

Waun Farm, Whitland, SA34 0LU

Offers in Region of **£499,950**

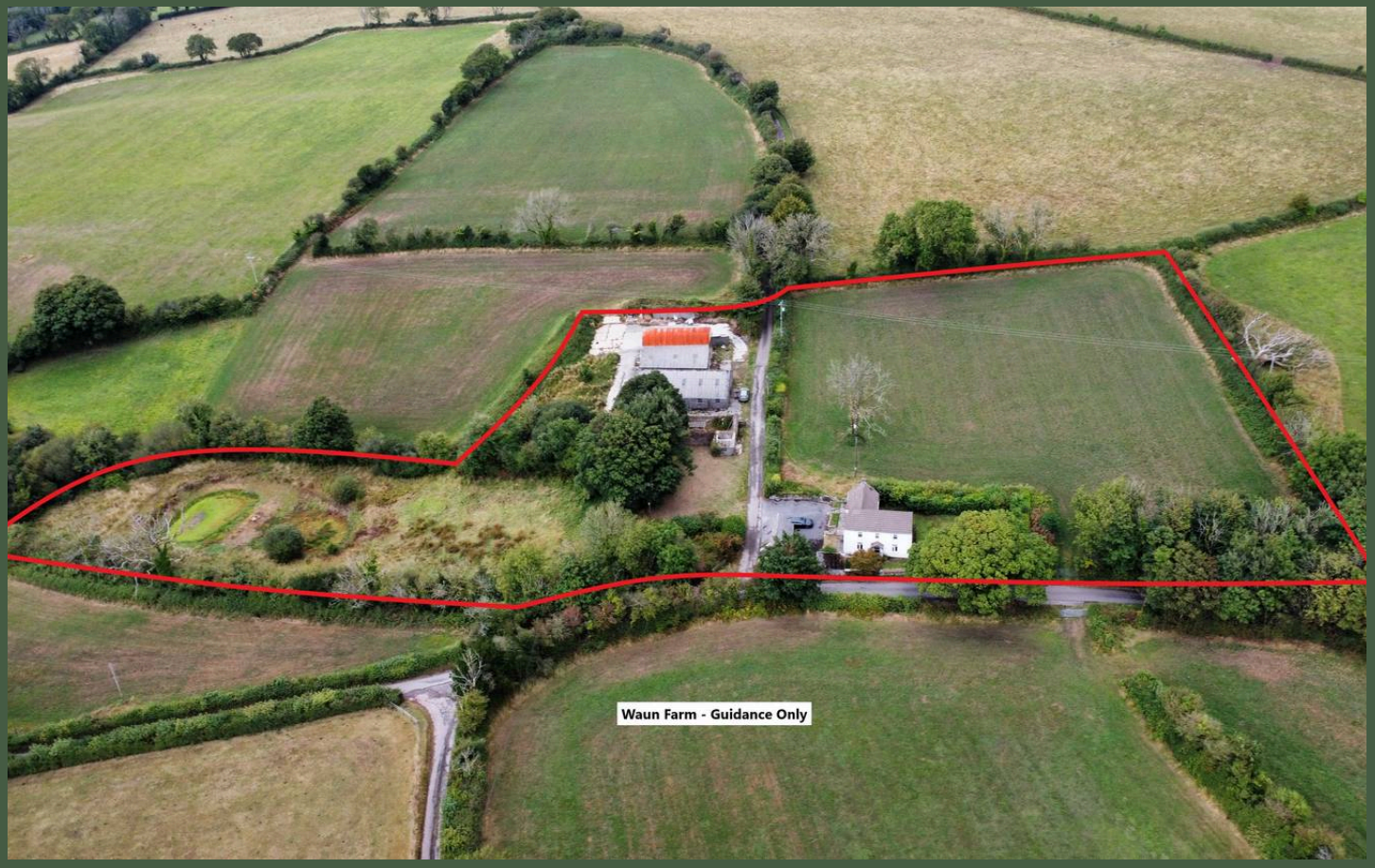
Contact Narberth Office

Hill House, High Street,
Narberth, Pembrokeshire SA67 7AR

01834 860260

narberth@jjmorris.com

jjmorris.com







Waun Farm

Whitland

A charming and versatile smallholding, offering a wonderful opportunity to embrace country living within a quiet rural area of West Carmarthenshire, situated roughly between the popular town of Whitland and village of Tavernspite. This traditional farmhouse is set within approximately 4 acres or thereabouts, providing generous space for a number of occupants and an idyllic smallholders lifestyle. The detached farmhouse has 4 well-proportioned bedrooms, making it ideal for families or those seeking extra space for guests, with spacious living accommodation, country charm and character. There are a variety of outbuildings and a good sized yard offering excellent scope for equestrian interests and hobby farming, plus potential to covert and possibly build a holiday cottage or Annex (subject to planning). There is a garden to the side of the house and separate large wildlife pond/nature area providing a peaceful spot to unwind and connect with nature. The property's no chain status means you can move in with ease and start enjoying your new lifestyle without delay. Whether you are looking to establish a smallholding, run a business from home, or simply enjoy the tranquillity and beauty of a countryside setting, this property delivers fantastic potential in a truly lovely location. Please note that more surrounding land is also available, by separate negotiation. Viewing is strongly advised.

Situation
The property is located on its own, just off a small minor country lane, found roughly between the town of Whitland and village of Tavernspite, both respectfully 2 miles or so distant. Whitland provides an excellent range of amenities to include primary and secondary schooling, train station linking to Carmarthen, a Co-Op supermarket, doctors surgery and high street shopping parade with butchers, green grocers, pharmacy, places to eat etc. The large town of Narberth is roughly 7 miles distant, and the beautiful south coast with stunning beaches and cliff top walks is approximately 5 miles away. The location is ideal for someone who wishes to live in a quiet countryside location yet be close to nearby shops and services.

Accommodation
Open fronted porch with frosted double glazed front door opens into:

Lounge / Diner
Double glazed windows to front, stairs rise to first floor with understairs storage cupboard, feature stone wall and fireplace housing a woodburning stove, radiators, door to:

Kitchen
Double glazed window to side, fitted range of wall and base storage cupboards with worksurfaces, single drainer sink, space for cooker, oil fired boiler serving the hot water and central heating, tiled flooring, radiator, doors to:

Store Room
Window to rear and radiator.

Utility
Comprising a W.C, pedestal wash hand basin, corner shower cubical, plumbing for washing machine, space for further white goods, double glazed windows to rear and side, external doo to side/external parking area.

First Floor Landing
Spindle balustrade, access to loft storage area, doors to:

Bedroom 1
Double glazed window to front, radiator, fitted wardrobe.

Bedroom 2
Double glazed window to front, radiator.

Bedroom 3
Double glazed window to front, radiator.

Bedroom 4
Double glazed windows to side and rear, radiator, access to loft.

Bathroom
Comprising a bath, W.C, pedestal wash hand basin, part tiled walls, double glazed window to side, airing cupboard.

Externally
To the front of the property there is a traditional stone wall with pedestrian gateway and path leading up to the front door. Front lawned garden extends to the far side where there is a good sized lawned garden area. On the other side there is a hardstanding driveway providing ample off road car parking, a detached stone built garage/workshop and a smaller detached stone & block store shed. Immediately behind the house there is the paddock, and across the small side road there is the pond/wildlife area and yard with outbuildings.

The Land
The paddock situated behind the house amounts to approximately 2 acres or thereabouts, being generally level and of good pasture, with sock fencing and gated roadside access, ideal for keeping a small number of animals/ponies etc. The pond/nature area amounts to roughly 1 acre and enjoys a position on its own, being a lovely space to relax and has excellent potential for further gardening or planting trees etc. Please see our attached plan for guidance to the boundaries.

The Yard & Buildings
Just up from the house and opposite the paddock, there is a good size concrete yard and useful agricultural buildings, comprising a block built storage/cubical shed and adjoining corrugated double barn. There is also a derelict stone outbuilding with no roof, but has excellent potential to re-build or convert (stp).

Services

- Heating Source: Oil & Woodburning Stove
- Electric: Mains
- Water: Mains
- Drainage: Private Septic Tank
- Local Authority: Carmarthenshire County Council
- Council Tax Band: TBC
- Tenure: Freehold and available with vacant possession upon completion.

Directions

From the town of Whitland, proceed along the shopping high street and travel over the trainline, heading out and through Trevaughan on the B4328, after a short while take the left hand turning signposted for Ciffig Church and stay on this minor road less than a mile, passing the church on your right. Waun Farm can then be seen on your left hand side, identified by our JJ Morris for sale sign. What Three Words: //////deed.tweed.mothering

Broadband

According to the Ofcom website, this property has standard broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Reception

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 76%

Three Voice & Data - 75%

O2 Voice & Data - 61%

Vodafone Voice & Data - 73%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti-Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.




jjmorris.com
Estate Agents


jjmorris.com
Estate Agents


jjmorris.com
Estate Agents

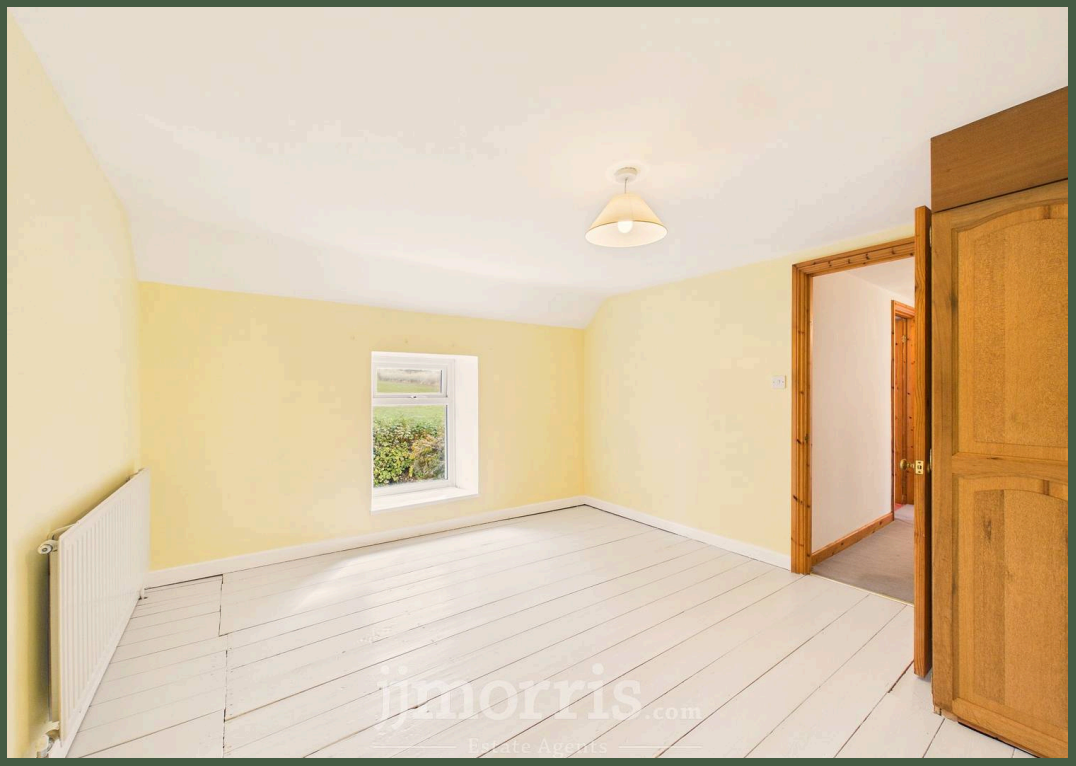





jjmorris.com
Estate Agents


jjmorris.com
Estate Agents















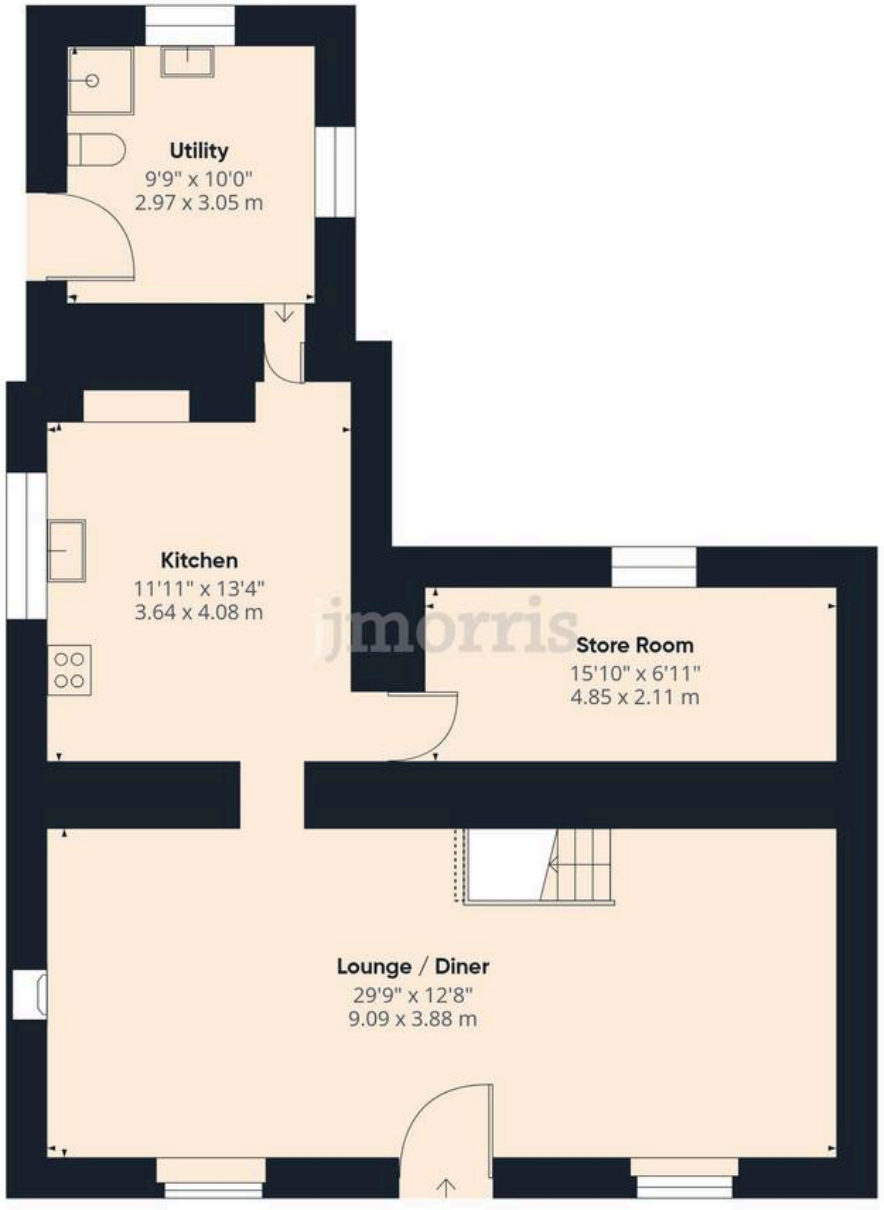



jjmorris.com

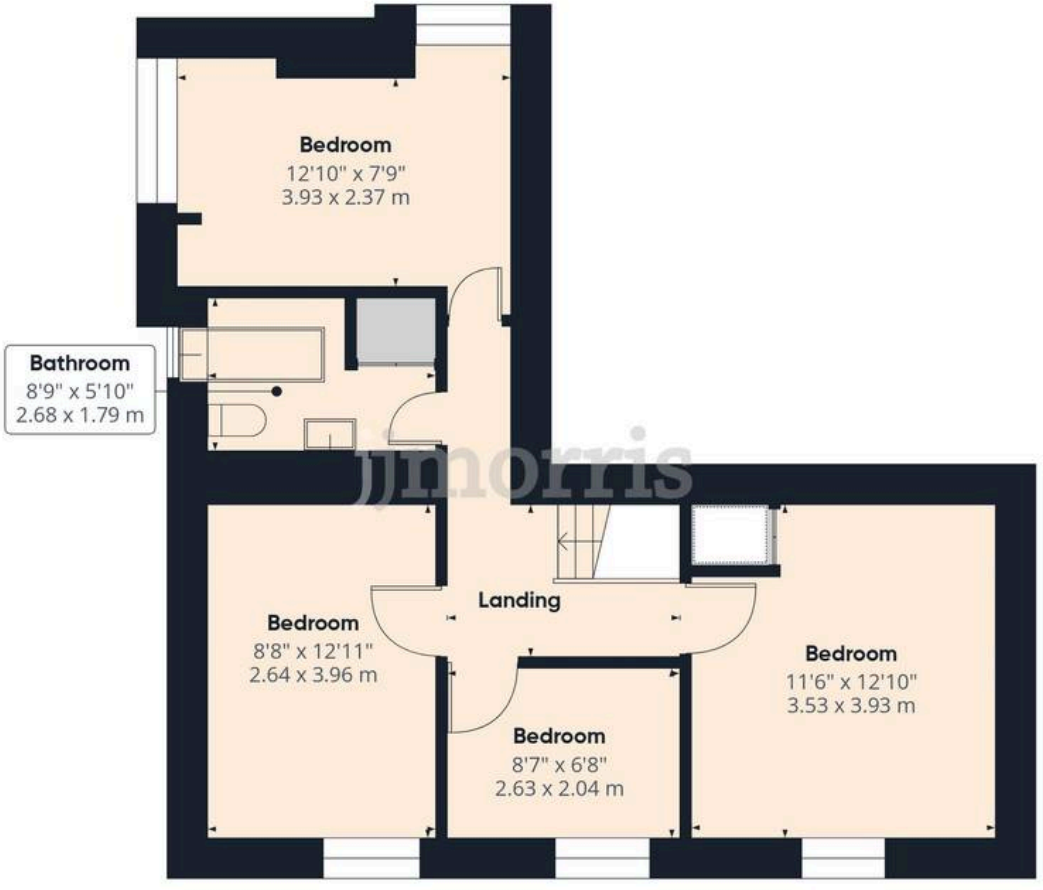

jjmorris.com


jjmorris





Floor 0



Floor 1





jjmorris.com

JJ Morris Narberth

J J Morris, Hill House - SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

These particulars are provided for guidance only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information, descriptions, measurements, floor plans, and other details provided, they should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection and other enquiries as to their accuracy. Photographs, drone imagery, virtual tours, and other marketing