

Glanyrafon Farm

Llandeilo, Carmarthenshire





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Llandeilo 0.5 miles, Carmarthen 16 miles, Swansea 25 miles, M4 12 miles, Cardiff Airport 60 miles
(Distances approximate)

A traditional farmhouse standing in the middle of its own land with spectacular views over the river Towy and Dinefwr Castle beyond.

Accommodation

Main House

Entrance hall | Drawing room | Sitting room | Kitchen/dining Room | Utility room | Cloakroom & WC

3 Bedrooms | 2 Bathrooms

Outbuildings

A range of traditional outbuildings | Modern agricultural barn

Garden & Grounds

Extensive lawns | Ample parking | Vegetable garden | River frontage | Paddocks | Farmland

Magnificent views over the surrounding countryside

Available in 4 Lots

In all approximately 101.5 acres

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Situation

Glanyrafon is situated nearby to the handsome market town of Llandeilo that has a comprehensive range of shops, services and amenities. Additional shops and services are in Carmarthen and Swansea (20 and 30 minutes' drive respectively).

The area is renowned for its beautiful landscape and good communications. The A40 runs close by and the A48 provides rapid access to the M4 (J49) putting Cardiff just over an hour's drive. Swansea has a direct train link to Cardiff and London Paddington.

There are an abundance of recreational opportunities close by. These include fishing on the Towy and neighbouring rivers; hill walking, cycling and riding in spectacular mountain scenery; local golf courses; the National Botanical Gardens of Wales and Abergasney are close while there are numerous castles and heritage sites throughout the area.



Glanyrafon Farmhouse

Glanyrafon is a traditional farmhouse standing in the middle of its own land with spectacular views over the river Towy and Dynevor Castle beyond. The property is well laid out and in good order providing good accommodation with three bedrooms sharing two bathrooms. Downstairs there is large kitchen/dining room with a log burner, a drawing room and a sitting room, which are positioned either side of an entrance hall.

Outbuildings

To the rear of the farmhouse are a range of traditional buildings which, subject to the necessary planning consents, would be suitable for a variety of other uses including additional accommodation or ancillary space. A large modern agricultural building also stands adjacent to the traditional buildings currently used as a workshop and general store.

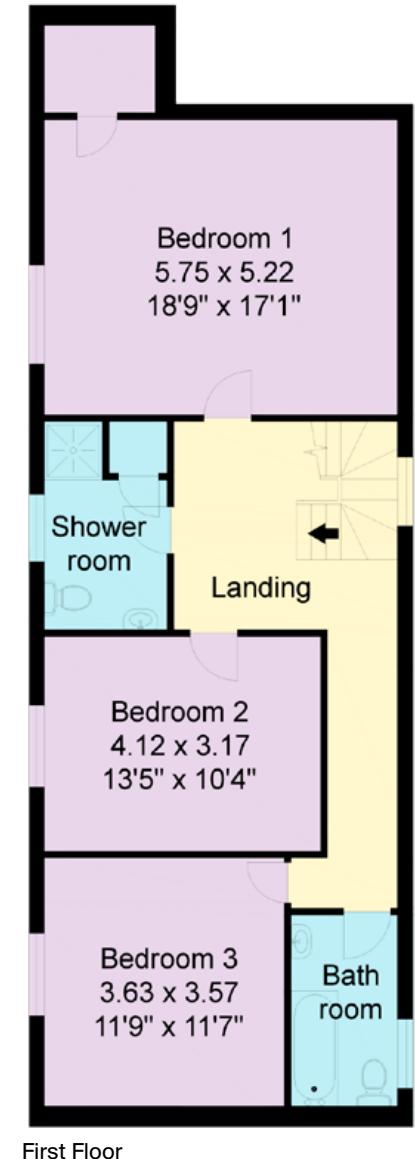
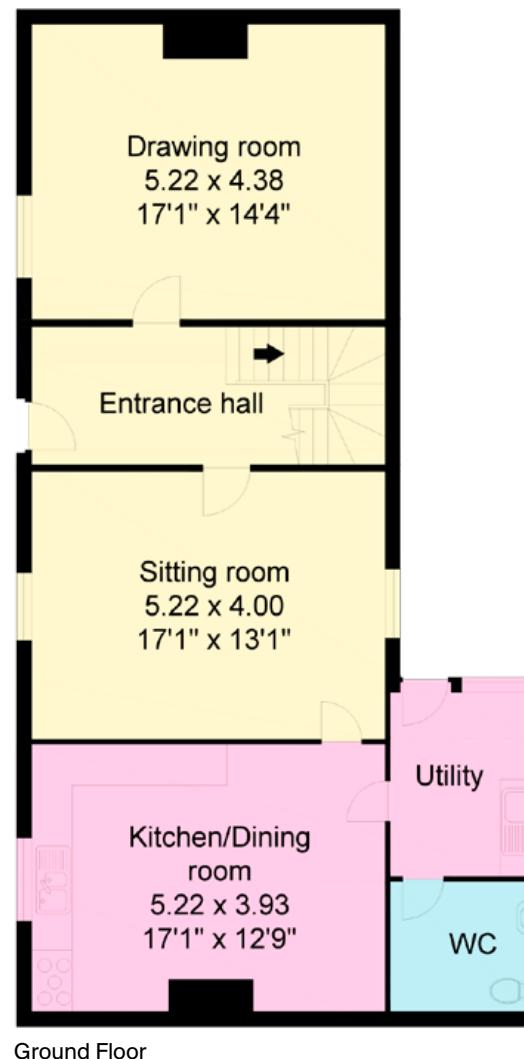




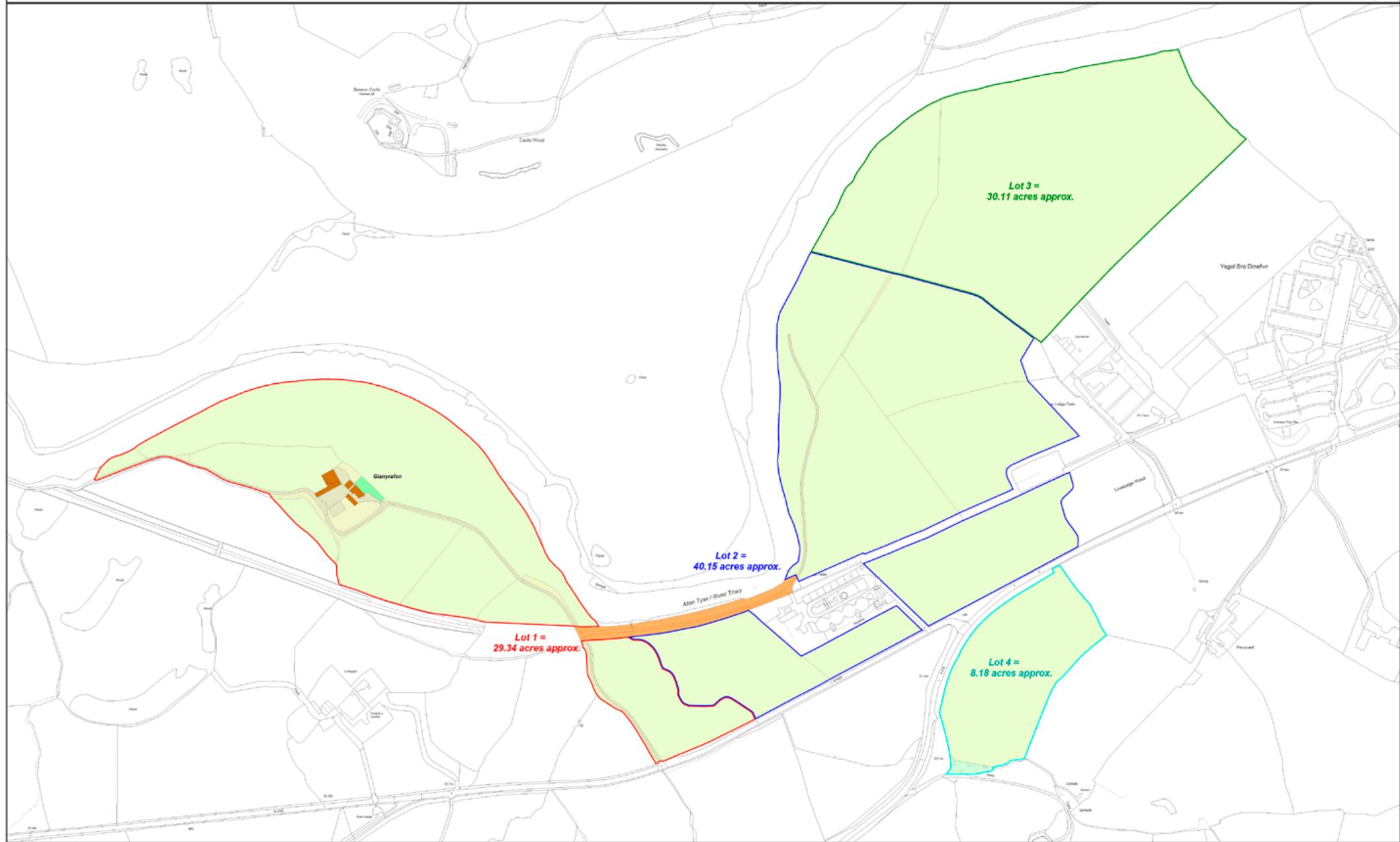
Approximate Gross Internal Floor Area

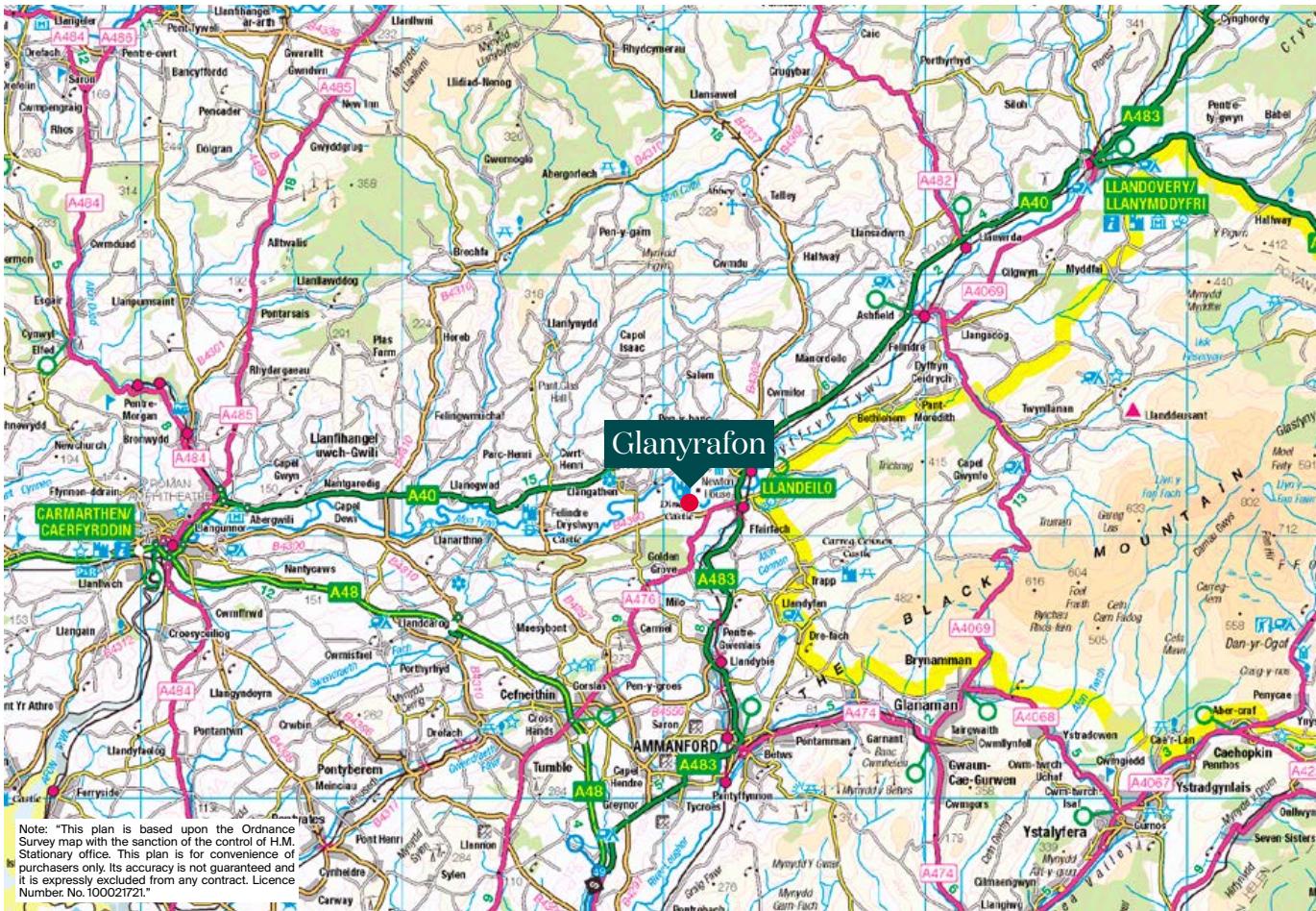
Main House: 1,787 sq ft / 166 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Glanrafon - Draft Lotting





Farmland

Level productive farmland is situated along the river, ideal for livestock and arable production totalling 105.5 acres approximately and is available in three separate Lots.

Current tenancies over the land will continue until October 2022.

Services

Mains electricity, private water supply, private drainage, oil-fired central heating.

Local Authority

Carmarthenshire County Council - 01267 234567.

www.carmarthenshire.gov.wales

Rights of Way

There are rights of access over the land and the driveway for anglers to access the river. Please contact agents for further information.

Listing

The property is not listed.

Energy Performance Certificate

Rating: Band E

Directions (SA19 6PF)

From the M4 at Cross Hands, follow the A483 towards Llandeilo. As you come into Ffairfach, ½ mile from Llandeilo, at the roundabout take the first exit onto the A476 the after take the first right B4300 after ½ mile. The entrance to Glanyrafon Farm is ¼ mile on the right hand side and is signposted.

Viewing

Strictly by appointment with the agents; Knight Frank LLP and Owen and Owen

Knight Frank LLP: London - 0207 861 1549

Owen and Owen: 01646 621500



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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