



## **Spite House Farm Henllan Amgoed, Whitland, SA34 0SR**

### **Offers in excess of £750,000**

This stunning 12.5 acre smallholding offers a unique opportunity for those seeking a tranquil rural lifestyle. The spacious five-bedroom farmhouse is designed for comfort and convenience, featuring an en-suite bathroom and two additional bathrooms, making it ideal for family living or hosting guests. The heart of the home is a modern fitted kitchen, complemented by utility areas that enhance functionality. Two reception rooms provide ample space for relaxation and entertainment, while a delightful conservatory invites the beauty of the outdoors in, perfect for enjoying the serene surroundings throughout the seasons.

The property benefits from double glazing and oil central heating, ensuring warmth and energy efficiency. Outside, the modern range of outbuildings presents an excellent opportunity for equestrian enthusiasts or those in need of additional storage and workspace.

This beautiful smallholding is set in a private and peaceful location, surrounded by the natural beauty of the Welsh countryside. It is an ideal retreat for anyone looking to escape the hustle and bustle of urban life while still enjoying the comforts of a well-appointed home. Whether you are seeking a family residence or a rural getaway, this property is sure to impress.



## LOCATION AND DIRECTIONS

Spite House Farm enjoys a secluded rural location with stunning countryside views and conveniently located 1.5 miles from the A40 road that links Carmarthen to Pembrokeshire. Nearby is the market town of Whitland where you have an excellent range of amenities for day to day needs including local shops and a supermarket, doctors surgery and Dyffryn Taf Secondary school as well as a primary school. Whitland railway station serves as a junction on the West Wales Line, connecting Swansea to Fishguard and Pembroke.

The county towns of Carmarthen and Haverfordwest are both within easy driving distance as is the beautiful Pembrokeshire coast.

The property can be found by taking the A40 west from Carmarthen. On the outskirts of St Clears follow the A40 signposted Fishguard, after approximately 5 miles take the 2nd Exit off the roundabout, carry on to the next roundabout and again take the 2nd exit. After a short distance turn right signposted Henllan Amgoed, follow this road for 1.5 miles, crossing over the railway crossing and the entrance to Spite House Farm will soon be found on your right.

## THE FARMHOUSE



A well presented spacious, modernised farmhouse has the benefit of double glazed window and oil fired central heating. Accommodation of approximate dimensions is arranged as follows:



## CONSERVATORY 23'6" x 16'0" (7.18m x 4.88m)



Approached via French doors leads into a spacious conservatory with tiled floor and radiator. Double door opening into the Living room and door to hallway.





LIVING ROOM 24'7" x 16'0" (7.50m x 4.90m)



Log burner with feature brick surround, 2 radiators and window to rear. Door to hallway.



INNER HALLWAY  
Radiator and stairs to first floor.

DINING ROOM 18'3" x 9'8" (5.57m x 2.95m)



Windows to front elevation. radiator and doors off to rear conservatory and kitchen.

KITCHEN 20'4" x 10'8" (6.22m x 3.27m)



Fitted with an excellent range of modern wall and base units incorporating a double oven, electric induction hob and extractor over, integral dishwasher and space for American style fridge/freezer, 1.5 bowl single drainer inset sink unit with mixer tap and breakfast bar, windows to side.



BATHROOM 9'8" x 8'3" (2.95m x 2.54m)



Panelled bath with shower over and shower screen,



WC and wash hand basin, heated towel rail and window to rear.

UTILITY ROOM 8'1" x 11'4" (2.48m x 3.47m )

Base cupboard with a single bowl single drainer stainless steel sink unit, wall cupboard, radiator and door to side conservatory/utility area

CONSERVATORY/UTILITY AREA

UPVC double glazed with exterior doors and plumbing for washing machine

FIRST FLOOR

Landing with access to loft space, radiator and doors off to....

MASTER BEDROOM 16'2" x 15'11" (4.95m x 4.87m)



2 Windows to front elevation, radiator and access to loft space. Door to En-Suite



EN-SUITE



With panelled bath, WC, wash hand basin, shower enclosure, wall lights and heated towel rail.

BEDROOM 2 18'3" x 9'8" (5.57m x 2.96m)

Windows to front with rural views and radiator

BEDROOM 3 14'1" max x 9'3" (4.30m max x 2.82m)



Window to side with a rural aspect, radiator and built in wardrobe with double doors.



**BEDROOM 4 10'9" x 8'11" (3.29m x 2.72m)**



Window to side elevation with a rural aspect , radiator and fitted wardrobe with double doors.

**BEDROOM 5/STUDY 10'8" x 8'3" (3.27m x 2.52m)**

Window to rear and radiator

**BATHROOM 9'9" x 7'3" (2.99m x 2.23m)**



Panelled bath with shower and shower screen, WC and vanity unit, fully tiled, window to rear, heated towel rail.

**EXTERNALLY**



From the council road the property is approached via a private driveway that terminates at the property and where you have ample parking and turning areas . The grounds are laid mainly to lawn some of which gently slopes down to a tranquil wooded boundary.







## OUTBUILDINGS



Over 6000 square feet of versatile outbuildings including a modern 60' x 40' steel portal framed shed. Also included is a hay barn and workshops all of which have power connected and can be adapted to numerous uses including stables providing an excellent equestrian unit or livestock housing.



## THE LAND



12.68 Acres of permanent pasture, ideally situated around the homestead and buildings and fully enclosed with a secure ring fence. Water supply to all the fields.









#### CONTACT NUMBERS

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#### JOINT AGENTS

Nock Deighton Carmarthen Livestock Centre  
Carmarthen

Tel Number 01267 493200

#### SERVICES

Mains electric and mains water connected. The farm also benefits from private water supply from a spring which percolates above the ground in the field below the farmhouse. Foul drainage is provided by a septic tank ( installed in the last 6 years)

Oil central heating with an external oil boiler.

#### COUNCIL TAX

We are advised that the Council Tax Band is F

#### PLANS

Any plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

#### MOBILE & BROADBAND COVERAGE

Information provided online but would recommend prospective buyers to make their own enquires

Broadband Basic 16Mbps

Vodafone, Three & O2

#### NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.



Floor Plan

GROUND FLOOR  
1721 sq.ft. (159.8 sq.m.) approx.



1ST FLOOR  
1109 sq.ft. (103.0 sq.m.) approx.

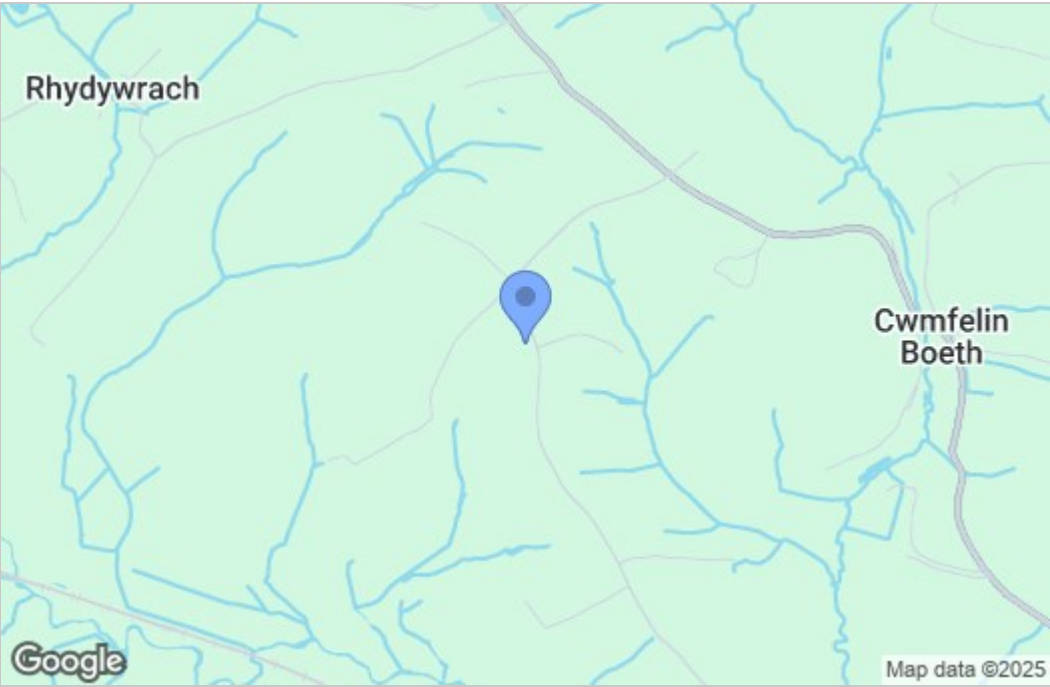


TOTAL FLOOR AREA : 2829 sq.ft. (262.9 sq.m.) approx.

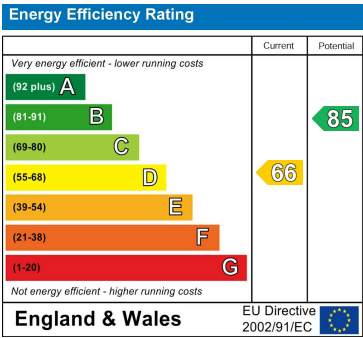
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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