



## Eithinman

Llandissilio, Clynderwen, SA66 7PX

Offers In The Region Of £995,000 | Freehold | EPC: D



This outstanding smallholding extends to approximately 49.5 acres, comprising around 35 acres of productive pasture and 14.5 acres of mature woodland. Offering a superbly appointed farmhouse, high-quality outbuildings, and an exceptionally attractive parcel of land, the property enjoys a peaceful and private setting. It will appeal to those seeking a rural lifestyle—whether for agricultural, equestrian, or amenity use.

Extended in 2007, the farmhouse offers spacious and thoughtfully designed accommodation with underfloor heating throughout. A generous reception hall provides access to the principal ground floor rooms, including a useful shower room with WC. To one side, a large triple-aspect sitting room features a wood-burning stove, while to the other, an expansive kitchen/dining/living space enjoys views over the gardens. Fitted with a range of base and wall units, integrated dishwasher, range cooker with extractor, and french doors leading to the sun terrace, it is both practical and inviting. A separate utility room with sink and appliance space connects to a quiet study or optional ground floor bedroom. On the first floor, the main bedroom enjoys a double aspect, en-suite facilities, and under-eaves storage. Two further bedrooms, each with built-in wardrobes, share a well-appointed family bathroom. Additional storage is available from the landing.

A modern general-purpose outbuilding stands across the yard, incorporating a double garage, workshop areas, and a full-length first floor with skylights—ideal for a variety of uses, including livestock housing, machinery storage, or conversion (subject to the necessary consents). Underfloor heating pipework and drainage has already been installed at ground level should future needs require it to be developed.

Below the house, a traditional stone barn is currently used for wood and tool storage, with an adjoining potting shed. This space also offers potential for conversion into a home office or garden studio (subject to planning).

To the north of the main house lies a recently completed four-bay open-fronted agricultural building (approx. 60ft x 30ft), constructed by 'Shufflebottom' in March 2024. Set within a newly laid stone yard, it provides excellent additional space for livestock, fodder, or equipment storage. The farmhouse is set within established gardens, featuring lawns, mature hedging, ornamental shrubs, and well-stocked flower beds.

Surrounding the farmhouse and outbuildings, the land is arranged in a series of traditional pasture fields enclosed by mature hedgerows—offering both natural shelter and practical divisions. Recent improvements include re-seeding, updated fencing, and new gateways. Interspersed between the fields are pockets of mature deciduous woodland, providing ecological value and seasonal interest with carpets of bluebells and snowdrops in spring.

Eithinman offers a rare chance to secure a versatile rural property in a peaceful, unspoilt setting. With well-designed accommodation, quality outbuildings, and a beautifully varied landscape, it is perfectly suited to farming, equestrian use, or simply enjoying the seclusion of the countryside.



### **Entrance Hallway**

**4.79m x 4.61m (15'9" x 15'1") max**

Tiled flooring with a staircase rising to the first floor with storage below. Double doors to the lounge, with further access to the kitchen and ground floor shower room.

### **Lounge**

**8.32m x 4.29m (27'4" x 14'1")**

Spacious reception room with carpet underfoot. Log burner set on a slate hearth with oak mantle above. Exposed oak ceiling beams. Sash windows to the front and side aspects. uPVC door opening to the front patio and garden.

### **Shower Room**

**2.96m x 2.71m (9'9" x 8'11")**

Tiled flooring. Walk-in shower with sliding glass screen, WC, and sink with tiled splash back and mirror above. Extractor fan and sash window with obscured glazing to the side aspect.

### **Kitchen / Breakfast Room**

**6.15m x 5.70m (20'2" x 18'8")**

Tiled flooring. Fitted with a range of solid oak wall and base units with worktops and tiled splash backs. Composite sink with drainer. Integrated Neff dishwasher. Rangemaster induction cooker with extractor over. Space for dining. Sash windows to the rear and french doors to the side opening to patio and garden with far-reaching countryside views.

### **Utility Room**

**2.56m x 2.30m (8'5" x 7'7")**

Continuation of tiled flooring. Matching units with worktops and splash backs. Composite sink with drainer. Plumbing for washing machine and tumble dryer. uPVC door to the garden.





### **Office / Bedroom**

**2.49m x 2.40m (8'2" x 7'10")**

Tiled flooring. Suitable as a bedroom or workspace. Exposed ceiling beam. Sash window to the side aspect. Loft access hatch.

### **First Floor**

#### **Landing**

Carpet underfoot with double integrated storage cupboards. Velux window providing natural light. Access to all bedrooms and bathrooms.

#### **Master Bedroom**

**5.70m x 5.43m (18'8" x 17'10")**

Double bedroom with carpet underfoot. Sash windows to the side and rear aspects. Integrated wardrobes with bespoke oak doors.

#### **En-Suite Shower Room**

**3.17m x 2.56m (10'5" x 8'5")**

Fully tiled with a corner shower with glass enclosure, WC and sink with mirror above. Extractor fan for added ventilation.

#### **Family Bathroom**

**3.17m x 2.88m (10'5" x 9'5")**

Fully tiled with a panelled bath with shower head attachment, WC and sink. Velux window and extractor fan for added ventilation.

#### **Bedroom Two**

**4.00m x 3.91m (13'1" x 12'10")**

Double bedroom with carpeted floor. Built-in wardrobes with bespoke oak doors. Exposed oak ceiling beam. Sash window to the front.

#### **Bedroom Three**

**3.60m x 3.52m (11'10" x 11'7")**

Double bedroom with carpet underfoot. Built-in wardrobes with bespoke oak doors. Sash window to the front.



## The Barn

Positioned across the yard, this modern general-purpose building spanning 2200sqft, includes a double garage with electric roller shutters, workshop areas, and a full-length first floor with skylights. Suitable for storage, livestock, or machinery use, with scope for conversion (subject to the necessary consents). Underfloor heating pipework and drainage already installed at ground level.

## Services

The property is connected to mains water and electricity. Drainage is via a private septic tank system. Central heating is oil-fired, with underfloor heating installed on both the ground and first floors, each with separate controls. A fresh air exchange system has also been fitted. Solar panels are installed and benefit from a feed-in tariff generating an income of approximately £1,657 per annum, with payments indexed to the Retail Price Index (RPI). This arrangement remains in place until February 2037.

## Basic Payment Scheme (BPS)

Approximately 35.7 acres of the land are registered under the Basic Payment Scheme, and the relevant entitlements are included within the sale. The vendor will make reasonable efforts to transfer the entitlements to the purchaser following completion.

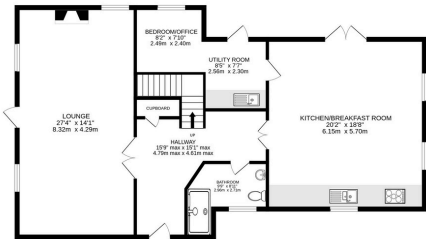
## Wayleaves, Easements and Rights of Way

The property is sold subject to, and with the benefit of, all existing rights, whether public or private, including rights of way, support, drainage, water and electricity supplies, together with any other associated rights, easements or proposed wayleaves for masts, pylons, stays, cables, drains and water, gas or other pipes, whether or not they are specifically referred to in these particulars. Purchasers are advised to consult the Highways Department of the local authority to verify the position of any public footpaths or bridleways.

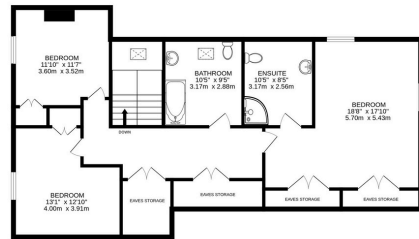




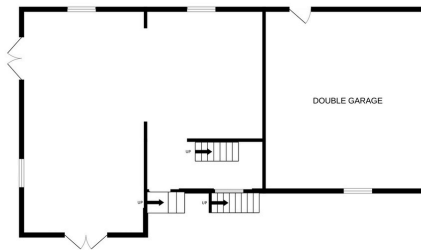
GROUND FLOOR  
1135 sq.ft. (105.4 sq.m.) approx.



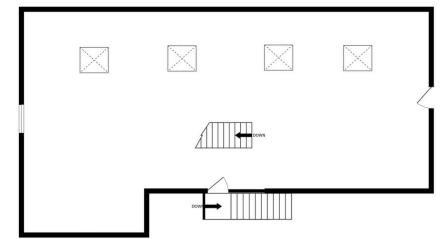
1ST FLOOR  
1081 sq.ft. (100.4 sq.m.) approx.



GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR  
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 2215 sq.ft. (205.8 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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TOTAL FLOOR AREA : 2201 sq.ft. (204.5 sq.m.) approx.

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## Enquire



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**Visit Our Website**

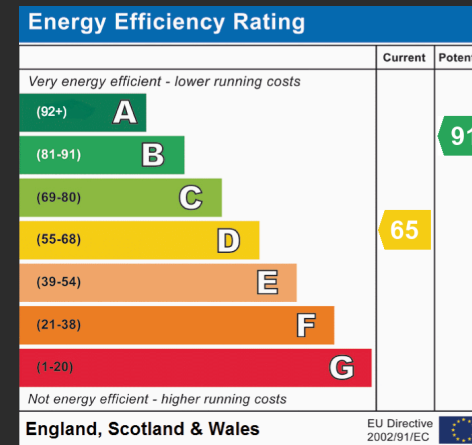
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## Energy Performance Rating



## Council Tax Band

Band E (£2,019.97)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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