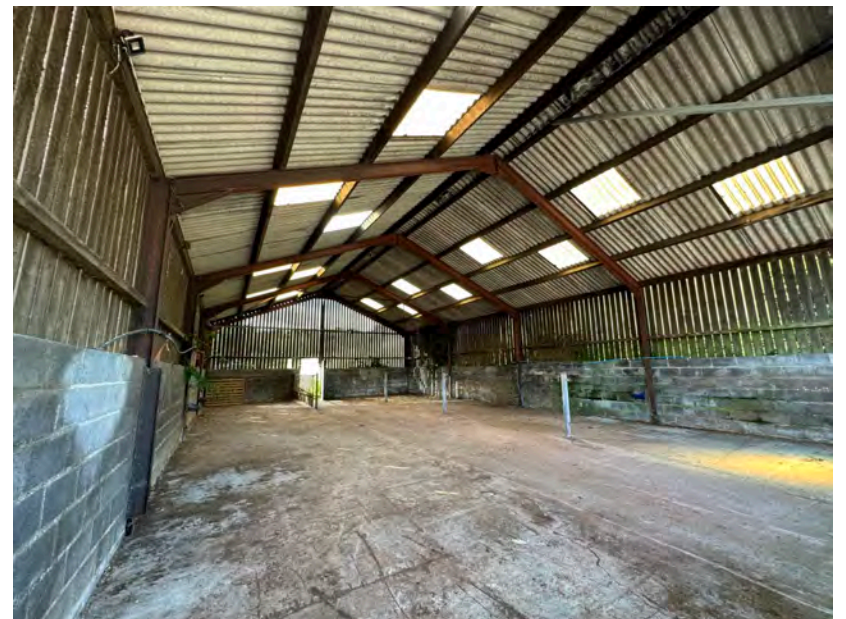
Silage Clamp

Two earth banked clamps.

Slurry Tank

Permastore 250,000 gallon above ground tank.





Land

Parc Gwyn extends to approx. 58 acres (23.47 hectare) in total, 46 acres of which is laid to clean productive pasture, 8 acres of steep valley mixed broadleaved woodland and the remaining acreage being the farmstead and farm lane.

The productive pastureland is gently sloping to sloping in nature and situated to the north and south of the farmstead accessed via several central tracks from the farmstead itself. The land is suitable for grazing and cutting and is capable of growing good crops of grass. The land is stockproof fenced in areas and benefits from strategically placed water troughs.





Further Information

Tenure

We understand that the property is held freehold with vacant possession upon completion.

Occupation

The property is currently held vacant and is sold with no forward chain.

Services

Mains electricity, mains water, oil central heating via boiler and private drainage via septic tank and soakaway to the farmhouse. Mains water supply to farm buildings and land.

Council Tax Band

Carmarthenshire County Council Band D - approx. £1,908.66 for 2023/2024.

Energy Performance Certificate

EPC Rating E (31).

Rights of Way, Easements and Wayleaves

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

Basic Payment Scheme

The farm is currently not subject to any entitlements, as these have been sold off by the previous tenants.

Agri-environment schemes

The farm is not currently part of any agri-environmental schemes.

Plans

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Planning

Any planning related enquiries to Carmarthenshire County Council Planning Department.

Fixtures & Fittings

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

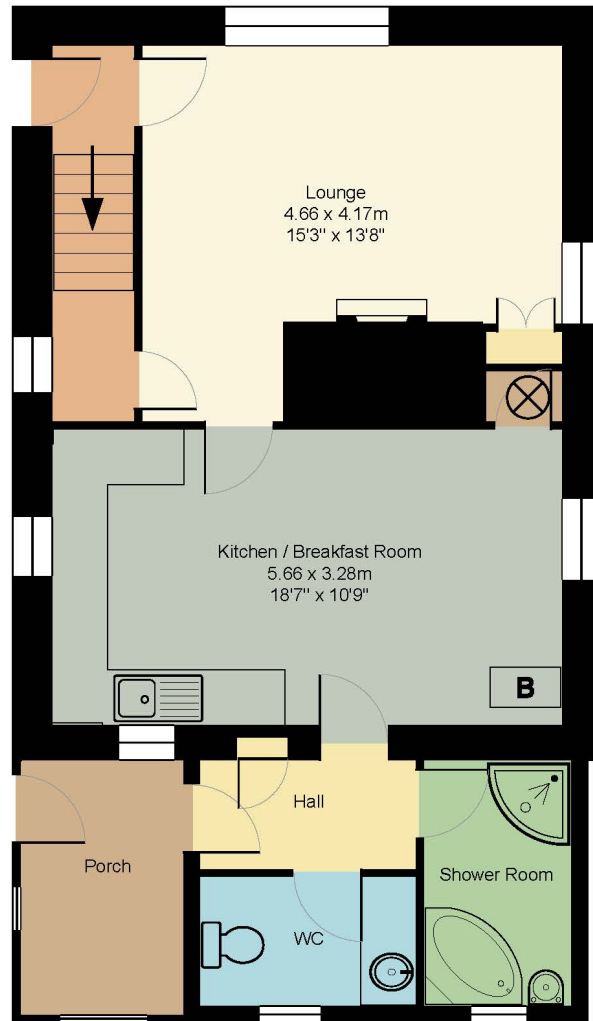
Viewing

Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners. Please contact our Carmarthen office further information:

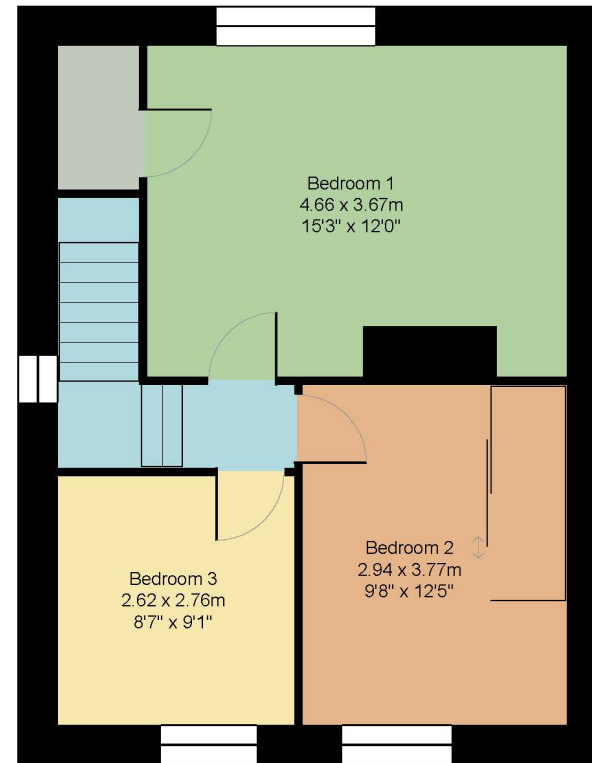
12 Spilman Street, Carmarthen SA31 1LQ. Tel: 01267 612 021 or email property@reesrichards.co.uk

Parc Gwyn Farmhouse

Floorplan



GROUND FLOOR

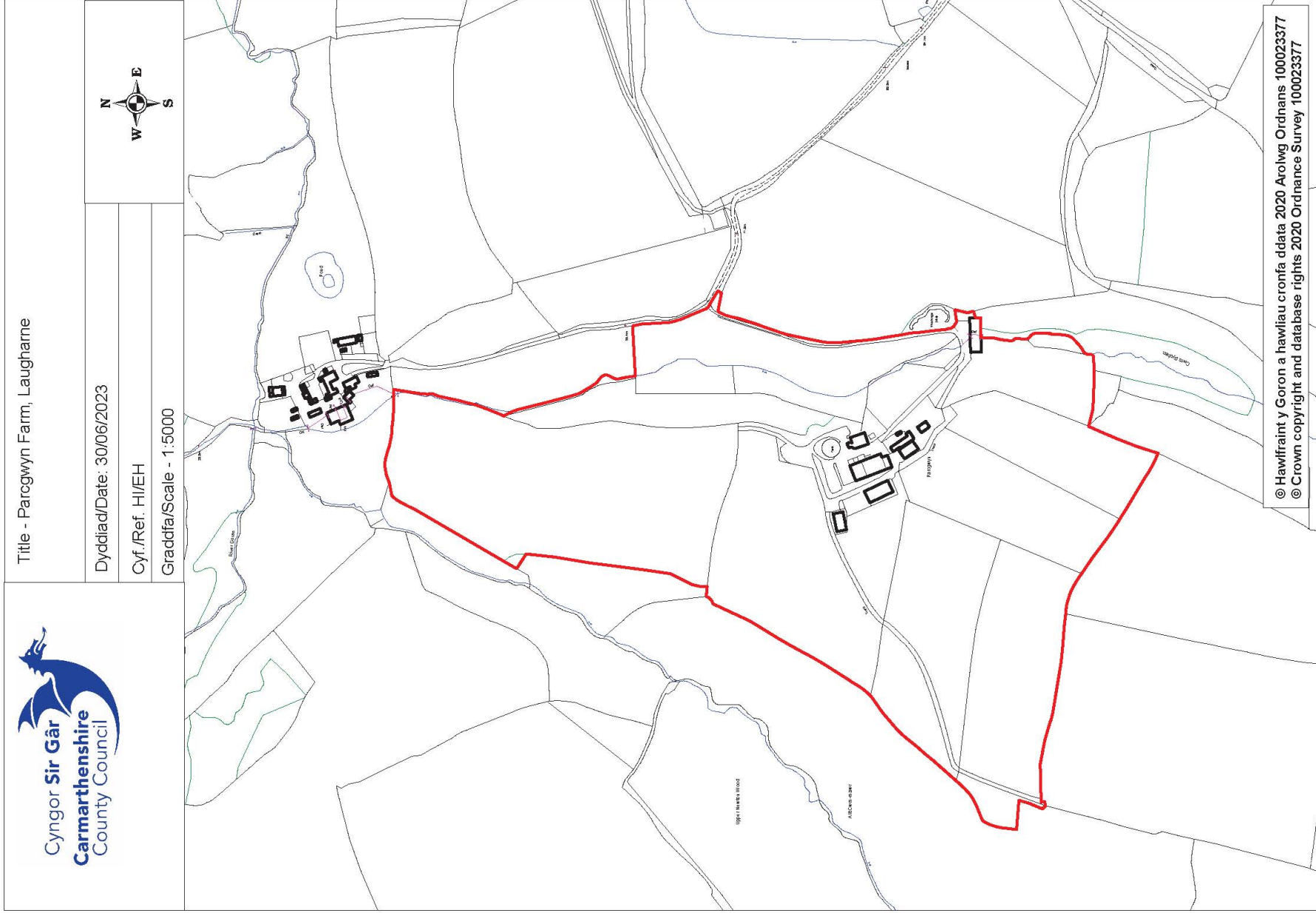


FIRST FLOOR

Total Area: 104.5 m² ... 1125 ft²

All measurements are approximate and for display purposes only.

Location Plans For identification purposes only.



Swansea Office
Druslyn House
De la Beche Street
Swansea
SA1 3HH
T: 01792 650 705

Carmarthen Office
12 Spilman Street
Carmarthen SA31
1LQ
T: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX
T: 01834 526 126

E: property@reesrichards.co.uk
W: reesrichards.co.uk



CHARTERED SURVEYORS, LAND & ESTATE AGENTS

