



DÔL-HAIDD ISAF, PENTRECAGAL, CARMARTHENSHIRE

  
SMITHSGORE







## DÔL-HAIDD ISAF

PENTRECAGAL, NEWCASTLE EMLYN, CARMARTHENSHIRE

A beautiful home and tranquil fisherman's haven set in the heart of the famous West Wales Teifi Valley, Dôl-Haidd Isaf provides the perfect combination of home and business for fishermen and guests wishing to explore West Wales.

### APPROXIMATE MILEAGES:

Newcastle Emlyn 3 miles • "The coast" 16 miles • Carmarthen 17 miles  
J49 M4 34 miles • Cardiff 85 miles

### ACCOMMODATION IN BRIEF:

A rare opportunity to acquire a stunning stretch of the River Teifi renowned for salmon, sea trout and brown trout fishing

- Principal five bedroom farmhouse overlooking the River Teifi with workshop and garages
- Four additional self-catering cottages plus rod and tack rooms
- About 1380 yards of fishing- including over 185 yards of double bank
- Approximately 35 acres of grazing with stables and tack room
- In total about 37.26 acres (15.08ha)



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### National Farms and Estates Agency

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London

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Contact: Giles Wordsworth

  
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## SITUATION

Dôl-Haidd Isaf is set in the Teifi valley in the county of Carmarthenshire in West Wales. Typified by hills, valleys and green fields, wooded gorges, streams and rivers, the area is a haven for rural life and enjoyment.

Only 16 miles from a string of beautiful sandy beaches and coves along Cardigan Bay and access to the famous coastal path which runs through Pembrokeshire to Ceredigion and beyond. To the south, lies the beaches and inlets of Carmarthen Bay and the vast 7 mile sandy beach at Pendine.

Communications in the area are good, with the A48 at Carmarthen linking to the M4 towards Swansea, Cardiff and beyond. A mainline railway station is located at Carmarthen.

## DESCRIPTION

The property was formerly part of the Dôl-Haidd Estate and records of a property at Dôl-Haidd Isaf date back to the 15th Century. The property occupies a unique spot set on a slight rise above and overlooking the River Teifi.

The River flows 75 miles from its source in the Cambrian Mountains to the estuary at Cardigan. Often referred to as the Queen of Game Fishing Rivers, the Teifi offers opportunities for all species of game fish including salmon, brown trout and sea trout.

Dôl-Haidd Isaf has three quarters of a mile (approx. 1380 yards) of excellent private fishing, mainly single bank with some double bank.

The water is varied with deep pools, fast runs and quiet glides giving fine fishing for all techniques in most conditions.

Spring runs are not heavy although fish up to 18lb have been landed. Large sea trout run early in April and May followed by the school sea trout in June with July and August being the best months, especially on the fly. Good catches of brown trout can be made on any day of the season.

The autumn rain in September and October brings good runs of salmon with the record fish caught at Dôl-Haidd Isaf being 24lb.

This stretch of the River Teifi also provides wading in the shallows enabling easy fly casting to the deeper pools and fast flowing runs. This is ideal for the novice fly to improve casting without coming snagged too often.

## HOUSE

The stone under slate roof Farmhouse has been extended and renovated over time and offers considerable accommodation over two floors. Period features have been retained including a large inglenook fireplace in the dining room. The layout of the farmhouse is shown on the floorplan but in brief:

Ground floor – The dining room hall leads to a small sitting room/snug and conservatory which enjoys majestic views of the River and surrounding countryside. Also accessed from the dining room is a fully fitted kitchen and breakfast room which benefits from a picture window that again frames the river and countryside beyond.

The sitting room adjoins the rear hallway with doors off to a pantry/store, double bedroom with ensuite, office (that can be used as a bedroom), and the Master bedroom with ensuite at the end.

First floor - From the hall, stairs lead up to the landing, with two double bedrooms, family bathroom, and a further bedroom with ensuite.

## GROUNDS

The grounds are a mixture of mature trees, bushes, shrubs and herbaceous planting that is typical of a property of this age. The gardens provide much character to the setting and allow private areas for the Farmhouse and the Cottages respectively.

## COTTAGES

Originally converted from former stone farm buildings by the previous owners, the cottages are used regularly by those coming to fish the River Teifi or wanting to holiday in West Wales. Available furnished (by arrangement), the cottages provide a comfortable space for guests.

Currently utilised as let cottages the occupation of the cottages is limited by planning consent to 10 months of the year.

The cottages have their own individual entrances and rear access to a residents' garden. Close to the Farmhouse but far enough away to provide privacy for both owner and guests.

Floorplans for each cottage are shown but in brief:



Dairy Cottage detached stone with slate roof cottage with a living room including kitchen and dining area on the ground floor and a twin bedroom, single bedroom and shower room on the first floor.

Kingfisher Cottage end of terrace cottage with rendered walls under a slate roof and nearest to the river. It has a living/kitchen/dining room with two twin bedrooms and shower room on the ground floor.

Wrens Nest Cottage mid terrace cottage and offers ground floor accommodation with a living room, twin bedroom and shower room.

Holly Cottage end of terrace cottage with a living room, two twin bedrooms and shower room.

## OUTBUILDINGS

Constructed in 2001, the outbuildings include an excellent rod room with space for drying, cleaning and to store equipment and fish. Connected to water and electrics. Space for a chest freezer, washing machine and tumble dryer.

Adjoining are three stables (approximately 12ft x 12ft) with stable door to the front leading out to a yard and stable doors to the rear leading out to a covered walkway leading to paddocks. A tack room and store adjoins at the furthest end of the barn with ample space including, water, heat and light.

Adjacent to the barn is the open fronted double garage and workshops with heat, light and power. At the opposite end of the building is an enclosed garage/workshop for farm and garden machinery.

## LAND

The fields range around the buildings to the south and are laid to permanent pasture and fenced for livestock, however only the paddocks adjacent to the buildings are currently regularly grazed, the remaining fields are cut for hay and silage. The land is mainly flat, easy level walking, but with some slopes in places. The grazing is currently let to a third party on an annual grazing licence.

## LOCAL INFORMATION

Non Domestic Rateable Value £5,400 (eligible for 100% Business Rates Relief on application) for the cottages.

Council Tax Band E for the farmhouse.





### SERVICES

Mains electricity, water and sewerage.  
Oil fired central heating for the farmhouse.  
Electric heating for the cottages

### RIGHTS OF WAY, EASEMENTS & WAYLEAVES

There are no registered rights of way across the land.

### PLANNING

The river is a Site of Special Scientific Interest (SSSI) and must be occupied and managed in accordance with the requirements set by the Countryside Council for Wales.

Planning Consent was obtained to extend the single storey southern end of the farmhouse. The Consent has lapsed but copies of the plans are available.

### LOCAL AUTHORITY

Carmarthenshire County Council, County Hall,  
Carmarthen, Carmarthenshire SA31 1JP  
Tel: 01267 234567  
Email: [direct@carmarthenshire.gov.uk](mailto:direct@carmarthenshire.gov.uk)

### SUBSIDIES & GRANTS

There are no entitlements to single payment.

### SPORTING RIGHTS

Included in the sale.

### TIMBER

Timber is included in the sale.

### MINERALS

Included in so far as they are owned.

### SOLICITORS

Morgan & Richardson Solicitors, 7 St Marys Street,  
Cardigan, Ceredigion SA43 1HB.  
FAO - Ian Harries  
Tel: 01239 612 302  
Fax: 01239 612 533

### TITLE DEEDS

The Title is registered with the Land Registry.

## SALES CONDITIONS

10% deposit will be required at exchange.

Only those items confirmed as fixtures and fittings will be included in the sale. Certain items such as machinery, white goods, cottage furniture, carpets and curtains may be available by separate negotiation.

## TENURE

Freehold subject to the grazing agreement for the pasture land.

## VAT

The vendor has not opted to tax so no VAT will be chargeable on the sale.

## METHOD OF SALE

By private treaty.

## POST CODE

SA38 9HU

## DIRECTIONS

From the A48 Carmarthen (Pensarn Roundabout) take the A40 sign posted Llandysul. At the next roundabout continue on the A40. Take the first left at the next roundabout on the A484 signposted Cardigan. At the next roundabout, take the first left and continue on the A484 towards Cardigan. Continue on this road, Glangwili Hospital will be on your left. At the next roundabout take the second exit and continue on

the A484 signposted Cardigan and Newcastle Emlyn. Continue on this road through the village of Bronwydd. After 6 miles, in village of Cynwyl Elfed, bear right and continue on the A484 for a further 10 miles, through Llangeler and Henllan. The entrance to Dôl-Haidd Isaf can be seen on the right hand side of the road before entering the village of Pentrecagal.

## VIEWING

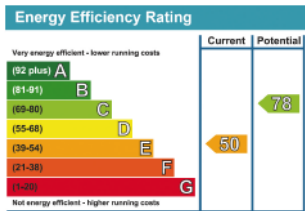
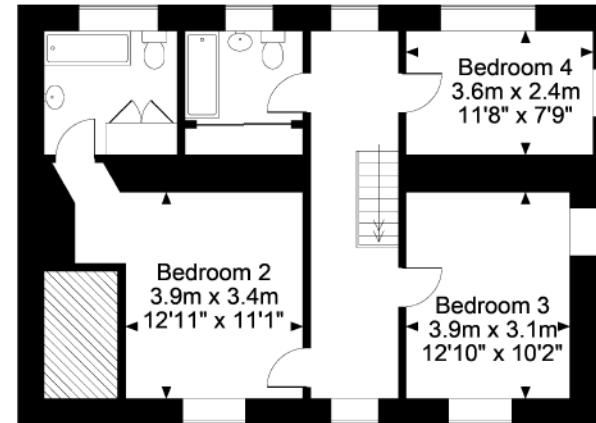
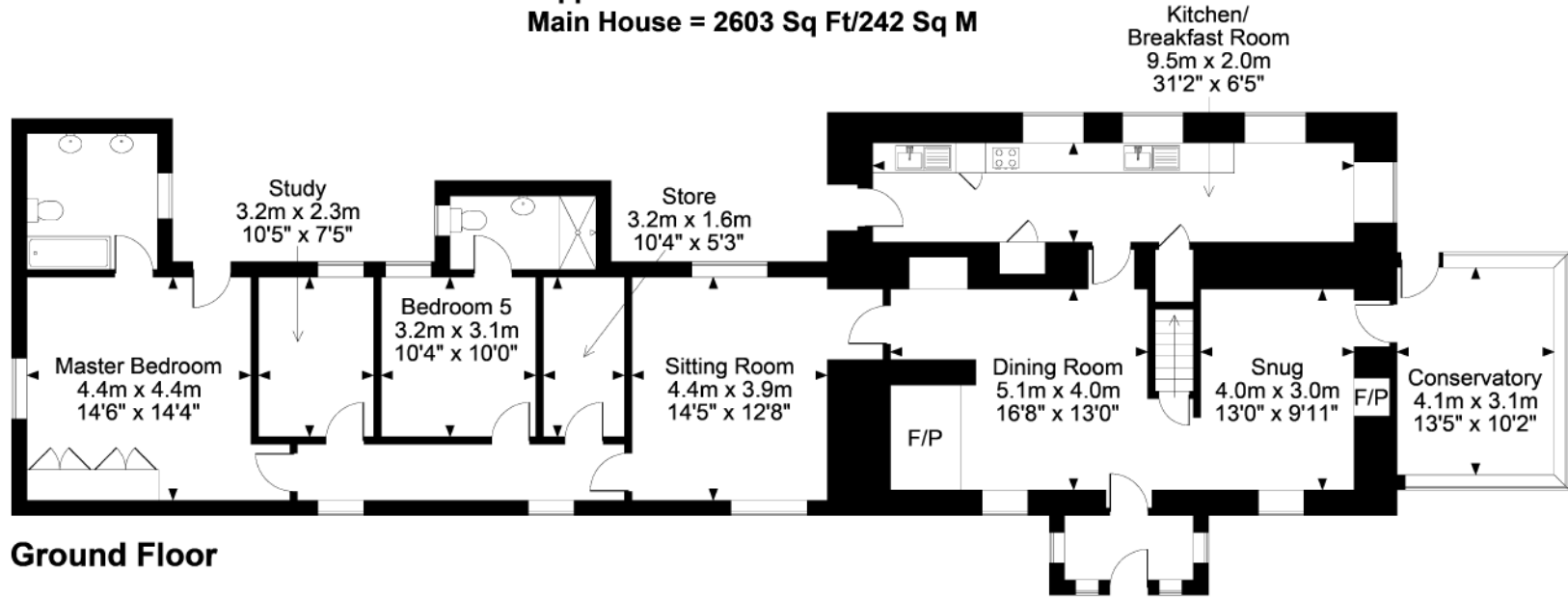
Strictly by appointment with the sole agents.

## DATE OF INFORMATION

Particulars prepared – June 2014.  
Photographs taken – May 2014.



**Dolhaidd Isaf, Pentrecagal, Newcastle Emlyn, Sir Gaerfyrddin**  
**Approximate Gross Internal Area**  
**Main House = 2603 Sq Ft/242 Sq M**



EPC:  
 Dôl-Haidd Isaf

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

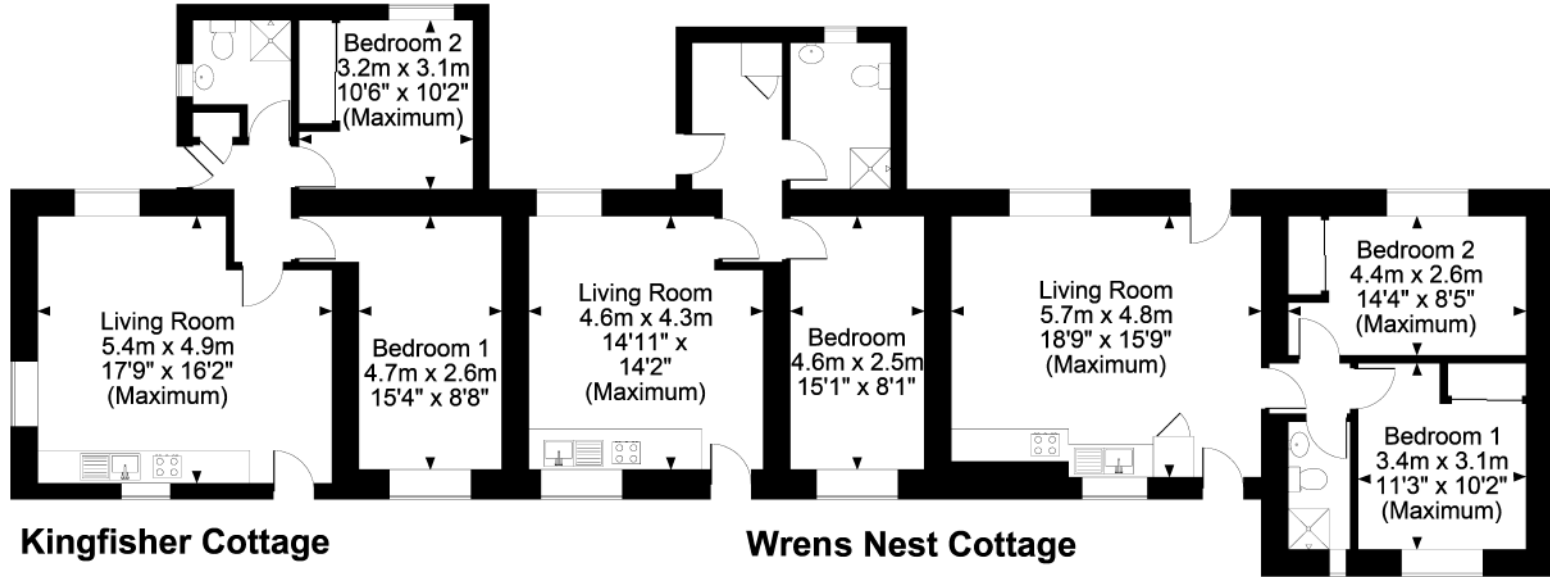
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**Dolhaidd Isaf, Pentrecagal, Newcastle Emlyn, Sir Gaerfyrddin**

Approximate Gross Internal Area

- Holly Cottage = 604 Sq Ft/56 Sq M
- Wrens Nest Cottage = 492 Sq Ft/46 Sq M
- Kingfisher Cottage = 645 Sq Ft/60 Sq M
- Dairy Cottage = 498 Sq Ft/47 Sq M



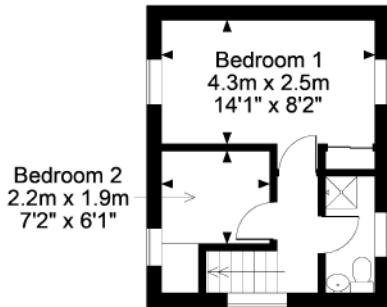
**Kingfisher Cottage**

**Wrens Nest Cottage**

**Holly Cottage**

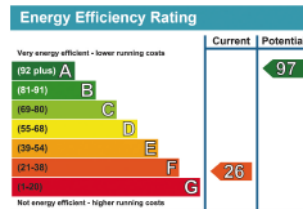


**Dairy Cottage  
Ground Floor**

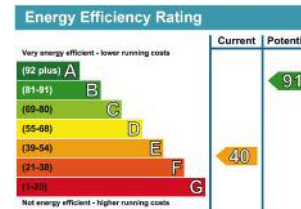


**Dairy Cottage  
First Floor**

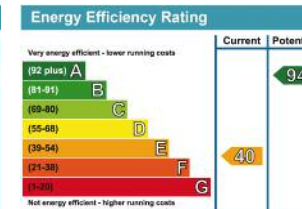
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Dairy Cottage



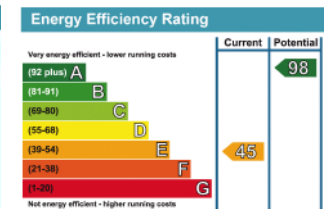
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Holly Cottage



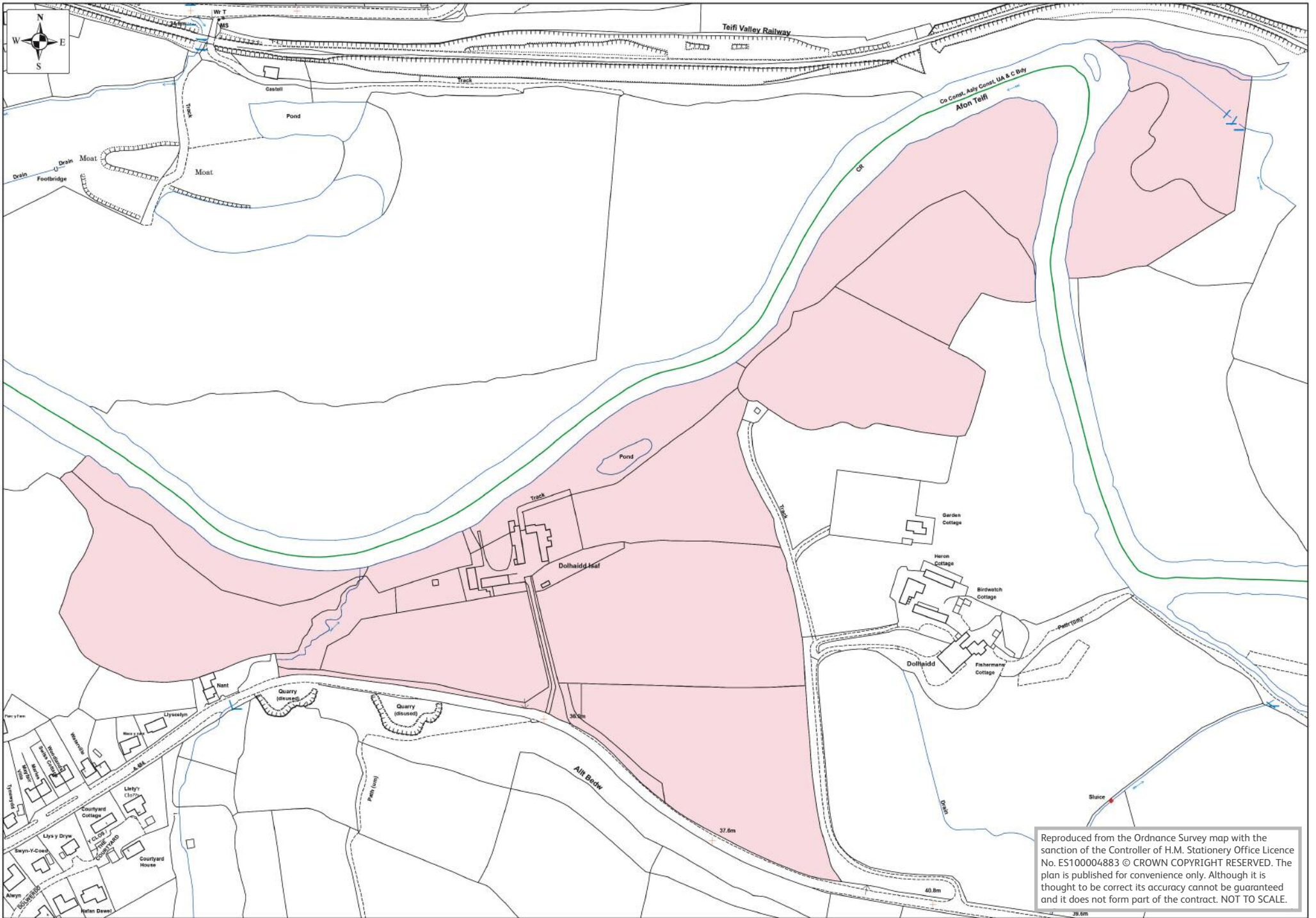
EPC:  
Kingfisher Cottage



EPC:  
Wrens Nest







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## IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007.





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