



## Overview

Pennhill Farm is a semi-rural stock farm with existing agri – tourism business extending to approx. 135 acres in total, briefly comprising a modern 4-bedroom detached farmhouse providing spacious living accommodation with attached garage, tarmacadam driveway parking and enclosed landscaped grounds, set away from the traditional farmstead. The farmland is south - west facing in nature, being ringfenced around the farmstead contained in a number of easy to manage enclosures.

The farmstead is home to a range of both traditional and modern farm buildings, to include a loose and cubicle housing, general purpose buildings and stone range with conversion potential, subject to obtaining the necessary planning consents.

There are two eco off-grid shepherds hut situated in the top fields of the farm with commanding views over the surrounding countryside, currently utilised as successful holiday lets.





## Situation

The farm lies within 4 miles (10 minutes) of Llandeilo town centre, a popular market town, home to an excellent range of day to day amenities and services to include independent stores, eateries, cafés, small supermarket / convenience stores, medical centre, bilingual education provisions and a train station on the Heart of Wales Line.

The A48 - M4 Link Road dual carriageway at Cross Hands lies within 10 miles, providing excellent road links along the M4 corridor and beyond.

The popular tourist attractions of National Trust Paxton's Tower, National Trust Dinefwr Park & Castle, Castell Dryslwyn Castle and the National Botanic Gardens of Wales are also within close proximity of the property.



# FARMHOUSE

## Ground Floor

### Front Entrance Hall

Door to front and laminate flooring.

### Living Room: 3.60m x 8.57m (11' 10" x 28' 1")

Windows to the front, side and rear, caret flooring, a log burner with a brick fireplace surrounding.

### Kitchen/Dining Room: 6.04m x 3.80m (19' 10" x 12' 6")

Base and wall units, belling cooker with hob and extractor hood, plumbing for dishwasher, stainless steel sink, oil fired Rayburn, under stairs cupboard and linoleum flooring.

**Lounge: 2.38m x 4.82m (7' 10" x 15' 10")** Patio doors to the rear and laminate flooring. Internal Hallway

### Utility Room: 3.11m x 2.76m (10' 2" x 9' 1")

Window to rear, laminate flooring, plumbing for a washing machine and tumble dryer, base and wall units, stainless steel sink and oil fired boiler.

### Cloakroom: 2.05m x 1m (6' 9" x 3' 3")

W.C and window to the front.

### Attached Garage (used as storage)

3.11m x 2.88m (10' 2" x 9' 5")

Door to front.





## First Floor

### First Floor Landing

Access to to the attic hatch.

**Bedroom 1: 3.60m x 3.70m (11' 10" x 12' 2")**

Window to the rear, radiator and carpet flooring.

**Bedroom 2: 3.95m x 2.39m (13' 0" x 7' 10")**

Window to the rear, radiator, carpet flooring and built in storage cupboards.

**Bedroom 3: 2.88m x 4.41m (9' 5" x 14' 6")**

Window to the side, radiator and carpet flooring.

**Family Bathroom: 1.57m x 3.78m (5' 2" x 12' 5")**

Corner bath tub, shower cubicle, wash hand basin, heated towel rail, window to the front and linoleum flooring.

**Bedroom 4: 3.61m x 4.15m (11' 10" x 13' 7")**

Window to the front, radiator, carpet flooring and built in storage/ wardrobe.

### Gardens & Grounds

To the front, the farmhouse benefits from tarmacadam driveway parking for several vehicles, along with landscaped grounds with wrap-around lawn garden, patio area and vegetable garden.









## FARM BUILDINGS

The farm buildings are set in a traditional layout comprising a range of both traditional stone and modern buildings, utilised as loose housing and cubicle livestock housing, storage of machinery and feedstuff, along with a concrete feeding area and sheep handling facility. The traditional stone range has potential for a range of uses, subject to obtaining the necessary planning consents.

**Nissen Hut: 9.58m x 5.04m (31' 5" x 16' 6")**

Concrete block walls under a fibre cemented sheeted roof.

**Dutch Barn: 3.21m x 10.96m (10' 6" x 35' 11")**

3-bay concrete block walls under a corrugated sheeted roof with lean-to: 3.46m x 10.98m (11' 4" x 36' 0") under a corrugated sheeted roof.

**Stone Range: 5.77m x 20.63m (18' 11" x 67' 8")**

Traditional stone construction under a pitched slate roof with rear rear Lean-to under a box profile sheeted roof extending to 4.69m x 2.13m (15' 5" x 7' 0")

**Attached Dairy: 3.06m x 4.65m (10' 0" x 15' 3")**

Block built construction under pitched slate roof.

**Atcost Building: 7.18m x 8.98m (23' 7" x 29' 6")**

Concrete framed under a fibre cemented roof and walls, 2-bay block walls for general purpose.

**Livestock Housing: 6.41m x 4.58m (21' 0" x 15' 0")**

25 cubicles and loosing housing accommodation. Concrete block walls with steel and timber mono-pitched roof.

**Sheep Handling Facility.**

Block walls and gated system.

**Former Silage Clamp.**

Concrete walled.





## Farmland

The land is ringfenced around the centrally located farmstead contained and extends to approx. 135 acres in total, 124 acres of which is contained in a number of easy to manage enclosures, being south - west facing and gently sloping in nature. The land is laid to pasture and utilised for grazing and suitable for cutting purposes, with a further small area of sloping land on the western boundary sloping down towards the afon Dulais river. The land benefits from stockproof fencing, hedgerow and tree lined boundaries, providing useful shelter belts and swam for local wildlife and nesting birds and access to the river Dulas on the western boundary.

The remaining acreage includes approx. 9.50 acres of mixed broadleaf woodland parcels situated on the southern boundary of the farm and around the farmstead, which itself extends to approx. 1.50 acres.

The land is predominantly classified as slowly permeable seasonally west acid loamy and clayey soils with areas of freely draining slightly acid loamy soils according to Soilscapes, and is classified as Grade 3b according to the Agricultural Land Classification Map produced by the Welsh Government.





## Agri-tourism Business

### Shepherds Huts

The farm benefits from an eco off-grid shepherd's hut with an outdoor bath, BBQ and seating areas, with commanding views over the farm and wider Towy valley.

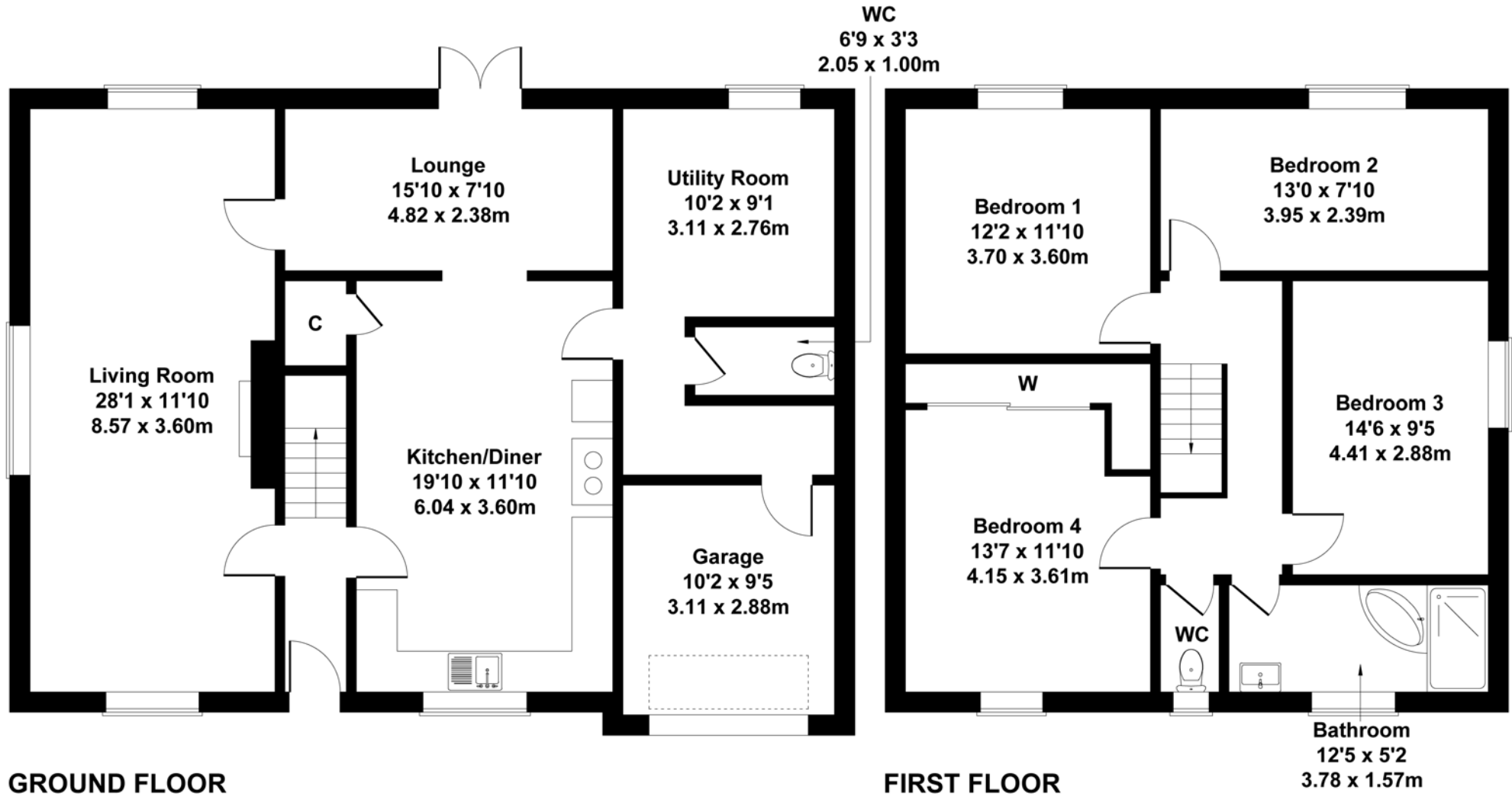
The huts are popular with couples, solo travellers and those wanting to escape to the country and offers a new buyer an exciting opportunity to further expand the tourism offering at Penhill.

The shepherds huts are known as **The Musterers Hut** and **The Shearers Hut** which can be booked via their own website, called The Shearer's Retreat: <https://www.theshearersretreat.co.uk/> as well as Booking.com, Expedia.co.uk and Airbnb.



# Farmhouse Floorplan

Approximate Gross Internal Area  
1894 sq ft - 176 sq m



GROUND FLOOR

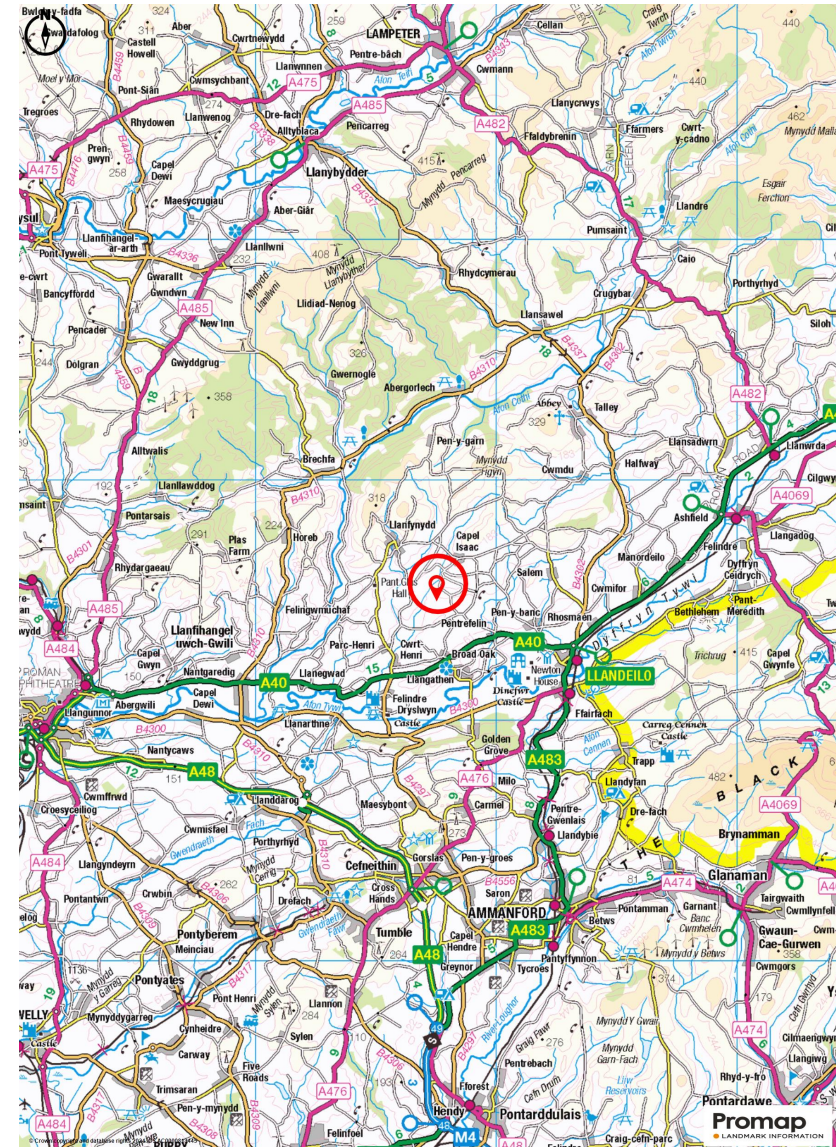
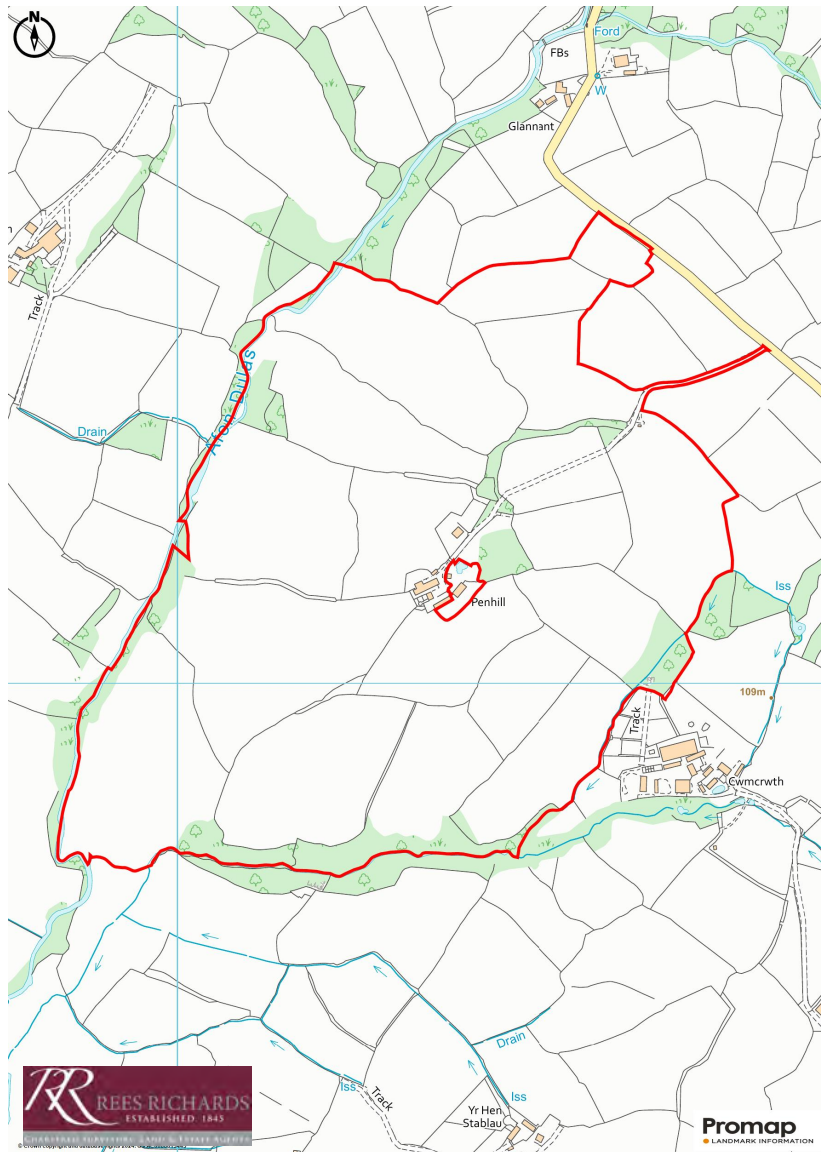
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



# Location and Situation Plans

For identification purposes only



## Further Information

### Tenure

We understand that the property is held on a Freehold basis with vacant possession upon completion.

### Energy Performance Certificate

EPC Rating F (32)

### Services

We understand that the property benefits from mains electricity, private water supply and drainage. The house is fired via an oil fired central heating system.

### Council Tax Band

Band D - approx, £2,048.03 per annum for 2024 - 2025 for Carmarthenshire County Council.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

The old farmhouse which adjoins the traditional farmstead has been sold off and does not form part of the sale, benefitting from a right of way along the farm lane from the highway to the property itself. We are advised a maintenance agreement is in place for the upkeep of the lane.

### IACS

We understand the property is registered.

**IMPORTANT NOTICE:** Rees Richards & Partners gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rees Richards & Partners does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

### Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire SA19 6HW. Tel: 01267 234567

We are advised the farmhouse is subject to an agricultural tie.

### Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

### Basic Payment Scheme (BPS)

We understand that all the agricultural land is registered for the BPS.

### Plans, Areas & Schedules

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 misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### What 3 Word / Post Code

sport.outgrown.flattery / SA32 8QS

### Method of Sale

The property is offered For Sale by Private Treaty as a whole at a Guide Price of Offers Over £1,300,000.

### Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen SA31 1LQ. Tel: **01267 612021** or email: **[rhys.james@reesrichards.co.uk](mailto:rhys.james@reesrichards.co.uk)**



FOR IDENTIFICATION PURPOSES ONLY



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