



Cwrt-Y-Carne Farm Llannant Road, Gorseinon, Swansea, City & County of Swansea SA4 4ND

- Impressive Stock/arable farm.
- Sound pasture/arable land.
- Extensive ranges of modern and traditional outbuildings.
- Salt Marsh grazing.
- About 385.40 acres.
- 6 Bed 14th Century Farmhouse.

Offers In Region Of £1,600,000

Strictly By Appointment Only - Contact Swansea Office - 01792 650705

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General Description

An impressive productive healthy stock/arable farm consisting of the detached 14th century farmhouse (requiring some updating) generous sized lawned garden, excellent ranges of modern farm outbuildings, courtyard range of traditional and modern buildings some of which may have potential for conversion into residential use subject to obtaining the necessary planning consents together with sound pasture/arable land being level to gently sloping in good sized enclosures, extensive area of marsh saltings, a small area of woodland and some rough grazing, in all about 385.40 acres.

Accommodation

Situation

In our opinion the farm is located in an extremely attractive setting approached via a mature tree lined driveway and adjoining the Loughor Estuary. In close proximity to the town of Gorseinon and about 8 miles from the city of Swansea. Good road links and within easy access of the M4 motorway at either junction 47 or 48.

The Farmhouse

Part solid fuel central heating system.

Part double glazed UPVC windows.

Rear enclosed porch.

Farmhouse Kitchen (22' 06" x 17' 06") or (6.86m x 5.33m)

Flagstone floor. Single drainer sink unit. Base and wall units. Integrated Fagor oven/grill. Exposed stone wall.

Solid fuel AGA (hot water). Double glazed window. Door to.



Utility Room

Double drainer sink unit. Fitted wall unit and cupboard. Trianco solid fuel central heating boiler. Double glazed window. Tiled floor.

Rear Hall (28' 0" x 6' 11") or (8.53m x 2.11m)

Tiled Floor. Part wood panelling. Plate display shelving. Radiator. Secondary staircase to first floor.

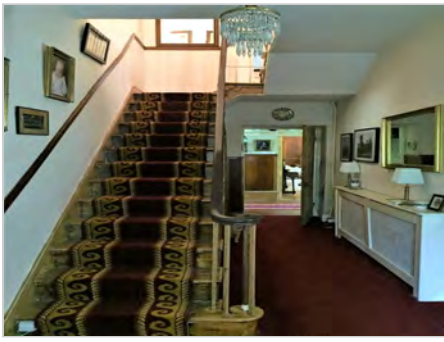
Bathroom 1 (12' 06" x 6' 11") or (3.81m x 2.11m)

White suite consisting of wood panelled bath, WC, pedestal wash basin and separate shower unit. Half tiled surround. Radiator. Double glazed window.

Dining Room

Imposing room with block flooring and part wood panelled walls. Feature red brick fireplace (not in working order). Double glazed french doors opening onto the garden. Two radiators.





Main Hall (21' 04" x 7' 06") or (6.50m x 2.29m)

Stairs leading to first floor. Main front door with entrance porch. Door under stairs leading to cellar.

Sitting Room (19' 03" x 15' 06") or (5.87m x 4.72m)

Double glazed french doors opening onto garden. Single glazed window to side aspect. Two radiators. Wood Floor. Fireplace (not in working order) .

Main Lounge (19' 08" x 16' 0") or (5.99m x 4.88m)

A light airy room with log burner stove. Double glazed bay window. Single glazed window to side aspect. Two radiators. Wood flooring.

FIRST FLOOR

Terraced Landing.



Bedroom 1 (19' 11" x 14' 0") or (6.07m x 4.27m)

Single glazed window. Fitted Wardrobe. Carpeted.

Bedroom 2 (11' 05" x 7' 0") or (3.48m x 2.13m)

Overlooking the side garden. Single glazed window. Carpeted.

Bedroom 3 (20' 0" x 13' 09") or (6.10m x 4.19m)

Single glazed window overlooking garden to side aspect. Wood flooring, Radiator. Built in wardrobe. Fireplace (not in working order).

Bathroom 2

Bath wash basin separate WC (all not in working order).

Overhead velux window. Wood flooring.

Inner landing

Storage cupboard incorporating cold water header tank for central heating system.

Bedroom 4 (14' 10" x 14' 06") or (4.52m x 4.42m)

Double glazed window. Radiator. Wood Flooring Ceiling spot lights. Built in wardrobe.

Bedroom 5 (14' 04" Max x 13' 08") or (4.37m Max x 4.17m)

'L' shaped room. Double glazed window. Radiator. Ceiling spot lights. Cupboard under stairs to attic.

Bedroom 6 (17' 10" x 10' 07") or (5.44m x 3.23m)

Fitted book shelves and built in cupboard. Radiator. Double glazed window.

Secondary Stairs

Leading to rear hall.

Attic

Cellar

Outside

Adjoining annexe

In need of building works. Consisting of two reception rooms on ground floor. Staircase to first floor with two further rooms.

Garden and Grounds

Tree lined sweeping driveway leading to hard standing area providing ample parking and turning areas for cars and lorries. Extensive well maintained lawned garden with mature trees and shrubs.

The Farm Outbuildings

Inner Yard

Agricultural Building (67' 3" x 37' 5") or (20.50m x 11.40m)

A steel portal framed building with concreted floor, stone walls and facade, clad in box profile sheeting.

Stone built shed (29' 6" x 17' 1") or (9.0m x 5.20m)

Stone construction under a pitched box profile sheeted roof.

Open fronted cattle shed (108' 3" x 29' 6") or (33.0m x 9.0m)

Stone and block construction under a pitched asbestos sheeted roof. Concreted floor with feed passage.

3.No Loose Boxes (35' 9" x 15' 9") or (10.90m x 4.80m)

Block construction under a box profile sheeted roof.

Old Dairy

Three separate rooms for storage. Brick built under an asbestos/fibre cement sheeted roof.

Rickyard

4 Bay Open Fronted Fodder Building (59' 9" x 29' 10") or (18.20m x 9.10m)

Portal steel framed. Box profile sheeted roof. Hardcore floor.

Stone built range (131' 3" x 20' 0") or (40.0m x 6.10m)

2. No Bull pens. Storage. Lean-to calf pens. (in need of repair). All stone built under a pitched box profile sheeted roof.





Machinery Building (89' 11" x 59' 9") or (27.40m x 18.20m)

Portal steel framed building, concrete block walls to 4". Clad in box profile sheeting under a fibre cement sheeted roof. Sectioned off grain store.

Hay Shed (60' 4" x 40' 4") or (18.40m x 12.30m)

Hay shed with lean - to timber and steel stanchions under a timber and box profile sheeted roof.

Stock Yard

Enclosed concreted yard.

Livestock Building (89' 11" x 54' 9") or (27.40m x 16.70m)

Portal steel framed building with block walling concrete floor. Yorkshire boarding and under an asbestos/fibre cement sheeted roof. Central feed passage with feed barriers.



Atcost Building (89' 11" x 44' 11") or (27.40m x 13.70m)

Concrete portal frame building under an asbestos/fibre cement sheeted roof. Concreted floors. Central feed passage with feed barriers.

Lean-to (89' 11" x 29' 10") or (27.40m x 9.10m)

Lean- to above. Timber pole constructed livestock building, under a box profile sheeted roof. Concrete floor.

Cattle Handling Building (67' 3" x 30' 6") or (20.50m x 9.30m)

Cattle handling building with cattle race. Stone construction under part C.I. and box profile sheeted roof. Concrete floor.

Livestock Building 2 (79' 9" x 37' 1") or (24.30m x 11.30m)

Steel framed with concrete block walling under an asbestos/fibre cement sheeted roof. Opening onto:-

Yard to rear

Cubicle shed (59' 9" x 23' 11") or (18.20m x 7.30m)

Concrete block construction, Yorkshire boarding under a box profile sheeted roof.



The Land

Productive pasture/arable land which at present is laid to pasture, the majority having been reseeded within the last ten years.

In easy to work good sized enclosures being mainly level to gently sloping. There is a small area of woodland to the eastern boundary and an extensive tract of salt marsh providing good grazing for sheep and cattle especially for the fattening of lambs which can command a premium when marketed.

Rights of Way etc

The property is sold subject to all existing rights of way, way leaves and easements (if any).

1. Footpath traverses the north eastern boundary.

2. Vehicular and pedestrian right of way over farm driveway for the owner/occupiers of Cwrt Newydd house which is being retained.

I.A.C.S

The farm is registered.

Basic Payment Scheme

The farm has the benefit of 167.21 entitlements, the 2016 value being 88.53 Euros.

General Information

Title numbers: CYM14594 and WA403002.

Special Area of Conservation - The salt marsh is under a special area of conservation (SAC).

History

The farm has been in the ownership of the Roberts family for four generations and the present owners are retiring. Prior to it becoming a predominately stock and arable farm the holding was the home to the well known pedigree Carne Ayrshire dairy herd renowned throughout the United Kingdom.

Glastir Scheme

Please contact marketing agent for further information.

Common Grazing Rights

Awaiting Search Results

Services

Mains water and electricity to the farmhouse and outbuildings. Private drainage to farmhouse.

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G

Directions

From junction 47 of the M4 motorway take the A4240 road (Penllergaer/Gorseinon Road) proceed across next roundabout, at second set of traffic lights take right turn, across roundabout, continue to next roundabout take second exit on left after about half a mile take left turn then immediately take first right onto Penyheol/Llannant road. Continue on this road through Llannant Farm which runs directly into Cwrt y Carne Farm.

Joint Agents

Powells Chartered Surveyors, Singleton Court Business Park. Monmouth. NP25 5JA. Tel. 01600 714140

These particulars are prepared for the guidance of prospective purchasers, and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract.



















