



## Overview

A rare and exciting opportunity has arisen to lease Hendrehedog Farm, a smallholding forming part of the Penllergaer Estate on a 5-year Farm Business Tenancy commencing on 12th August 2026. Situated in a peaceful rural setting on the edge of the sought-after village of Peniel, approximately four miles north-east of Carmarthen, the holding combines countryside living with convenient access to local amenities, schools and transport links.

The property is offered as a whole and comprises a newly refurbished four-bedroom dormer bungalow, a range of traditional and modern agricultural buildings and approximately 21 acres of woodland and pasture. Hendrehedog benefits from excellent connectivity, with easy access to the A40, A48 and M4 motorway, while Carmarthen provides a comprehensive range of shopping, leisure, healthcare and educational facilities, together with a mainline railway station. The property also enjoys proximity to the market town of Llandeilo and the beaches of Carmarthen Bay, offering an attractive balance of rural tranquility and accessibility.



## Farm House

Hendrehedog is a recently refurbished modern four-bedroom dormer bungalow situated in a rural location just off a B-class road. The property offers spacious and well-presented accommodation throughout and is set within extensive grounds. Externally, the property benefits from generous front and rear gardens, a small orchard and a large yard area providing ample parking and turning space for multiple vehicles. The property enjoys views over the surrounding countryside and combines modern accommodation with a convenient rural setting.



## Farm Land

The total area of the holding amounts to approximately 23 acres of which approximately 8 acres is clean pasture, 13 acres of woodland and the remaining being the yard area.



## Ground Floor

**Kitchen: (7.25m x 4.24m)** a spacious kitchen fitted with a newly installed range of wall and base units providing ample storage and worktop space. The room benefits from a tiled floor, extensive natural light from large windows and designated space for a washing machine, fridge and range cooker. Well-proportioned and practical, the kitchen provides an attractive and functional space for everyday family living.

**Rear Living Room: (5.85m x 3.36m)** a comfortable reception room featuring newly fitted carpet flooring and excellent natural light. The room offers ample space for an electric fire whilst also benefitting from a built in storage cupboard.

**Utility/ Shower Room: (4.83m x 6.35m)** a practical room fitted with a shower, WC and wash hand basin. Conveniently positioned, the room can be accessed externally, from the rear porch, gable end or directly from within the property, providing flexibility for everyday use.



**Front Living Room: (4.59m x 3.67m)** a comfortable reception room featuring newly fitted carpet flooring and excellent natural light. The room offers ample space for an electric fire.

**Front Entrance/ Hallway: (2.14m x 2.68m)** a welcoming entrance hall featuring newly fitted carpet flooring. The hallway provides access to the principal ground floor accommodation and the staircase leading to the first floor.

**Bedroom 1: (4.56m x 3.64m)** a well-proportioned front-facing bedroom located on the ground floor. The room benefits from newly fitted carpet flooring and excellent natural light.

**Bedroom 2: (3.37m x 3.64m)** a well-proportioned side-facing bedroom located on the ground floor. The room benefits from newly fitted carpet flooring and excellent natural light.

**Storage Cupboard: (2.05m x 0.88m)** a useful storage area located beneath the staircase, featuring newly fitted carpet flooring together with a shelf and coat hooks, providing practical storage.



## First Floor

**Bedroom 3: (3.21m x 3.64m)** a well-proportioned side-facing double bedroom located on the ground floor. The room benefits from newly fitted carpet flooring and excellent natural light.

**Landing/Hallway: (4.38m x 1.72m)** a spacious and well-proportioned landing featuring newly fitted carpet flooring. The area benefits from excellent natural light provided by a dormer window and offers access to the first-floor accommodation.

**Bathroom: (2.39m x 2.33m)** a newly fitted bathroom comprising a panelled bath with shower above, WC and vanity wash hand basin. The room benefits from laminate flooring and tiled walls, providing a practical and modern finish. A dormer window allows for excellent natural light.

**Master Bedroom (3.78m x 4.98m) & Dressing Room (3.26m x 2.21m)** accessed via the adjoining dressing room, this spacious principal bedroom benefits from newly fitted carpet flooring and an abundance of natural light. Dormer windows to both the front and rear elevations create a bright atmosphere.



## Farm Buildings

1. **Stone Barn 1** : (18ft x 55ft) a traditional white-washed stone barn under a slated roof featuring characterful timber doors and timber windows. The building benefits from concrete flooring throughout.

2. **Stone Barn 2**: (22ft x 68ft) a traditional white-washed stone barn under a slated roof featuring characterful timber doors and timber windows. The building benefits from concrete flooring throughout.

3. **Dutch Barn**: (42ft x 65ft) a steel frame construction with corrugated sheets, a concrete floor and internal breeze block partitions.

4. **Garage 1** : (23ft x 9ft) attached to the main residence, accessed via a garage door and two uPVC pedestrian doors. The space benefits from a concrete floor and provides secure parking or useful storage space.

5. **Garage 2**: (22ft x 17ft) an open fronted stone-built garage under a corrugated sheet roof with a hardcore floor.



**6. Stone Barn 3:** (22ft x 88ft) Traditional stone barn under a part slated, part corrugated sheet roof with a concrete floor.

**7. General Purpose Building 1:** (30ft x 60ft) a steel portal frame building under a corrugated sheet roof with breeze block and corrugated sheet sides on a concrete floor, with large sheeted doors at both gable ends.

**8. General Purpose Building 2:** (36ft x 45ft) a concrete frame building under a corrugated sheet roof with breeze block sides and sheeted doors on a concrete floor.

**9. Lean-to:** (19ft x 45ft) a steel frame lean-to shed situated between General Purpose Building 1 & 2, under a corrugated sheet roof with Yorkshire boarding sides and sheeted doors on a concrete floor.

**10. General Purpose Building 3:** (40ft x 45ft) an open-fronted concrete framed building under a corrugated sheet roof with breeze block sides on a concrete floor.

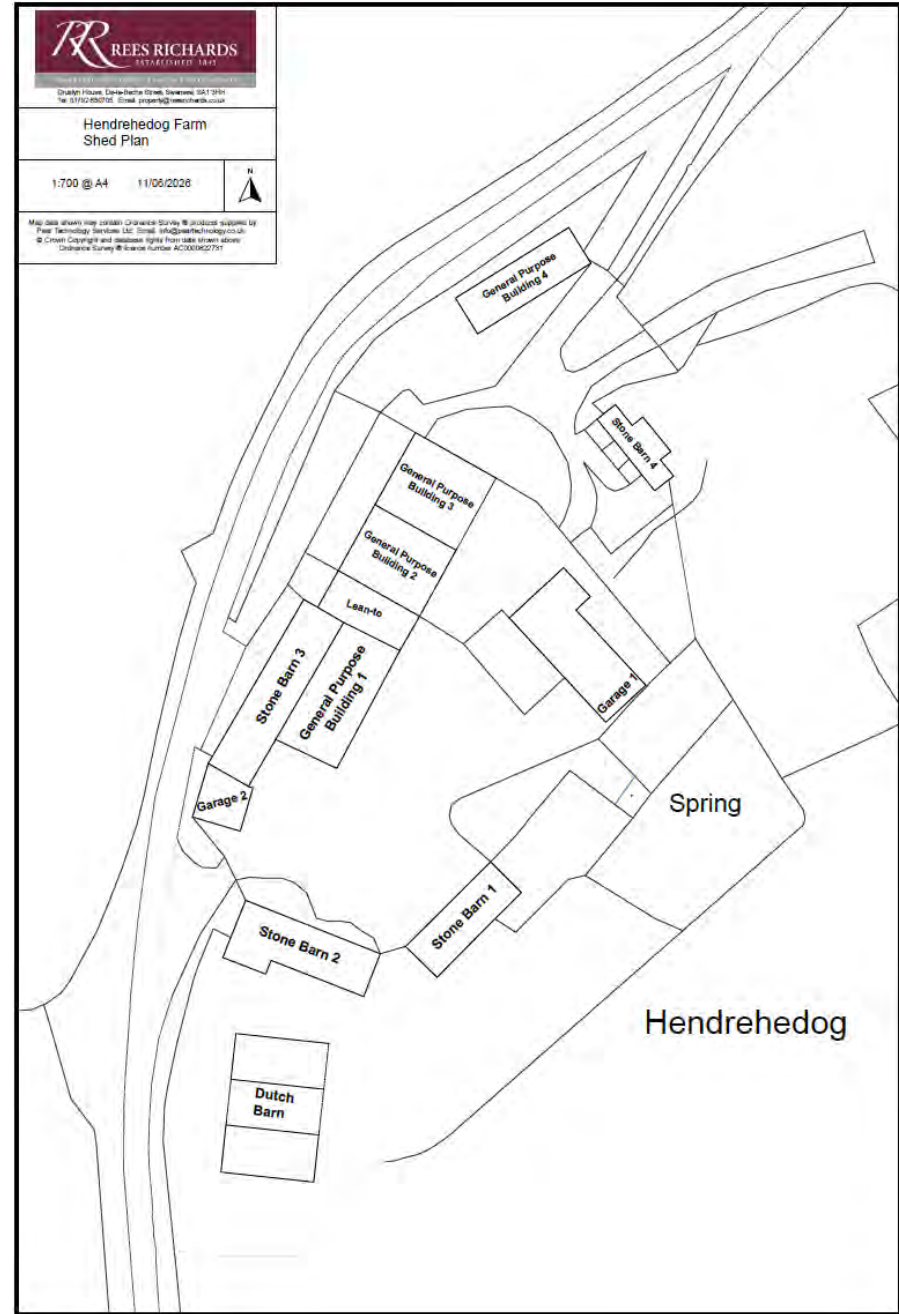
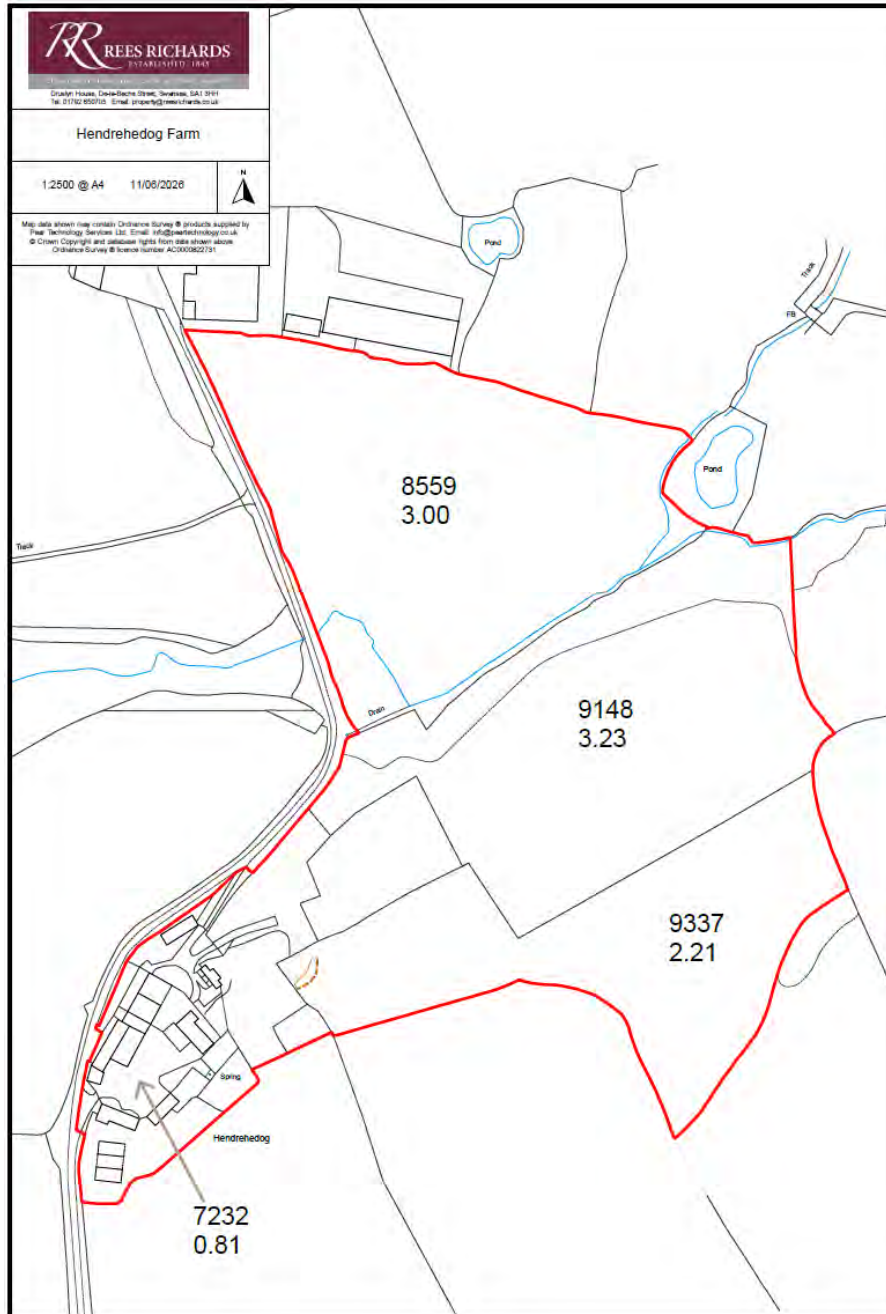
**11. General Purpose Building 4:** (20ft x 60ft) Steel portal frame shed with open side under a corrugated sheet roof with corrugated sheet and breeze block sides on a hardcore floor.

**12. Stone Barn 4:** (9ft x 42ft) a traditional stone-built building under a slated roof, formerly used as a pig sty.



# Land & Building Plan

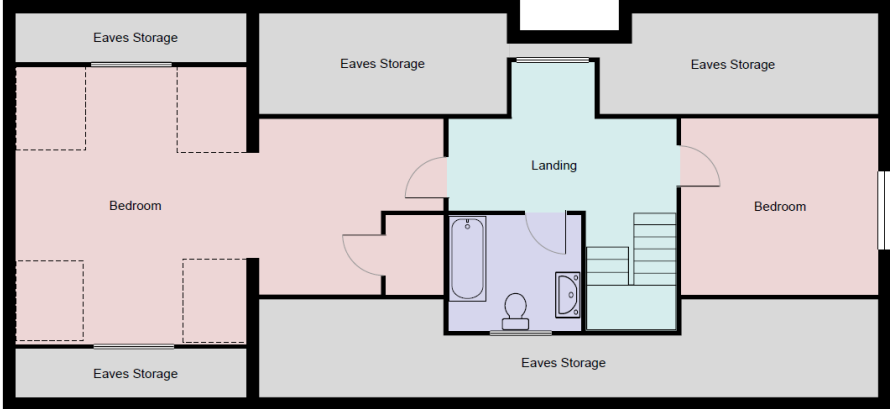
For Identification Purposes Only



# Farmhouse Floorplan



Ground Floor



First Floor

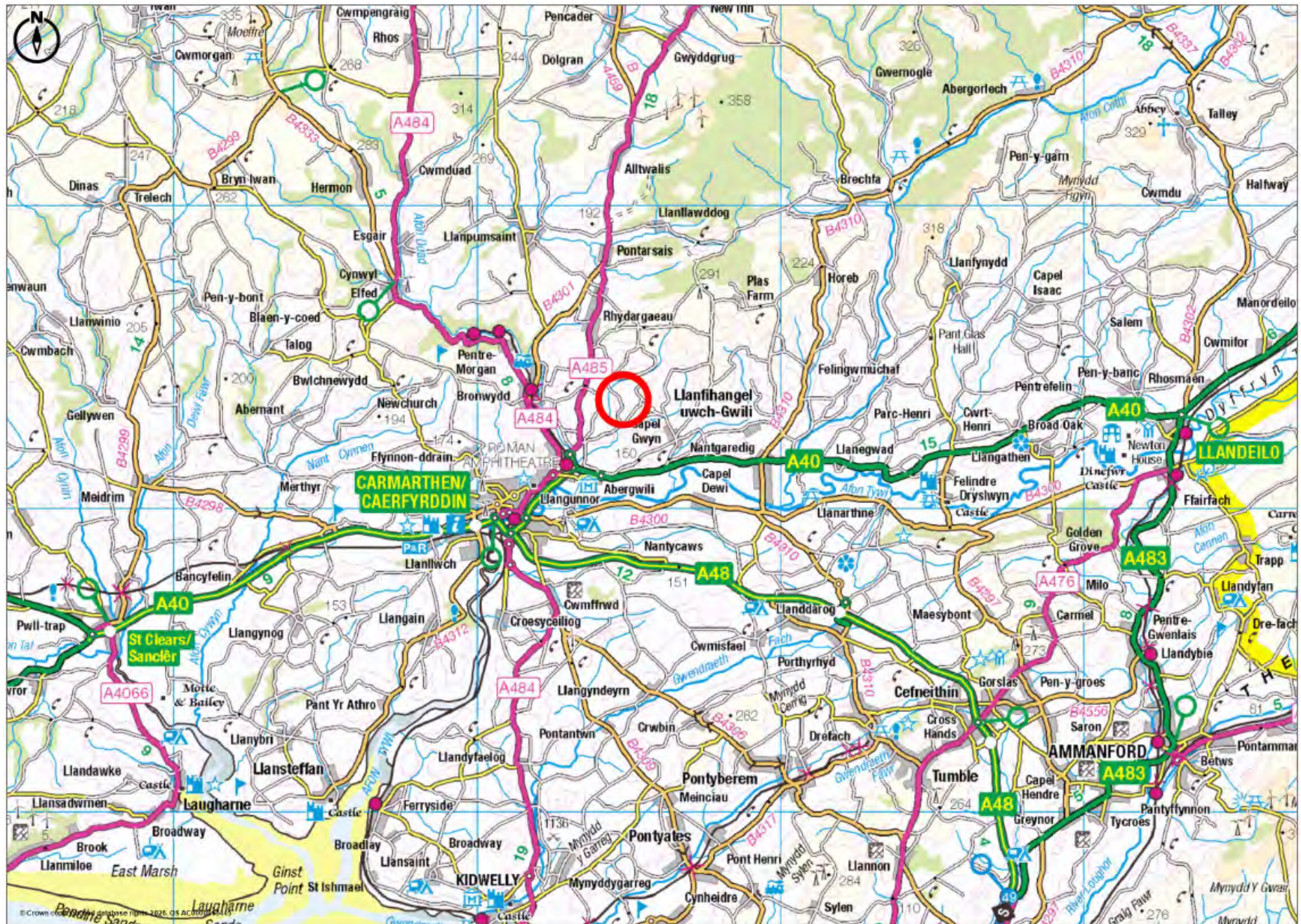
Hendre Hebog, Peniel, Carmarthen SA32 7AD

All measurements are approximate and for display purposes only.



# Location Plan

For Identification Purposes Only



## Tenancy & Tender Details

The holding is to rent by Informal Tender as follows:

We will ask perspective tenants to complete the Agent's Tender Form which is available from the Agents office. All tenders to be submitted to the following address before 12pm noon on Wednesday 29th July 2026: Rees Richards & Partners, 12 Spilman Street, Carmarthen, Carmarthenshire, SA31 1LQ or by email to [elan@reesrichards.co.uk](mailto:elan@reesrichards.co.uk), and clearly marked 'Hendrehedog Farm, Penllergaer Estates Ltd'. Please refer to the Agent's Tender Form for more details. The prospective tenant is asked to tender a rent on a pound per annum basis.

Please note the following:

- Tender submissions are conditional on prospective tenants having attended a viewing day.
- The Landlord and their Agents will not be bound to accept either the highest nor any offer for the farm.



# Further Information

## Tenancy & Term

Hendrehedog will be let for a period of 5 years, under a Farm Business Tenancy (FBT) commencing on Wednesday 12th August 2026. The FBT will be covered by the provisions of the Agricultural Tenancies Act 1995.

## Rent Payable & Rent Reviews

The rent is to be payable monthly in advance with the first installment due upon commencement of the tenancy. Rent reviews will be in line with the 1995 Agricultural Tenancies Act, every three years to market value or other mechanism agreed by both parties.

## Insurance

The Landlord will insure the buildings under its policy and for any consequential losses or damage to the Tenant's property. The Tenant will insure their fixtures and fittings, livestock, deadstock and contents. The Tenant will maintain their own Public Liability cover. The landlord and agents will also retain their own public liability cover.

## Repairing Responsibilities

Repairing obligations for the holding are set out in the draft FBT.

## Outgoings

The tenant will be responsible for paying all outgoing related to the holding, including Water, Electricity and Fuel.

## Sub-letting

There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

## Subsidy Schemes

The prospective tenant will be permitted to apply to the Sustainable Farming Scheme. The tenant will not be permitted to increase the level of tree cover present on the holding.

## Schedule of Condition

A photographic schedule of condition of the buildings and land will be undertaken prior to the tenancy commencing and will be annexed to the tenancy agreement.

## EPC

Rating D (65).

## Wayleaves, Easements and Reservations

The Landlord reserves a right of access at reasonable times across the holding, and all timber rights are reserved to the Landlord. The property is let subject to, and with the benefit of, all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not.

## Land Transaction Tax

The successful tenant will be responsible for the payment of all Land Transaction charges that may arise from granting of the tenancy agreement. Professional advice should be sought on the matter prior to the acceptance of the agreement.

## VAT

The incoming tenant will be liable for any VAT applicable to the rental charges for the property.

## Deposit

The tenant will not be required to provide a deposit.

## Services

The house benefits from main electricity and water.

## Council Tax Band

Band E- approx, £2,873.69 per annum for 2026-2027 for Carmarthenshire County Council.

## Local Authority

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

## What 3 Word/ Post Code

crown.hourglass.desk / SA32 7AD

## Viewings

Viewings strictly by appointment only. Interested parties must make prior appointments with Rees Richards & Partners on 01267 612021.

## Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the Agents nor the Landlord take responsibility.



**Swansea Head Office**  
Druslyn House  
De la Beche Street  
Swansea  
SA1 3HH  
Tel: 01792 650705

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

**Tenby Office**  
Quay Hill  
Tenby  
SA70 7BX  
Tel: 01834 526 126

DX: 39568 SWANSEA1  
F: 01792 468 384  
property@reesrichards.co.uk  
reesrichards.co.uk

