





A most charming 22.50 acre (approx.) 17th Century country holding set in the heart of the Towy valley within easy reach of excellent road links.

History & Description

An appealing 22.50 acre (approx.) country holding dating back to the 17th Century and according to the 1847 Tithe Map Survey the farm formed part of the Middleton Hall Estate and was later sold off to the farming tenants in the early 1900's. The property briefly consists of an attractive Grade II listed 4-bedroom detached farmhouse, a range of traditional stone farm buildings with potential for conversion (s.t.p.c.) and modern farm buildings, along with gently sloping and level productive grazing land.

Situation

Pistyll Dewi is set within the picturesque Towy valley on the periphery on the sought after village of Llanarthney, being home to the well-regarded Wright's Food Emporium cafe & store, Emlyn Arms public house, milk vending machine and active village hall with regular events taking place. The popular tourist attractions of National Trust Paxton's Tower, Castell Dryslwyn Castle and the National Botanic Gardens of Wales are also within close proximity.

The property lies between the county town of Carmarthen, 8 miles to the west and the boutique market town of Llandeilo, 6 miles to the east along the B4300. The A48 - M4 Link Road can be reached within 3.5 miles, providing excellent road along the M4 corridor.



Accommodation - Farmhouse

Ground Floor

Kitchen - Breakfast Room

3.97m x 3.71m (13' 0" x 12' 2")

Pantry

3.60m x 3.31m (11' 10" x 10' 10")

Ladder

3.05m x 3.31m (10' 0" x 10' 10")

Shower Room

1.23m x 3.16m (4' 0" x 10' 4")

Living Room

5.56m x 4.61m (18' 3" x 15' 1")

Front Entrance Hall

2.01m x 1.10m (6' 7" x 3' 7")

Sitting Room

5.16m x 4.15m (16' 11" x 13' 7")

Rear Hall

Dining Room

4.88m x 4.22m (16' 0" x 13' 10")





First Floor

Spacious Landing Area

Family Bathroom

4.00m x 2.67m
(13' 1" x 8' 9")

Master Bedroom

5.22m x 4.62m
(17' 2" x 15' 2")



Bedroom 2

4.25m x 4.06m
(13' 11" x 13' 4")

Bedroom 3

4.52m x 4.08m
(14' 10" x 13' 5")

Bedroom 4

4.80m x 4.15m
(15' 9" x 13' 7")



Farmhouse - Externally

The farmhouse is contained within a sunny south - west facing stone walled courtyard to the front, with landscaped gardens wrapped around the side and rear, being predominantly laid to lawn, with shrubs, hedgerows, mature and established trees, a vegetable garden and fruit trees.



Farm Buildings

The farm buildings are situated west of the farmhouse, a number of which having re-development potential into holiday let or residential, subject to obtaining the necessary planning consents. The buildings are described as follows:

Traditional Two Storey Stone Range:

Stables: 9.19m x 5.24m (30' 2" x 17' 2")

Stores: 5.19m x 3.63m (17' 0" x 11' 11")

Cart house: 5.20m x 5.29m (17' 1" x 17' 4")

Loft Room 1: 5.24m x 5.25m (17' 2" x 17' 3")

Loft Room 2: 5.29m x 3.12m (17' 4" x 10' 3")



Former Traditional Stone Cowshed 1:

14.67m x 5.83m (48' 2" x 19' 2")

Adjoining Lean-to:

3.84m x 6.61m (12' 7" x 21' 8")

Front Workshop:

4.83m x 2.55m (15' 10" x 8' 4")

Former Traditional Stone Cowshed 2:

5.47m x 15.02m (17' 11" x 49' 3")

Rear Loose Housing:

3.20m x 4.30m (10' 6" x 14' 1")



**Farm Buildings -
continued**

Former Dairy:

4.38m x 2.45m
(14' 4" x 8' 0")

Lean-to:

6.08m x 4.09m
(19' 11" x 13' 5")

Rear lean-to:

4.80m x 3.50m
(15' 9" x 11' 6")

Stone Built Pigsty

**Two 3-Bay Dutch
Barns with lean-to**

Garage:

5.43m x 5.41m
(17' 10" x 17' 9")

Dutch Barn 2:

11.12m x 5.26m
(36' 6" x 17' 3")





Land

The land extends to approx. 22.50 acres (approx.) in total and is laid to productive Towy valley land suitable for grazing and cutting. The land is contained within four easy to manage enclosures and is stock-proof fenced on all boundaries. Approx. 18 acres of the land is contained within two enclosures to the north of the farmstead with the remaining 4.50 acres contained within two further enclosures to the south of the farmstead and B4300.



Further Information

Services

The farmhouse benefits from oil central heating to the ground floor and part first floor, private drainage, mains water supply and private water supply via a well, single phase electricity to the farmhouse and 3-phase electricity supply to the farm buildings, both with separate meters.

Council Tax Band

Band F for Carmarthenshire County Council - approx. £2,756.95 (2023 - 2024).

Energy Performance Certificate

EPC Rating G (15).

Tenure

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

Wayleaves, Easements and Rights of Way

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

A high pressure pipeline transverses the field to the north of the farmstead.

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.

Basic Payment Scheme

No entitlements are included in the sale.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: 01267 234567

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.

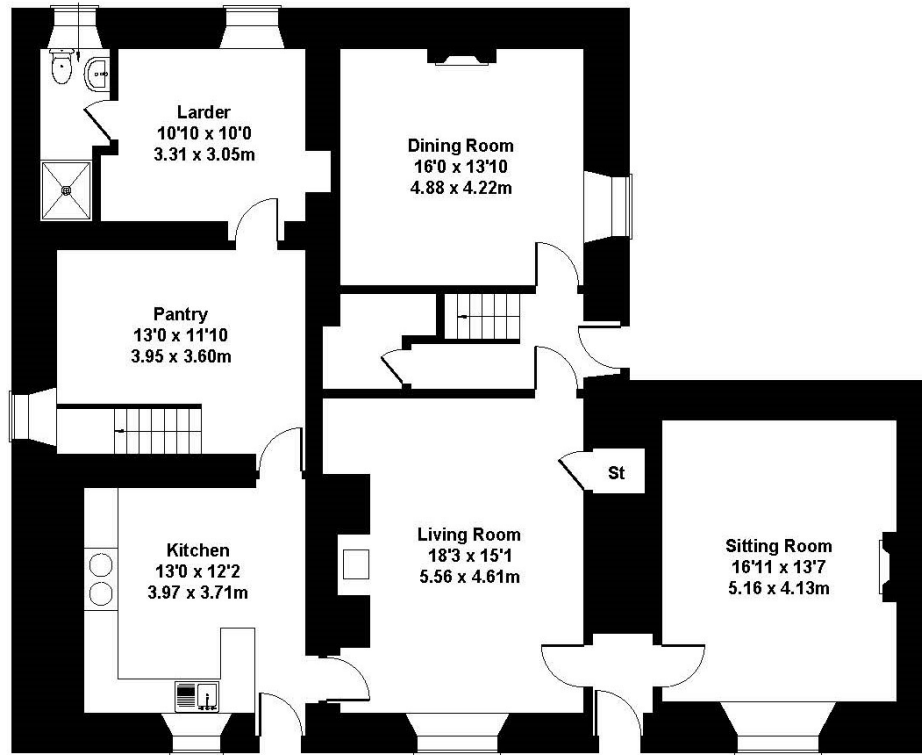
Please contact Carmarthen Office for further information:

Tel: **01267 612021** or email **property@reesrichards.co.uk**

Pistyll Dewi Farmhouse

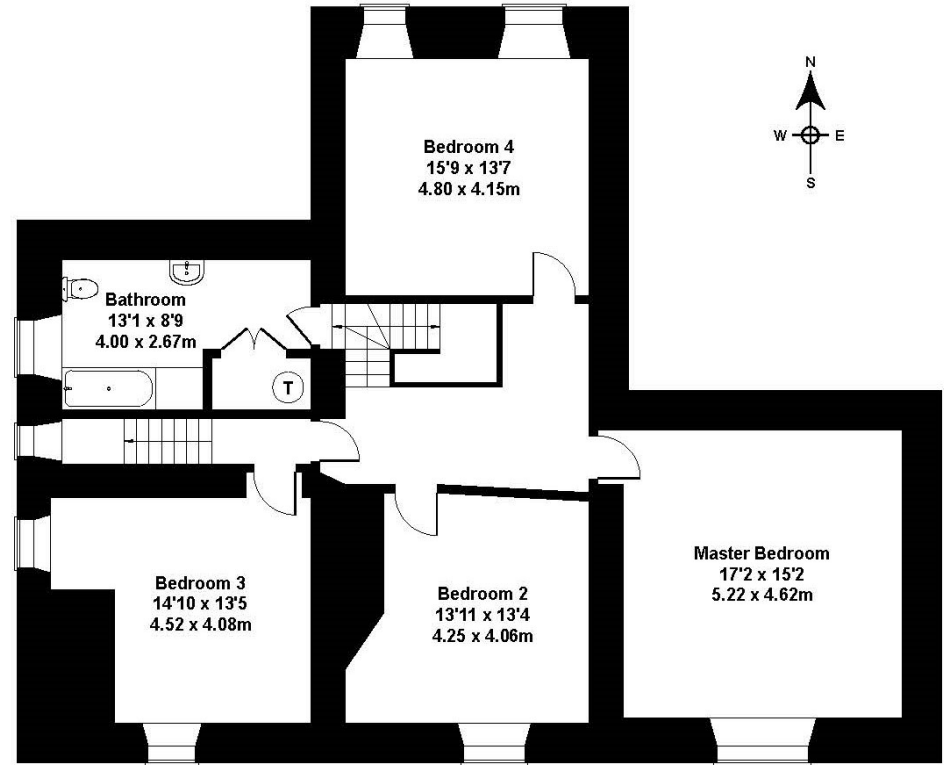
Floorplan

Shower Room
10'4 x 4'0
3.16 x 1.23m



GROUND FLOOR

For Illustrative Purposes Only.

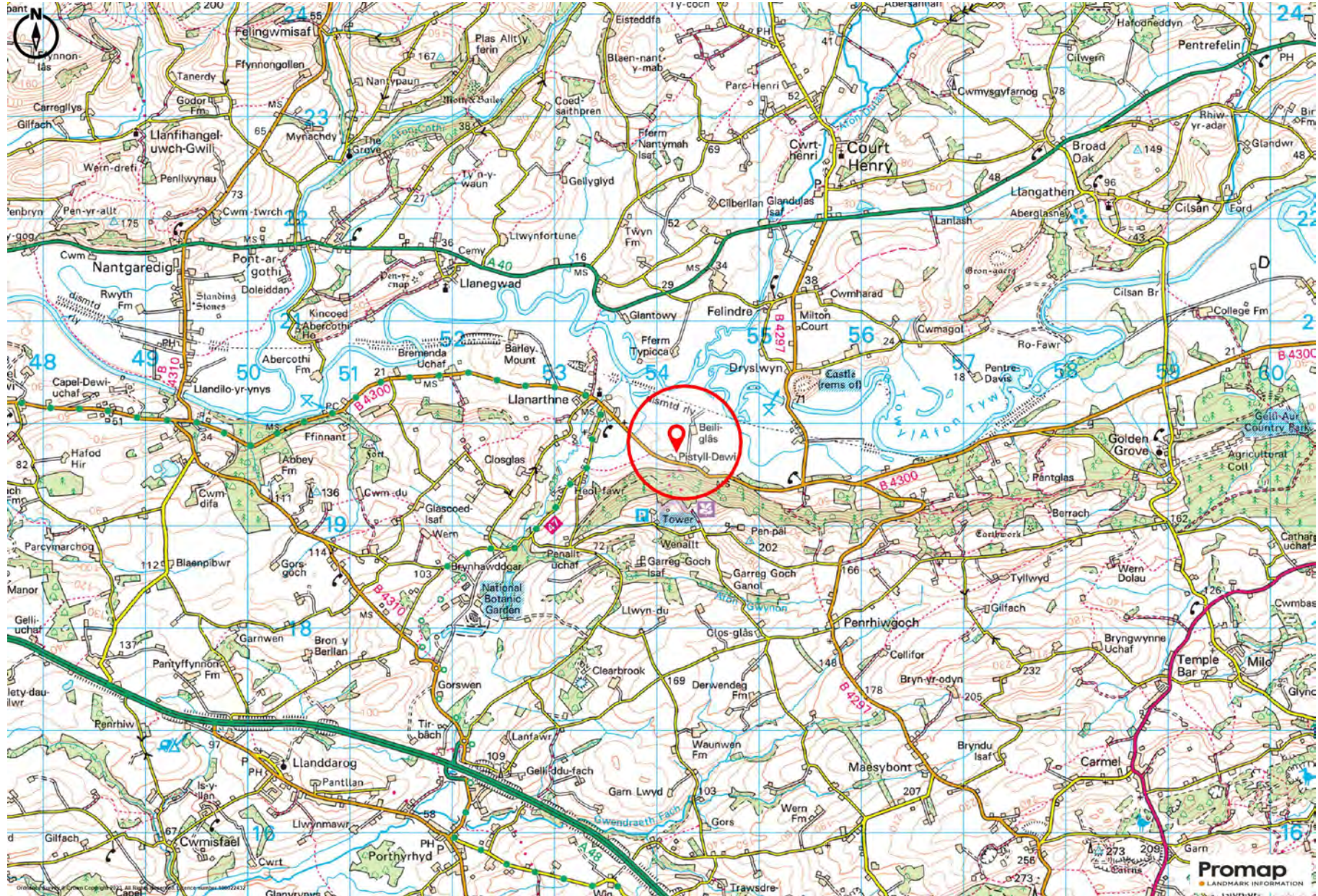


FIRST FLOOR

Location and Situation Plans For identification purposes only



Location and Situation Plans For identification purposes only



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CHARTERED SURVEYORS, LAND & ESTATE AGENTS

