



**HENGROFFT**  
**Trapp, Llandeilo, SA19 6UA**





# Hengrofft

## Trapp, Llandeilo, SA19 6UA

Offers in the region of £1,300,000



**A beautifully balanced and picturesque farm in a historic corner of Carmarthenshire countryside**

- Approximately 183 acres in total
- Productive grazing and mowing fields
- Direct access onto the Black Mountain and hill grazing rights for 360 ewes and lambs.
- Three bedroom stone farmhouse with views across to Castell Carreg Cennen.
- Traditional farmyard with attractive stone buildings.
- Separate yards with modern agricultural buildings of approximately 10,000 ft<sup>2</sup>.
- Thriving nature and idyllic landscapes.

**FOR SALE BY PRIVATE TREATY**

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

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. Photos taken October 2023. JN/B715





## **Hengrofft**

Hengrofft presents an opportunity to own an extraordinary piece of the Bannau Brycheiniog national park, situated five miles south of Landeilo and twelve miles from the M4 connection.

Extending to approximately 183 acres (gross), the farm comprises productive grassland sensitively farmed by the past three generations of the current occupiers. The farm is accessed via a sweeping drive leading through cattle grazing pasture and to a charming set of traditional buildings. The modern agricultural buildings are usefully separated from the house and yard. The private farm track continues up through specimen broadleaf trees and productive mowing fields and eventually to a gate onto the renowned Black Mountain range, on which the farm has common hill grazing rights.

## **The Land**

The holding extends to approximately 183 acres in total, of which approximately 156 acres of land is identified as grassland and the remainder consisting of the farmstead, tracks and trees.

The fields have supported a mixed grazing system, allowing cattle to graze for an extended season thanks to the favourable properties of the soil. These are freely draining slightly acid loamy soils, draining through a network of ditches into the Afon Cennan at the base of the farm.

In addition to the grassland, the holding includes a number of wooded areas which provide shelter and shade to the grassland but also particularly special settings to enjoy spectacular vistas of the protected limestone valley and the rolling landscape beyond. These areas should align well with future agricultural support scheme payment options such as the management of existing woodland and natural habitat (subject to eligibility and scheme criteria).

The land is subject to Public Footpath 44/055/1.

## **House**

The farmhouse is of local stone construction and of a symmetrical layout with three good sized bedrooms on the first floor, two reception rooms to ground floor and kitchen and bathroom to the rear elevation of the property. The house offers an attractive outdoor patio area and garden to the rear and raised lawn area on limewashed retaining wall to the front.

The property is heated by an oil-fired central heating system. A coal fired aga provides supplementary heating in the kitchen and hot water.

The house is double glazed throughout and enjoys wonderfully picturesque views across the yard and its lower pastures along the valley.

## Services

Mains electricity (single phase) is connected to the property. The farm has a private water supply from a number of springs and holding tanks which serves the land buildings and farmhouse. The farmhouse is connected to a septic tank with field soakaway.

## Location

The farm is situated to the south east of the town of Llandiello (5 miles). From Llandeilo town centre, head south-east via the A483 over the River Tywi into Ffairfach. At the cross road traffic lights in Ffairfach turn left (signposted for Trapp / Bethlehem) and pass under the railway bridge. Immediately afterwards turn right onto the road marked "Trapp." Follow this road through the hamlet of Trapp. Take the left turn (just before the bridge) signposted Gwynfe and Castell Carreg Cennen and continue up the lane for approximately three-quarters of a mile. Take the road on the right signposted Castell Cennan and follow this road until it bends right before the entrance to the castle carpark. Follow this council road for a further three quarters of a mile and the entrance to Hengrofft will be on your right.

## 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

Carmarthen County Council Council Tax Band: F

## Rural Payments Wales

The land has been registered on the Rural Land Register and the land parcels will be transferred to a new owner on completion. The vendor reserves full rights to the 2025 Basic Payment Scheme payment.

## 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.

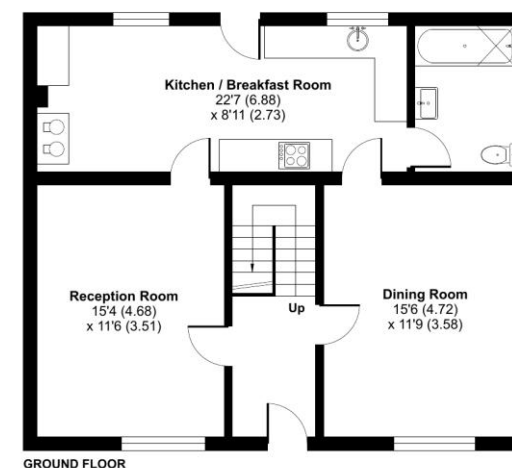
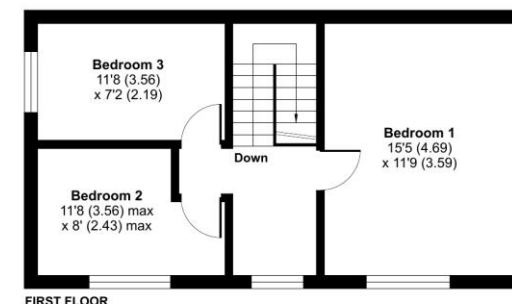
## Viewings

Viewing is strictly by prior appointment with the sole selling agent.



## Hengrofft, Trapp, Llandeilo, SA19

Approximate Area = 1197 sq ft / 111.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2025. Produced for Nock Deighton. REF: 1353353

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		84
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>	28	
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## The Agricultural Buildings

### Southern buildings

1. 60ft x 22ft Steel portal frame lean- to.
2. 60ft x 22ft further steel portal frame lean-to
3. 60ft x 30ft Covered silage clamp
4. 60ft x 22ft Lean-to with 22 cubicle cattle housing
5. 80 ft x 22ft 10 cubicle cattle housing
6. Slurry lagoon of concrete construction (22m x 9m), without roof covering, located directly below modern buildings.

### Central range

1. 35ft x 18ft Curved roof steel portal frame building
2. 35ft x 22ft Lean-to with 9 cubicles
3. 35ft x 22ft Lean-to loose housing

To the west of the farmhouse sits a further steel portal frame barn with lean-to (14.4m x 5.12m + 14.4m x 4.63m). A two bay portal barn with lean-to is located in field 9991.



### The Traditional Buildings

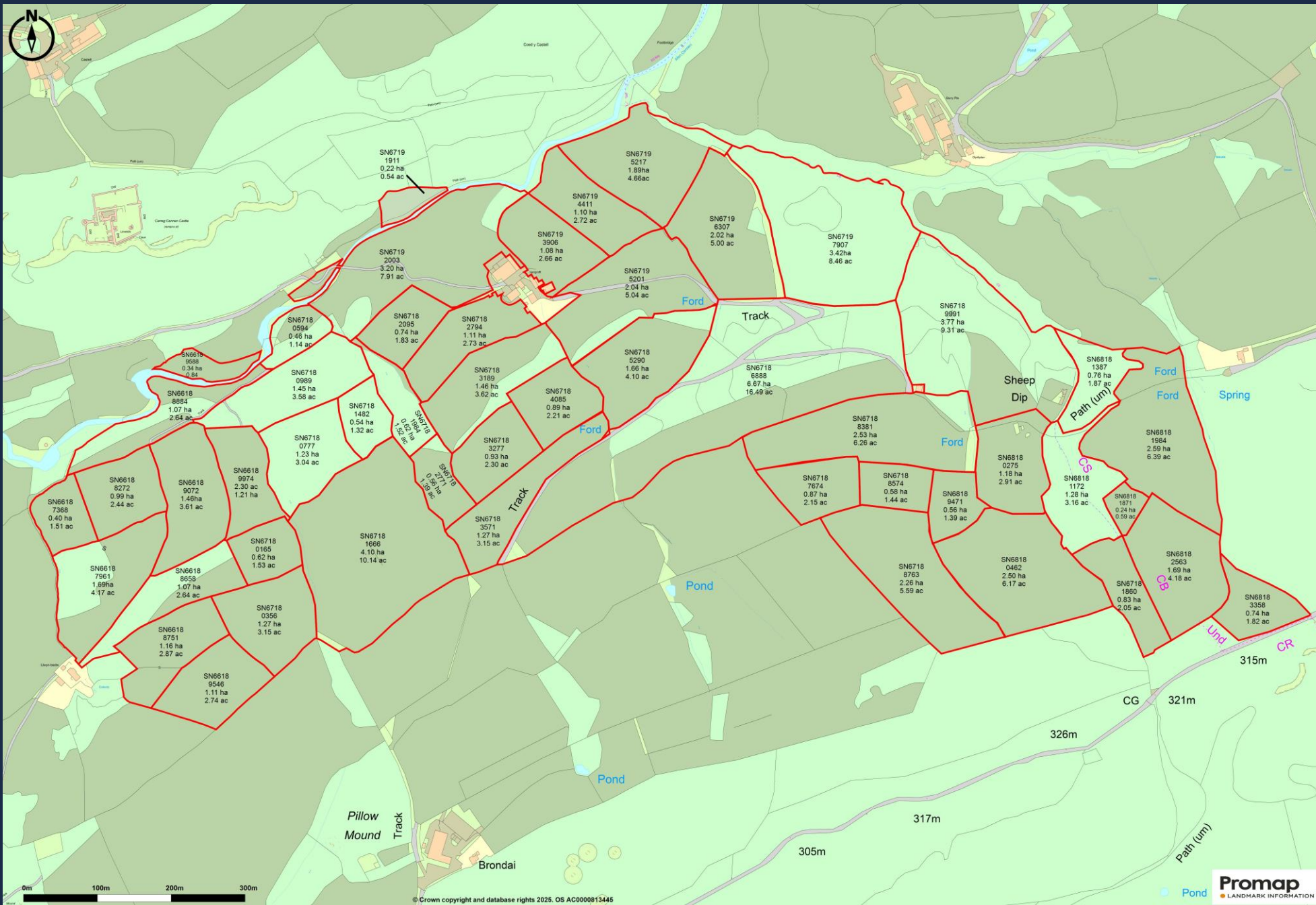
1. Traditional Stone Barn 9.30m x 5.71m
2. Adjoining brick and stone building 13.35m x 4.92m
3. Old milking parlour 5.78m x 10.51m
4. Store 1 5.31m x 4.37m
5. Store 2 2.73m x 2.79m











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