



## The Smallholding Centre

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SA43 1HJ

3 Bed Detached House  
With Land

£550,000



## Broadway Farm, Llangain Carmarthen, SA33 5AN

A fairly rare opportunity to acquire a SMALLHOLDING that not only has around 11 acres of flat to gently sloping land (split into 6 enclosures) but also a large Cattery building incorporating a total of 34 boarding cubicles (29 singles and 5 multiple) as well as various other outbuildings which includes a large workshop, stabling, 1 bedroom self contained annex, storage buildings and a large field shelter in one of the paddocks all with no immediate neighbours to the house. The 3 bedroom house needs some redecorating in places (dining room and 2 of the bedrooms) but is perfectly livable as can be seen from the pictures. Overall a superb opportunity to purchase a very adaptable holding especially if you are in or want to get into the Cattery Boarding Business.

## Key Features

11 Acre Smallholding

Huge Cattery Building With 34 Cubicles

Land Split Into 6 Enclosures

Lots Of Other Outbuildings

1 Bed Self Contained Annex

Caravan Onsite

No Immediate Neighbours

Energy Rating: House - G Annexe - E



## Ground Floor

**The Farmhouse - Accommodation** - Entrance via stable-style door into:

**Porch** - With double-glazed panels on 3 sides, stable style door into:

**Kitchen** - **8' 10" x 12' 11" (2.71m x 3.95m)** With a good range of wall and base units, enamelled sink, UPVC double-glazed window to the front, tiled flooring and tiled splash back, "Rangemaster" LPG cooking range with extractor over, microwave oven, integral dishwasher, fridge and freezer, concealed spotlighting, door off to:

**Bathroom** - With jacuzzi bath, shower cubicle, wash hand basin, low level flush WC, radiator, 2 frosted UPVC double-glazed windows to the side and front, fully tiled walls and floors.

**Dining Room** - **9' 6" x 13' 8" (2.92m x 4.18m)** This room needs finishing works and has an under-stairs storage cupboard, UPVC double-glazed window into conservatory, fireplace, radiator, leading into:

**Lounge** - **13' 9" x 9' 8" (4.22m x 2.97m)** With wood-burning stove, staircase to first floor, exposed beams, radiator, window looking into conservatory.

**Conservatory** - **8' 6" x 19' 4" (2.6m x 5.9m)** With tiled flooring, polycarbonate roofing, glazed panels on three sides with patio doors leading out to the gardens, radiator.

## First Floor

**First Floor** - Accessed via staircase in lounge and giving access to:

**Master Bedroom** - **10' 0" x 13' 11" (3.06m x 4.25m)** With UPVC double-glazed window, built-in wardrobe, radiator, door into:

**En-Suite** - With frosted UPVC double-glazed window to side, low level flush WC, wash hand basin, radiator, under-eaves storage cupboard with radiator.

**Bedroom 2** - **8' 10" x 13' 11" (2.7m x 4.25m)** into recess

In need of work with UPVC double-glazed window, fireplace, radiator.

**Bedroom 3** - **9' 3" x 10' 3" (2.82m x 3.13m)** Restricted height.

With restricted height, UPVC double-glazed window, radiator, door off to large storage cupboard.

## Exterior

**Self-Contained One Bedroom Annexe** - No formal planning consent for residential use and consequently no separate Council Tax but has been used for many years as an Annex and is perfectly suited for occasional overflow accommodation.

Access via UPVC double-glazed stable-style door into hallway with boiler room, radiator, door into:

**Shower Room** - With frosted UPVC window to side, shower cubicle, pedestal wash hand basin, low level flush WC, part-tiled walls, tiled



Broadway Farm



House Close Up



House Kitchen



House Bathroom



flooring, radiator.

**Lounge / Kitchen - 14' 5" x 14' 6" (4.4m x 4.45m)** With UPVC double-glazed window to the front, vaulted ceiling with two exposed "A" frame trusses, radiator, wood-burning stove, a range of wall and base units with sink/drainage unit, fridge/freezer, tiled splash back, door through to:

**Bedroom - 9' 0" x 14' 5" (2.75m x 4.4m)** With UPVC double-glazed window to the front, radiator.

**Attached Utility Outbuilding** - Attached to the Annex and used for general storage and utility.

**The Cattery** - This is a superb large detached building with 29 single cat pens with 2m x 3m sleeping area and 4.5m x 3m exercise area in each and 5 multiple pens with 3m x 3m sleeping area and 6.5m x 3m exercise areas.

There is also an office and a wc and the whole building is perfectly suited to the Cattery Boarding Business. Please Note : The goodwill and trading name of the current business "The Home From Home Cattery" is NOT included in the sale so of course any new Cattery Boarding venture would need a new trading name to operate from the premises.

**Two Stables** - Of timber construction and located to the rear of the workshop.

**The Caravan** - Currently habitable and used for over flow accommodation. No formal residential consent but has been onsite for many years.

**The Land** - The land is split into 6 enclosures, all of which are flat to gently sloping and are generally in good condition, 5 of the paddocks are currently used for grazing horses and are located across the lane whilst the 6th paddock is adjacent to the house and gardens, all in amounting to around some 11 acres. There is one vehicular access off the council roadway into the 5 paddocks as well as a large field shelter.

**General Information** - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, mains water, mains & private drainage, LPG central heating.

Council Tax: Property is registered for business rates. Current rateable value (1 April 2023 to present) £2,750

**Directions** - From Carmarthen, take the A40 towards St Clears. Proceed for approximately 5 miles and then take the left turn towards Llangynog/Llan y bri. Continue along this road, going through Llangynog and out the other side for another 2.3 miles. Go around some bends and pass the Wern Inn on your right, keep going following signs for Llanybri. You will go through a wooded area, pass the entrance to Coombe Farm on your left, continue on through a wooded area, go straight through the cross roads continuing to head towards Llanybri / Llansteffan and pass Coombe Lodge on your left just after these cross roads. Continue along for just under a mile, go around a left hand bend and you will have countryside views to your right, continue to Llanybri. In the village take the first turning left at the cross roads, then at the T junction turn left



House Lounge



House Dining Room



House Master Bedroom



Master Ensuite

again (with a blue building on your right with a telephone box and post box). At the next t junction turn left and continue on this road, pass the council houses and chapel on your left and continue on out of the village. At the T junction turn left signposted towards Llangynog and Broadway farm is the next property on the right.





Outbuilding With Annex



Annex Lounge/Kitchen



Other View



Annex Bedroom



Other View



Annex Shower Room



Lawned Gardens



The Cattery





Inside View 1



Inside View 2



Inside View 3



Inside View 4



Large Workshop



Caravan Onsite



Two Timber Stables



Storage/Utility Building





Large Field Shelter



Another View



Paddock 1 Near House



Aerial View 4



Paddock 2



Aerial View 5



Paddock 3



Paddock 4



## Floorplans



For Identification Purposes Only.  
Plan produced using PlanUp.

**Broadway Farm**



## Energy Efficiency



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58   D
39-54	E		
21-38	F		
1-20	G	2   G	