

NEW PRICE



Gelli Rhwydd Farm, Llannon, Llanelli SA14 8JJ

Offers in the region of £1,100,000

Superb Stock Farm, 95 Acres (approx)
Farmhouse Plus Stunning Barn Conversion
Traditional & Modern Outbuildings
Popular Location, Edge Of Village
EER: G 6

DESCRIPTION

*** A superb 92.640 acre (approx) stock farm *** with generous 4 bedroom farmhouse plus a stunning 5 bedroom barn conversion (planning condition as holiday let) both set in separate gardens with views. There is lane access leading to the farm yard with ample car parking and a good range of traditional and modern outbuildings. The land is part bounded by a stream and consists of pasture, arable, rough grazing and a small area of woodland. Situated on the Llannon to Hendy road on the edge of the popular village of Llannon with easy access to the M4 leading to Swansea and Cardiff cities and convenient to the market town of Carmarthen, Llanelli town centre and the coast road. Energy Rating: G 6

FARMHOUSE

Double-glazed front entrance door to:

MAIN ENTRANCE HALL

Understairs storage, wood block flooring, stairs to first floor, door to:

SITTING ROOM

16'8" x 12' (5.08m x 3.66m)
Double-glazed window to front elevation overlooking the garden with distant country views, dado rail, 2 radiators.

LOUNGE

16' x 15'10"/12' (4.88m x 4.83m)
Double-glazed window to garden with views beyond, dado rail, feature inglenook stone fireplace and hearth with beam over incorporating wood burner stove, 2 radiators, door to main hall, door to:

KITCHEN/DINING ROOM

29'3" x 8'11" (8.92m x 2.72m)
Good range of wall and base units, 1 ½ bowl sink unit, built-in oven and hob, oil boiler, plumbing for washing machine, plumbing for dishwasher, walls partly tiled, ceramic floor tiles, beamed ceiling, 2 double-glazed windows to rear, double-glazed door to rear porch, door to:

UTILITY ROOM

Double-glazed windows to side and rear, radiator, ceramic floor tiles, clothes dryer.

REAR PORCH

Double-glazed window to rear garden, door to rear garden, ceramic floor tiles.

LANDING

Access to attic, doors to:

BEDROOM 1

14'6" x 12'11" (4.42m x 3.94m)
Double-glazed window to front elevation with panoramic country views, 2 radiators, dado rail, good range of part mirrored fitted wardrobes.

BEDROOM 2

10'1" x 9'2" (3.07m x 2.79m)
Double-glazed window to front elevation overlooking garden with views, radiator.

BEDROOM 3

12'6"/10'7" x 10'4" (3.81m x 3.15m)
Double-glazed window to front elevation with views, radiator.

BATHROOM

10'6" x 6'8" (3.20m x 2.03m)
Spacious room incorporating white 3 piece suite, shower over bath, radiator, walls partly tiled, airing cupboard, double-glazed window.

BEDROOM 4

19'11" x 9' (6.07m x 2.74m)
Double-glazed window to rear elevation, radiator, please note there is part limited headroom, door to:

DRESSING ROOM

15'7" x 9'2" (4.75m x 2.79m)
Two double-glazed windows to rear garden, radiator, fitted wardrobe, store cupboard, beamed ceiling, part limited headroom.

EXTERNALLY

Well maintained good size gardens to front and side elevations incorporating patio area, gardens mainly laid to lawn with numerous plants, shrubs and mature trees, steps from the lower garden to the upper garden, mature hedging, lovely panoramic views, 2 single gate accesses to fields to either side of the gardens, to the rear of the farmhouse is a **STONE OUTBUILDING** with an open fireplace and apple trees.

THE BARN

Please note planning for the barn is for a holiday let and it comes fully furnished.

MAIN ENTRANCE HALL

Porcelain floor tiles, radiator, stairs to first floor, door to:

KITCHEN/DINING ROOM

20'16'3" x 12'11"/5'5" (6.10m x 3.94m)
High ceiling, good range of modern units incorporating tall

unit, 1 ½ bowl ceramic bowl, built-in split-level oven, hob, walls partly tiled, feature original stone wall, radiator, double-glazed window, double-glazed door to decking area with lovely country views, second double-glazed window to rear with views, door to:

LAUNDRY/STORE ROOM

Plumbing for dishwasher.

BATHROOM

10'8" x 5'5" (3.25m x 1.65m)
Feature stone wall, heated towel rail, walls partly tiled, white 3 piece suite, double-glazed window.

BEDROOM 1

14'4" x 7'10" (4.37m x 2.39m)
Double-glazed feature window to front elevation, radiator.

LOUNGE/DINING ROOM

27'3" x 15'10" (8.31m x 4.83m)
Via main hall access to an attractive lounge/dining room, double-glazed French doors to rear patio and garden with lovely views, double-glazed window to front yard, wall lighting, 3 radiators, feature stone walls, wood burner stove set on hearth, porcelain floor tiles, stairs to first floor.

UTILITY ROOM

13'1" x 10'10" (3.99m x 3.30m)
Good range of base units incorporating built-in oven and hob, plumbing for washing machine, walls partly tiled, porcelain floor tiles, radiator, double-glazed window to rear, door to:

HALL

Porcelain floor tiles, door to front elevation, door to:

CLOAKROOM

7'1" x 4'7" (2.16m x 1.40m)
WC, wash hand basin, radiator, double-glazed window to front elevation.

FIRST FLOOR LANDING

Via lounge/dining room. Stairs to first floor landing, radiator, Velux window.

BEDROOM 2

15'7"/11'6" x 10'8"/7'11" (4.75m x 3.25m)
Feature part stone wall, 2 fitted wardrobes, 2 Velux windows to rear, Velux window to front.

BEDROOM 3

14'9"/13' x 11'7" (4.50m x 3.53m)
Two Velux windows, radiator.

BEDROOM 4

11'2" x 6'4" (3.40m x 1.93m)

Radiator, double-glazed window, fitted wardrobe.

BATHROOM

White 3 piece suite, shower unit, radiator, walls partly tiled, Velux window to rear elevation.

SECOND LANDING

Via main entrance hall stairs to second landing, feature stone walls, radiator, double-glazed window, spacious walk-in store room with limited headroom with double-glazed window.

BEDROOM 5 (MASTER BEDROOM)

14'7"/7'1" x 13'9"/8'2" (4.45m x 4.19m)

Two double-glazed windows to front elevation, radiator, feature stone walls, door to:

EN SUITE

Incorporating white 2 piece suite, shower unit, walls partly tiled, part feature stone wall, heated towel rail.

EXTERNALLY

Barn garden. Decking area (via kitchen), enclosed garden (via lounge) laid out patio and lawned garden. All with lovely views.

PLEASE NOTE

There is a rainwater harvesting system which collects the rain and which feeds the WCs and the washing machine. The barn is let via Wales Cottage Holiday Company.

OUTBUILDINGS

Situated opposite the farmhouse via the Court Yard, there is traditional good size **STONE OUTBUILDING** which is a former cowshed now converted to calf rearing pens/loose boxes, **IMPLEMENT OUTBUILDING** 48'7 x 16'8 which is a former dutch barn with double gated access, **BLOCK BUILT WORKSHOP** 11'11 x 9'1 which is a former dairy with door to rear elevation and window to side elevation, gated access to a yard which is connected via well

water leading to a **SILAGE CLAMP** 60' x 45' approx, second gated access to second yard leading to **WINTER HOUSING** 60 x 45' approx incorporating 33 cubicles plus loose housing, gate to storage for manure, **TWIN PURPOSE OUTBUILDING** 60' x 50' approx with tractor access to either end with pens suitable for cattle, sheep and horse storage and well water connected to each pen.

THE LAND

Gated access to a lane leading to the farm and 92.640 Acres (approx) of land comprising of pasture, arable, rough grazing and a small area of woodland, the land is part bounded by a stream and the other fields are connected to well water. Public foot path.

SERVICES

We are advised that mains electricity and water are connected. Well water. Private drainage. Oil central heating system. Wood burner stoves.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

Proceed from Murray Street to Felinfoel. Continue through Swiss Valley and into the village of Llannon. Take the first right and proceed down the hill and along the flat a little where the first gated access on the left will be the entrance to Gelli Rhwydd Farm.

Gelli Rhwydd Farm, Llannon, Llanelli SA14 8JJ



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B			(67-81) B		
(69-80) C			(55-66) C		
(55-68) D			(39-54) D		63
(39-54) E			(23-38) E		
(21-38) F		35	(1-20) F	37	
(1-20) G	6		Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

**John.
Francis**