





## Overview

Ysgubor Mair is a charming 12.25 acre equestrian lifestyle property, offering versatile and flexible living accommodation, positioned in a semi-elevated position with commanding views over the surrounding countryside and wider Gwendraeth Valley, yet a short drive from the local amenities in the village of Pontyates and within a mile of Crwbin Common / Mountain, offering endless hacking and out-riding.

The centrally positioned farmstead comprising a well-presented and extended 4-bedroom farmhouse, retaining many original character features, incorporating a 1-bed first floor studio / annex, with external staircase access, plus a 4-car garage with 2-bed self-contained flat above, a residential static caravan and an excellent range of outbuildings, 10-loose boxes with groom / livery accommodation above and solar panels. The land is laid to clean grazing land contained in a fenced paddocked system with strategically placed water troughs, access directly from the farmstead.

The large village of Pontyates lies some 2 miles distance providing a wide range of amenities and services, to include a fuel station, convenience shop, Doctors Surgery, public houses, cafes and takeaway outlets, plus a bilingual primary school, village hall and rugby club. Ffoslas Horse Racing course and Glyn Abbey golf course is also within 4.5 miles of the property. The county and market town of Carmarthen and the large town of Llanelli, both lie 9 miles equidistance, being home to an excellent range of national and traditional retailers, secondary schools, leisure facilities, bus and rail stations.



## FARMHOUSE - GROUND FLOOR

**Entrance Hallway: 2.75m x 2.08m (9' 0" x 6' 10")**

Door to front and window to side. Doorway leading into:

**Reception Hall: 6.31m x 4.90m (20' 8" x 16' 1")**

Vaulted ceiling with gas stove. Large two storey window openings to the front and rear. Staircase to First Floor.

**Living - Dining Room: 5.05m x 9.75m (16' 7" x 32' 0")**

Vaulted ceiling with beams and fireplace to include a log burning stove. Windows to front and side. French doors to front.

**Kitchen - Breakfast Room: 3.95m x 4.80m (13' 0" x 15' 9")**

Fitted base and wall units with stainless steel sink and drainer, electric cooker and extractor hood above. Plumbing for washing machine. Room for under counter fridge. Windows to the front and side.





**Boot / Utility Room: 3.58m x 4.49m (11' 9" x 14' 9")**

Fitted base and wall units featuring Belfast Sink, plumbing for washing machine and tumble dryer. Window and door to side.

**Cloakroom: 2.50m x 0.91m (8' 2" x 3' 0")**

WC and wash hand basin. Window to side.

Internal Hall: Door to side out to courtyard.

**Shower / Boiler Room: 2.37m x 3.46m (7' 9" x 11' 4")**

Corner shower cubicle. Oil fired central heating Boiler with hot water pressured cylinder. Window to side.

**Home Office / Study: 3.48m x 3.03m (11' 5" x 9' 11")**

CCTV system. Window to side.

**Snug / Lounge: 4.70m x 4.63m (15' 5" x 15' 2")**

Dual aspect windows and French doors to side.





## FARMHOUSE - FIRST FLOOR

**Bedroom 1: 2.72m x 4.02m (8' 11" x 13' 2")**

Window to rear.

**En-Suite: 0.81m x 2.76m (2' 8" x 9' 1")**

Shower, W.C and wash hand basin.

**Bedroom 2: 3.04m x 3.95m (10' 0" x 13' 0")**

Windows to front and side.

**En-Suite: 1.71m x 2.89m (5' 7" x 9' 6")**

Bath with shower over. WC and wash hand basin. Window to side.

**Bedroom 3: 3.91m x 3.26m (12' 10" x 10' 8")**

Window to side.

**En-suite: 2.67m x 1.52m (8' 9" x 5' 0")**

Bath with shower over. WC and wash hand basin.





## FARMHOUSE - FIRST FLOOR - ANNEX

**Internal Hall:** Door into:

**Bedroom:** 3.41m x 3.64m (11' 2" x 11' 11")

Window to side.

**En-Suite:** 1.47m x 3.34m (4' 10" x 10' 11")

Bath with shower over. W.C and wash hand basin.

**Kitchen - Living Area:** 4.13m x 4.65m (13' 7" x 15' 3")

Fitted base and wall units comprising electric oven and cooker and stainless steel sink. Window to sides and door to rear with access to external staircase to rear garden.



## GARAGE & FIRST FLOOR FLAT

**Four Car Garage: 6.58m x 9.30m (21' 7" x 30' 6")**

4-Car Garage with two manual up and over doors and pedestrian door to rear. Windows to side. Base and wall units with plumbing for washing machine and extractor fan. Boiler for flat above and consumer unit.



## GARAGE & FIRST FLOOR FLAT

### 2 Bedroom First Floor Flat

Accessed via a set of external staircase a door leads into the self-contained flat, used as excess living accommodation.

**Hallway / Storage Area: 5.93m x 1.91m (19' 5" x 6' 3")**

**Bedroom 1: 2.93m x 4.56m (9' 7" x 15' 0")** Window to rear.

**Bedroom 2: 1.65m x 4.49m (5' 5" x 14' 9")** Window to rear.

**Kitchenette and Lounge/Diner: 4.26m x 4.67m (14' 0" x 15' 4")**

**Family Bathroom: 3.46m x 2.19m (11' 4" x 7' 2")**

Bath tub with shower over, WC and wash hand basin.



## Gardens & Grounds

The property is approached off the highway via two separate entrances, the first leading to the front of the property with ample parking area for multiple vehicles, whilst the second access leads around to the rear of the farmhouse to the stables / farm buildings, allowing complete privacy and seclusion.

The farmhouse benefits from landscaped grounds to the front and side with several patio / seating areas overlooking the lawn grounds and surrounding land, with a range of flower beds, shrubs and bushes, a wildlife pond with feature footbridge, bordered by hedgerows, timber fencing and partly stone walled.

**Swimming Pool & Pump Room.** Above ground swimming pool with raised decked area.

**Timber framed Garden Store 1:** 4.87m x 3.39m (16' 0" x 11' 1") Plumbing for sink and electricity connection.

**Timber framed Garden Store 2:** 3.31m x 3.43m (10' 10" x 11' 3")







## Outbuildings

### Dutch Barn & Loose Boxes

Traditional Dutch Barn comprising central storage area with 10 loose boxes on either side.

9 loose boxes measuring 10' 0" x 11' 0" (3.05m x 3.35m) plus a larger box measuring 15' 0" x 15' 0" (4.57m x 4.57m).

### First Floor Accommodation above storage:

Kitchenette: 3.19m x 5.08m (10' 6" x 16' 8")

Room 1: 2.13m x 4.03m (7' 0" x 13' 3")

Cloakroom: 0.79m x 2.15m (2' 7" x 7' 1")

WC. Wash hand basin.

Room 2: 2.80m x 1.72m (9' 2" x 5' 8")

Room 3: 2.36m x 3.53m (7' 9" x 11' 7")

Room 4: 2.48m x 3.53m (8' 2" x 11' 7")

Shower Room: 2.13m x 1.62m (7' 0" x 5' 4")

Shower cubicle and wash hand basin.

### General Purpose Building

Loose Box / Pen: 4.38m x 3.69m (14' 4" x 12' 1")

Open Area: 3.69m x 8.90m (12' 1" x 29' 2")

### 2 bedroom Static Caravan.

### Summer House

Sink and shower connection.





## Farmland

The land is laid to clean grazing contained in a fenced paddocked system with strategically placed water troughs, access directly from the farmstead. The land is gently sloping and south facing in nature, being freely draining slightly acid loamy soils according to Soilscapes and classified as Grade 3b according to the Predictive Agricultural Land Classification (ALC) Map 2, produced by the Welsh Government.

The land is suitable for grazing, hacking and exercising, with great amenity appeal.





## Further Information

### Tenure

We understand that the property is held on a Freehold basis.

### Energy Performance Certificate

Ysgubor Mair Farmhouse EPC Rating C.  
Annexe at Ysgubor Mair EPC Rating A.

### Services

We understand the property benefits from mains electricity, mains water, an oil fired central heating system and private drainage. Two sets of solar panels subject to a feed in tariff, also supplying buildings and static caravan. None of the services have been tested.

### Council Tax Band

Ysgubor Mair Farmhouse - Band G - approx £3413.38 per annum for 2024-2025 for Carmarthenshire County Council.  
Annexe at Ysgubor Mair - Band A - approx £1365.35 per annum for 2024-2025 for Carmarthenshire County Council.  
Caravan at Ysgubor Mair - Band A - approx £1365.35 per annum for 2024-2025 for Carmarthenshire County Council.

### Wayleaves, Easements and Rights of Way

The property is sold 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.

### What 3 Word / Post Code

shrugging.longingly.pirates / SA17 5LH

### Planning

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

### Agent Note

Available by separate negotiation or as a whole, which lies opposite side of the highway is land and buildings extending to 7.90 acres, comprising an extensive range of outbuildings, a large surface yard area and grazing land.

### 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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £650,000.

### Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Rhys James at Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021  
Email: rhys.james@reesrichards.co.uk

### Local Authority

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

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.



Floorplan





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