



The Smallholding Centre

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SA38 9AS

5 Bed Equestrian Property

Offers in Region of
£745,000



Gilfachlas, Unmarked Road Rhos, Llandysul, SA44 5EE

Gilfachlas is a superb 5 bedroom 27 acre registered smallholding with excellent equestrian facilities with no immediate neighbours and far reaching views together with a lovely 40m x 20m outdoor riding arena, 6 large high end indoor stables and tack room, various other outbuildings with further potential and a beautiful small lake all located down a stone track providing the discerning purchaser with one of the best large equestrian holdings on the market today in this area for under £750k.

In the farmhouse, which could date back to the 1880's, there is a boot room, large hallway, shower room, sitting room, study, lounge / diner, kitchen / breakfast room, utility, on the first floor there are 5 bedrooms and a second shower room plus a very useful walk-in loft area.

Outside the land is split into 5 main enclosures predominantly gently sloping or level in nature with a useful access track providing access to the land furthest from the house.

Gilfachlas really needs to be viewed to fully appreciate whats on offer here as when visiting it really feels like (to the writer) a "small country estate" with all its facilities, outbuildings, stabling, small lake and spacious farmhouse.

Key Features

Superb 27 Acre Equestrian Holding

Feature Small Lake

6 High End Large Indoors Stables

Various Other Useful Outbuildings

No Near Neighbours With Superb Views

5 Bed / 2 Bath Farmhouse Circa 1880

40m x 20m Excellent Outdoor Riding Arena

Energy Rating: D

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Boot Room - With ceramic tiled flooring, radiator

Entrance Hall - With staircase to first floor, radiator, door off to:

Lounge / Diner - **24' 0" x 14' 7" (7.32m x 4.47m)** With stone-built fireplace with cast iron multi fuel stove inset, 3 windows, 2 radiators.

Sitting Room - **20' 0" x 14' 11" (6.1m x 4.57m)** With stone-built fireplace, 3 windows, 2 radiators. Currently used as accommodation for an elderly relative.

Study - **14' 11" x 13' 5" (4.57m x 4.11m)** With 2 built-in cupboards, 2 radiators.

Kitchen - **16' 0" x 14' 0" (4.88m x 4.29m)** A good sized modern kitchen with two winows providing far-reaching views over the land and surrounding open countryside, a good range of wall and base units with work surfaces over, 1.5 bowl stainless steel sink/drainer unit, electric oven, 4-ring ceramic hob with extractor hood above, tiled splash back, space and plumbing for dishwasher, Terrazzo tiled flooring, door out to gardens.

Utility - **14' 2" x 11' 1" (4.32m x 3.4m)** Max. dimensions.

An L-shaped room with pantry and plenty of storage.

Ground Floor Shower Room - With window, tiled flooring, fully tiled walls, walk-in shower area, low level flush WC, pedestal wash hand basin, radiator.

First Floor

First Floor - Accessed via staircase in entrance hall and giving access to:

Galleried Landing - A spacious landing area with access to loft space, airing cupboard, radiators, door into:

Shower Room - With window, walk-in double shower cubicle, low level flush WC, wash hand basin, tiled flooring, part-tiled walls, radiator.

Bedroom 1 - **13' 3" x 12' 11" (4.06m x 3.96m)** With window to front, two built-in wardrobes, radiator.

Bedroom 2 - **13' 5" x 10' 0" (4.09m x 3.05m)** With window to the front, built-in wardrobe, radiator.

Bedroom 3 - **16' 0" x 10' 11" (4.88m x 3.35m)** With window to the front, built-in wardrobes, radiator.

Bedroom 4 - **15' 1" x 12' 7" (4.62m x 3.86m)** With window to front, built-in wardrobes incorporating a dressing table area, radiator.

Bedroom 5 - **14' 9" x 10' 11" (4.5m x 3.35m)** Max. Dimensions.

An L-shaped room with UPVC double-glazed window to the side, radiator.

Walk In Loft Area - Accessed from the landing, this walk in area could be used for extra accommodation if required, subject to any necessary planning consents.



Beautiful Small Lake



Ruin And Stone Outbuilding



Mischievous Goats !



Sunset From The Property

Exterior

Separate Outside WC - Accessed from the outside, with low level flush WC.

Boiler Room - Accessed from outside and housing the "Worcester" oil-fired boiler which serves the domestic hot water and central heating system.

Externally - The property sits within its own grounds with lawned areas to the front and side and the paddocks beyond. To the rear of the house there is an extensive range of outbuildings which include:

Hay Barn - 39' 11" x 33' 11" (12.19m x 10.36m) An open-fronted building with concrete floor with equine wash room are with hot and cold water. Has the potential to be used for a variety of purposes.

American Barn Stables - 66' 0" x 41' 11" (20.12m x 12.8m) With 5 large stables, one smaller one and a tack/feed room:

Stable 1 - 4.70m x 4.70m (15'5" x 15'5")

Stable 2 - 4.70m x 4.70m (15'5" x 15'5")

Stable 3 - 4.70m x 4.70m (15'5" x 15'5")

Stable 4 - 5.18m x 4.78m (17'0" x 12'5")

Stable 5 - 5.23m x 5.31m (17'2" x 17'5")

Stable 6 - 3.71m x 2.95m (12'2" x 9' 8")

Tack/Feed Room 3.66m x 2.74m (12'0" x 9'0")

Electricity and water connected.

Former Cow Shed - 35' 11" x 20' 0" (10.97m x 6.1m) A large outbuilding which could be used for a variety of purposes including workshops space, more stabling if required or other animal housing. Electricity connected.

Workshop - 31' 11" x 14' 0" (9.75m x 4.27m) A good sized space, electricity connected.

Former Dairy - 33' 0" x 18' 8" (10.06m x 5.71m) With useful internal animal pens with electric and lighting connected.

Store Shed - 14' 6" x 14' 4" (4.45m x 4.37m) With useful ramp access, electricity connected.

Tool Shed - 14' 6" x 17' 3" (4.45m x 5.28m) With concrete flooring, electricity connected.

Dutch Barn - Of stone construction with corrugated iron roofing.

Gated Yard Area - A concrete area with access to the stables and onto the goats' paddock.

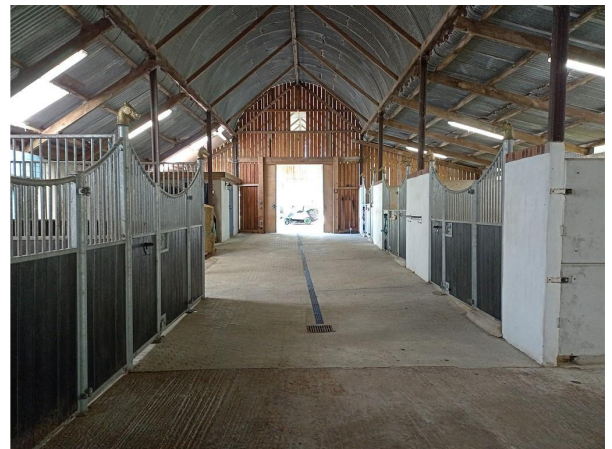
Manege - 131' 2" x 65' 7" (40m x 20m) A perfect riding arena (with potential to be flood-lit as lighting poles in place) with recycled plastic cable surface with good drainage and a double-gated entrance to the arena with a hardstanding to the front.



Aerial View 2 Showing Manege



As You Arrive



High End Stabling



Inside View Of One Stable

Pretty Natural Small Lake - Located at the entrance to the holding, the lake is naturally fed with an abundance of wildlife.

Former Dairy (Staff Office & Accom) - Formerly accommodation for the dairy staff, this building is in a ruinous state but, subject to any necessary planning consents, could be ripe for conversion.

Wood Store - 29' 11" x 12' 0" (9.14m x 3.66m) Of brick construction with profile roof.

The Land - With around 27.6 acres of land or thereabouts with the majority of the land generally level and located to the front of the property and is pastureland in good heart and divided into 5 enclosures with automatic water troughs. There is also a 6th paddock up by the arena.

There is a private vehicular track leading to the furthest part of the land enabling good access.

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

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), oil-fired central heating.

Council Tax: Band F, Carmarthenshire County Council

Please note: A public footpath runs through part of this property.

Directions - From Newcastle Emlyn, take the A484 road towards Carmarthen. Continue through Saron and on towards the village of Rhos. Just past the "Rhos" village sign take the next right which is a small lane immediately before the Lamb Inn pub. Continue to the end of this lane and there are two entrances in front of you, bear / turn right following the track all the way down and Gilfachlas is at the very end.

Entrance to track: 51.99732401313834, -4.364427329562775

Property: 51.99904585240411, -4.372385529256929

What3Words for property: ///whites.twitches.typed



Another View Of Stabling



Tack Room



Large Feed / Storage Room



Rear View Of Main House And Lawns



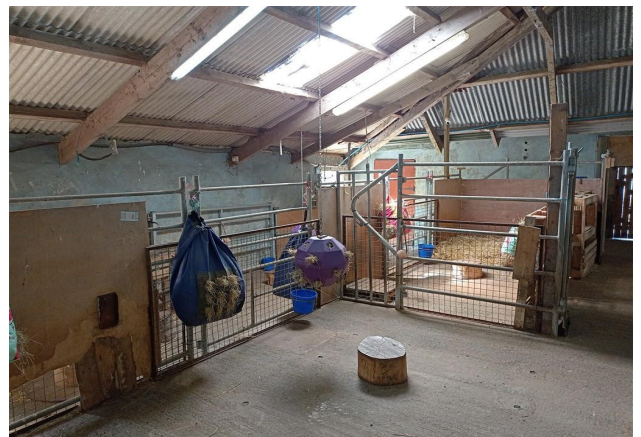
Aerial View 3



Another View Of Small Lake



Aerial View 5



Goat Shed



Storage Shed 1



Storage Shed 3



Entrance Hallway / Study / Staircase



Kitchen / Breakfast Room



Kitchen / Breakfast Room - View 2



Sitting Room



Study



Lounge / Diner



First Floor Landing Area



Shower Room - View 1



Shower Room - View 2



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5

Floorplans



Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		