



## The Smallholding Centre

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## 2 Bed Property With Land

Offers in Region of

# £395,000



## Ty Hen Farm, Tanglwst , Capel Iwan, Newcastle Emlyn, SA38 9NJ

In 25 years of selling houses in this area the writer has never come across such a solidly built Canadian style log cabin such as this! Ty Hen Farm is a one/two bedroom log cabin with around 32 acres or thereabouts of pastureland and a small amount of woodland down by the stream in the valley bottom. The cabin is full of character as can be seen from the pictures and has an open plan sitting room, kitchen and dining area, bedroom 2 / hobby room, modern shower room and an attic room (used as a bedroom). Outside there are numerous outbuildings and garages etc and one of the largest polytunnels you're likely to see outside a commercial growing unit. Live the dream in beautiful West Wales - perfect for those buyers wanting a slice of the good life and all just 15 minutes into town.

## Key Features

Character 2 Bed Log Cabin

Around 32 Acres Of  
Pasture&Woodland

Stream Boundary

No Immediate Neighbours

Solid Full Sized Log Walls

Lots Of Other Outbuildings

Huge Polytunnel

Energy Rating: D



## Location

Tanglwst is a little village near Capel Iwan and Ty Hen Farm is located just outside the village of Tanglwst itself - see location map.

## Ground Floor

**Accommodation** - Entrance via timber double-glazed door into:

**Open Plan Lounge / Kitchen / Diner** - 18' 10" x 20' 9" (5.75m x 6.35m) A good-sized space enhanced by the feature large log construction on full display separated off into 3 distinct areas including a sitting room with wood-burning stove, a dining area (with space-saving designed seating with storage under and the dining table easily transforms into a bed platform if required) and a kitchen area with a range of base units, 1.5 bowl sink/drain unit, "Rayburn Royal" cooking range, door out to side, 4 windows on 3 sides in this section, leading into:

**Inner Hallway** - With access into:

**Bedroom 2 / Hobby Room** - 11' 1" x 7' 0" (3.4m x 2.15m) With window to the front, hot water cylinder (please note. this room currently has a lower than average ceiling height but could be adjusted if required).

**Attic Room** - 11' 1" x 7' 0" (3.4m x 2.15m) Currently used as a bedroom, accessed via an open-tread staircase, again with restricted height.

**Shower Room** - With window to rear, corner shower cubicle, wash hand basin, low level flush WC, bidet.

## Exterior

**Externally** - There is parking for 2 cars at the entrance with gated access onto the site.

**Outbuildings** - There are numerous outbuildings scattered around the chalet, including:

1. Corrugated iron-clad garage at site entrance (1 of 3 on site).
2. Small Polytunnel.
3. Timber storage shed.
4. Small touring caravan.
5. Steel-clad garage.
6. Storage container with various other corrugated iron-clad buildings adjacent.
7. Static caravan used for storage.
8. Corrugated iron-clad garage.
9. Corrugated iron-clad storage building.
10. One large metal & timber-clad cabin previously used for accommodation.

**The Land** - Amounting to some 32 acres or thereabouts and split into 12 main enclosures mainly laid to rough pasture with some wooded areas at the lower slopes towards the stream.

As can be seen from the land plan attached 3 of the largest fields are to the rear of the cabin with the rest being situated across the lane leading down to the stream .

**Planning Consents** - This site had planning for a mobile home and our client has since many years ago replaced the mobile home with what you



Shared Stone Track To Holding



Main View 1



Open Plan



Sitting Room Area & Logburner



see today this Canadian style log cabin.

Our client has recently had a visit from Carmarthenshire County Council planning department regarding the replacement of the mobile home to the log cabin and she has advised that she has a written letter from the Council confirming that no enforcement action regarding the replacement of the mobile home to the log cabin will be taken.

**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), wood-burner provides the heating. An immersion heater heats the hot water - this could be hooked up either to solar or to air/ground source heat pump.

Council Tax: Band A, Carmarthenshire County Council.

Please Note: We are advised that a public footpath crosses the land.

**Directions** - From Newcastle Emlyn, take the B4333 towards Cynwyl Elfed. After 4.5 miles take the right turn sign-posted Tanglwst. Follow the road to the village of Tanglwst and at the cross roads in the village turn left. Continue along here for approx. 500 yards and the track to Ty Hen Farm is on the left hand side, opposite a junction. Go down the track and this property is approx. half way down on the left hand side. There is another property at the very end of the track.

What 3 words: ///used.selling.fidgeting



The Kitchen Area



The Dining Area



Bedroom 2 / Hobby Room



Attic Room -Used As Bedroom





Shower Room - View 1



Shower Room - View 2



Solid Construction !



Outbuilding



The Small Polytunnel



Outbuilding-Previously The Garage



Parking Area



Garage And Other Outbuildings





The Original Mobile Home



Rear View Of Cabin



The Top Field



Land, Willow & Outbuildings



The Huge Polytunnel



The Huge Polytunnel -View 2



Inside View Of Huge Polytunnel



The Land





Rear View Of Cabin



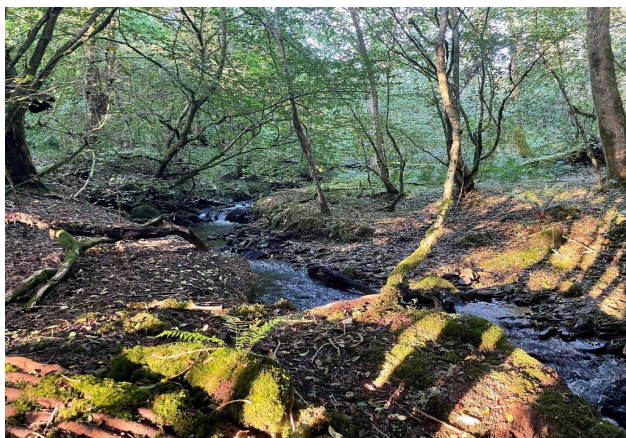
Outbuilding



Gable End View Of Cabin



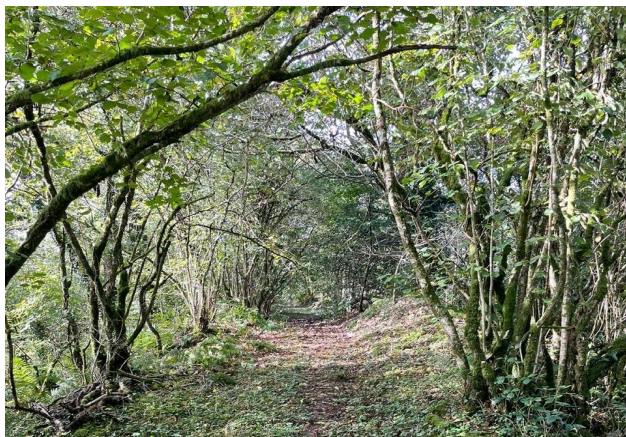
Another View



The Stream



Polytunnel and Views



Walkway to Stream



Land Plan



Floorplans



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		107  A
81-91	B		
69-80	C		
55-68	D	59  D	
39-54	E		
21-38	F		
1-20	G		