



**SPITE HOUSE**  
**Henllan Amgoed, Whitland, SA34 0SR**



## SPITE HOUSE

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Offers in excess of £749,000



**A beautifully presented and adaptable  
13-acre smallholding featuring a  
spacious five-bedroom, three-  
bathroom farmhouse, a private  
sweeping driveway and excellent  
outbuildings**

- A 2300 square foot, five-bedroom farmhouse, thoughtfully modernised with a new kitchen and bathroom suites, upgraded double glazing and a new outdoor oil boiler
- 12.68 acres of permanent pasture, ideally situated around the house and buildings with good stock fencing and piped water supply to the fields
- Over 6000 square feet of versatile outbuildings including a modern 60'x40' steel portal frame shed, stables and workshop all with power and lighting
- Excellent road connection to the A40 and access to popular coastal regions and the market towns of St Clears, Whitland and Carmarthen

**For Sale by Private Treaty**

**Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008**

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

## The Farmhouse

This charming farmhouse has been thoughtfully modernised, blending contemporary comfort with a classic country style. The spacious interior is well-proportioned, offering three impressive reception rooms, including a striking conservatory snug that flows into the sitting room with a cosy wood-burning stove. In addition to the five bedrooms—one of which is currently used as a study—the property features three bathrooms, including a generously sized en-suite to the master bedroom. The landscaped garden is laid to lawn, gently sloping down to a tranquil wooded boundary.

## The Land

A key highlight of Spite House is its land, fully enclosed within a secure ring fence, offering excellent potential for either a small commercial enterprise or a hobby farm. The fields benefit from reliable access to water, with strong, well-maintained fences and gates. Enjoying sweeping views across the rolling countryside, the land provides complete privacy, with the farmhouse situated below and accessed via a private driveway, ensuring a peaceful and secluded setting away from the road.



GROUND FLOOR

1ST FLOOR



SPITE HOUSE

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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## Location

The farm is situated to the North of Whitland (1.5 miles) and to the West of St Clears (7 miles). It is conveniently located 5 minutes from the A40 which connects Carmarthen and Haverfordwest. It is 13 miles North of popular seaside destination of Saundersfoot and 16 miles from the historic town of Tenby. From St. Clears services roundabout, continue West on the A40 signposted Fishguard. Continue for 5 miles and cross the roundabout taking the second exit. 200 meters later take the next right hand turn signposted Hellan Amgoed. Follow this road for 1.5 miles, crossing a railway line and passing a solar development and then a bungalow on the left. The entrance to Spite House can be found on the right-hand side adjacent to a telegraph pole.

## Services

Mains electricity and mains water are connected to the property. The farm also benefits from a private water supply from a spring which percolates above ground in the field below farmhouse. Foul drainage is provided by a septic tank (installed in the last 6 years).

## Tenure and Possession

The property is offered for sale freehold with vacant possession upon completion.

## Sporting, Timber and Mineral Rights

Insofar as they are owned, these are included in the sale.

## Local Authority

Carmarthenshire County Council. Council Tax Band: F

## Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage, water and electricity supplies, together with all the rights of way obligations, easements and wayleaves whether referred to in these particulars or not.

## Viewings

Viewing is strictly by prior appointment with the sole selling agent







## Buildings

Numbered and shown on the above photograph:

1. Part open to front, multipurpose barn. 63' x 47' Timber frame construction. Concrete floor. Large workshop area to rear. With internet connection.
2. Stables 30'5 x 15'8. 3 stable stalls and tack area.
3. Open stock shed 30'5 x 21'5
4. Dutch Barn 29'9 x 19'6 with adjoining concrete block kennels.
5. Modern steel portal farm agricultural building. Full sheeted clad with concrete floor 60' x 40'

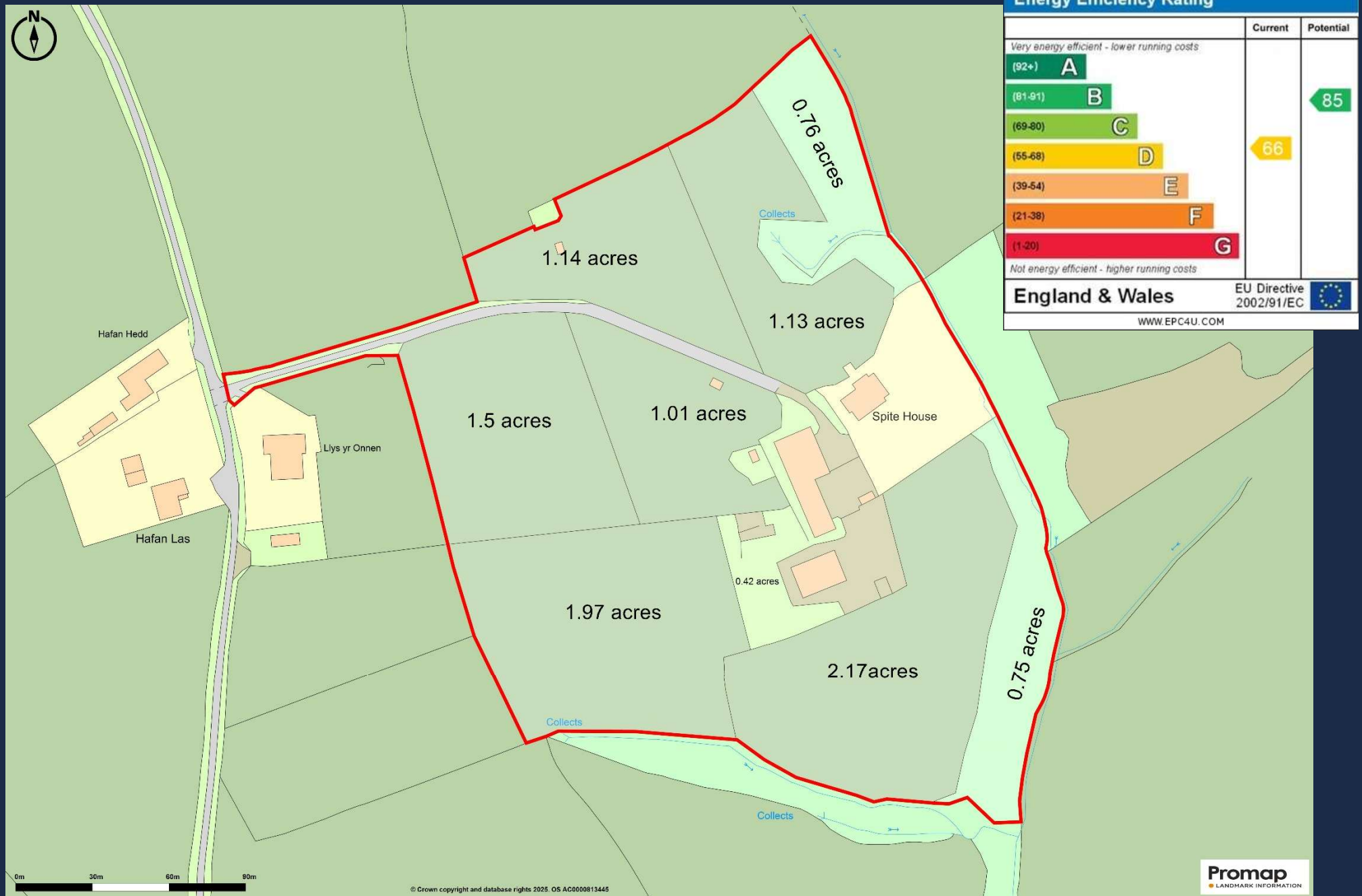


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RURAL LAND & PROPERTY AGENTS, AUCTIONEERS, VALUERS & SURVEYORS

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