



Hollythorn Uplands, Carmarthen, SA32 8DX

Offers in the region of £525,000

Located just 6 miles from the market town of Carmarthen, this attractive 21-acre smallholding offers an excellent opportunity to enjoy a peaceful rural lifestyle within easy reach of local amenities.

The property features a spacious detached dormer bungalow providing versatile family accommodation. On the first floor, there are four well-proportioned bedrooms and a family bathroom. The ground floor offers generous living space, including a spacious lounge with wood burner, a formal dining room, and two additional reception rooms that could serve as extra bedrooms, offices, or hobby rooms. A second bathroom, a well-fitted kitchen, and a practical utility room complete the ground floor.

Outside, the property is complemented by a useful range of outbuildings, ideal for storage, workshops, or potential agricultural/equestrian use. The land extends to approximately 21.36 acres, offering grazing, smallholding, or lifestyle farming opportunities in a beautiful rural setting.

Please note: The property is subject to an Agricultural Occupancy Condition (AOC), meaning it may only be occupied by those employed in agriculture, forestry, or a closely related rural industry, or by their dependents.

With its combination of land, versatile living accommodation, and proximity to Carmarthen, this property would make a superb family home, equestrian property, or lifestyle smallholding for those meeting the occupancy criteria.

RECEPTION HALLWAY



Approached via a recessed entrance porch. 2 Radiators and stairs leading to first floor. Doors off to.....



SITTING ROOM/BEDROOM 12'6" x 9'10" (3.83m x 3.00m)



Window to side elevation and radiator.

LOUNGE 16'7" x 19'0" (5.08m x 5.81m)



Sliding patio doors to rear elevation, radiator and window to side, 'Porthole' window, an impressive stone fireplace with an open fire and slate hearth, wall lights and glazed double doors to dining room.





DINING ROOM 13'4" x 11'2" (4.08m x 3.41m)



Sliding patio doors to rear, radiator , doors to kitchen and reception hallway.

VIEWS FROM THE LOUNGE & DINING ROOM



KITCHEN 13'2" max x 12'2" (4.02m max x 3.71m)



Fitted with a range of base units incorporating a 1.5 bowl single drainer sink unit, electric hob with extractor over, electric oven and grill, integral dishwasher and fridge, windows and exterior door to rear, door to inner hallway, radiator.



HALLWAY 6'9" x 6'3" (2.08m x 1.91m)



Useful store cupboard and pantry, door to utility and access to Boiler room which houses the Worcester oil boiler.

UTILITY ROOM 9'3" x 6'9" (2.83m x 2.06m)



Single bowl single drainer stainless steel sink unit with base cupboard, plumbing for washing machine, window to rear and exterior door to front.

STUDY/BEDROOM 9'3" x 9'10" (2.83m x 3.00m)



Window to front and radiator.

BATHROOM 9'10" x 6'0" (3.00m x 1.85m)



Panelled bath with shower attachment, vanity unit, shower enclosure, window to front, radiator and shaver point.



CLOAKROOM

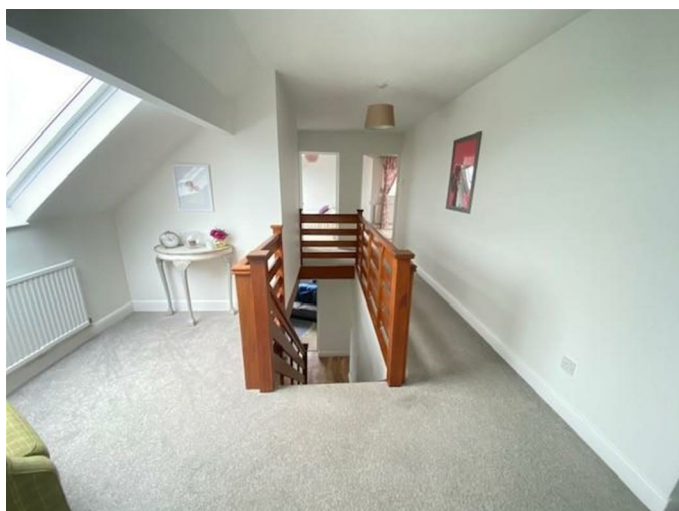


With WC and wash hand basin.

FIRST FLOOR



Galleried landing with Velux window to front enjoying stunning views towards Carmarthen and the Lower Towy Valley.
Access to loft space, radiator and walk in store room, radiator and doors off to.....



BEDROOM 1 14'3" max 15'5" max (4.35m max 4.70m max)



Velux window to rear and side window both enjoying far reaching views, radiator.



BEDROOM 2 16'1" x 8'3" (4.91m x 2.53m)



Window to rear and radiator.

BEDROOM 3 15'5" x 9'9" (4.70m x 2.99m)



Velux Window to rear and side window, radiator.

BEDROOM 4 9'10" x 8'9" (3.02m x 2.69)



Velux window to front and radiator.

BATHROOM 9'9" max x 8'10" (2.98m max x 2.70m)



Panelled bath with shower attachment and screen, WC and wash hand basin, radiator, Velux window and Airing Cupboard housing the hot water cylinder and shelving.

GARAGE 20'9" x 10'2" (6.33m x 3.11m)

With up and over door, power and light and window to rear

EXTERNALLY



The property is approached via a short private drive, which also provides separate access to the stables, outbuilding, and yard. To the front, there is ample parking, while to the side and rear you will find neatly lawned gardens and a spacious patio area, ideal for outdoor entertaining. From here, the property enjoys far-reaching rural views across the surrounding countryside, offering a peaceful and picturesque setting.





OUTBUILDINGS



The property benefits from a useful range of outbuildings, all set around a hardcore yard with direct access to the adjoining fields. These include:

Open-fronted Implement Shed – approximately 8m x 6.45m, providing ideal storage for machinery, vehicles, or general equipment.

Stable Block – a substantial concrete block-built building measuring about 12.9m x 8.9m, comprising three loose boxes, with power, light, and water connected.

This practical arrangement of buildings offers excellent facilities for equestrian or smallholding use, with easy movement between the yard and the surrounding land.



THE LAND



A productive block of 21.36 acres of level pasture land, conveniently situated surrounding the homestead and divided into six well-proportioned enclosures. The land is stock-proof fenced, well-served by mains water with troughs strategically positioned across the fields, and benefits from dual road frontage. This versatile parcel offers excellent opportunities for agricultural, equestrian, or lifestyle use, providing both practicality and convenience in a desirable rural setting.





PLANNING RESTRICTIONS

Prospective buyer should be aware that Hollythorn is subject to an Agricultural Restriction.

Planning was granted in 1979 Application number D4/6534/14 that states:-

The occupation of the dwelling shall be limited to a person solely or mainly employed. or last employed, in the locality in Agricultural as defined in Section 290 (1) of the Town and Country Planning Act, 1971 or in Forestry (including any dependants of such persons residing within with him) or a widow or widower of such a person.

SERVICES

Mains water and electric. Private drainage and oil Central heating.

COUNCIL TAX

We are advised that the Council Tax Band is F

FLOOR PLANS

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

NB

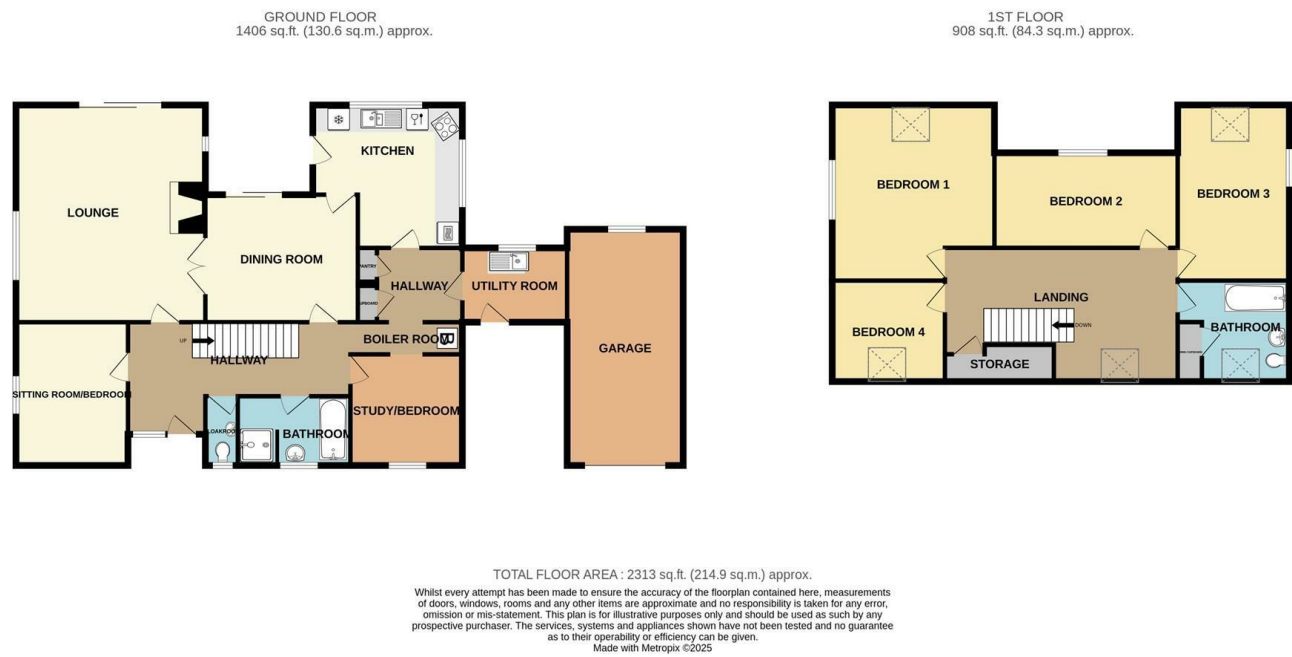
These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers 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.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

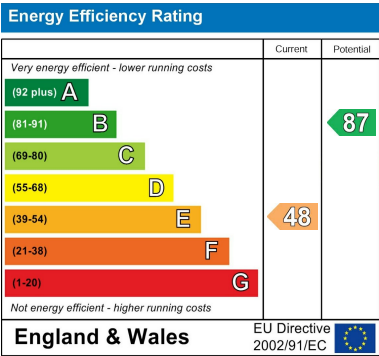
Floor Plans



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

