

Lammafors is a woodland farm with a main residence dating from the 1850s, offering approx. 125 m² of living space in very fine renovated condition. New guest annexe with its own toilet from 2019 measuring 40 m² + sleeping loft of 20 m² and a large 35 m² terrace. Self-contained guest house in good condition from 1960, approx. 75 m², also with a large 35 m² terrace, on its own freehold plot of 650 m² with views over the stream. The guest house is let during the summer with good results. Barn approx. 75 m² with attached chicken run. New outbuilding approx. 12 m². Wood-fired sauna with outdoor shower. 5.6 hectare plot in a scenic and secluded forest location, crossed by the Bodaån stream. Opportunities for small-game hunting and basic livestock keeping. 200 km. from Helsingborg.

Video Tour: <https://youtu.be/WZXJCzs5Lm8>

Price: SEK 5 995 000 (approx. EUR 562 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMLANTBRUK5KORMCH5QVP0HNSA>

Lammaskog Lammafors 1 (and Lammaskog 5) near Vrigstad is a farm with a main house originating from the mid-1800s, approx. 125 m² living space, in very fine renovated condition. The property features, among other things, a newer roof with concrete tiles (2015), new double-glazed windows, updated electrics, beautifully painted and wallpapered inside and out while preserving the old style as far as possible, yet with a modern bathroom and kitchen (2022) so it functions well for contemporary living. Completely new floor structure under the kitchen and bathroom; all ground-floor floors replaced with wide floorboards. Original plank floors retained upstairs and in several ceilings. Renovated and approved chimney with flue pipe to each fireplace (except the baking oven and one tiled stove, both out of use). Includes a Morsø wood-burning stove (2024) in the living room, a Jøtul stove in the library/TV room, wood stove in the kitchen, and an open fireplace with insert upstairs. Additional Daikin air-source heat pump (2024). Extended, fully insulated and integrated veranda with double-glazed windows (2023) enjoying morning sun. Water from a 70 m deep drilled well (2018) and drainage to an approved three-chamber septic tank with infiltration (2003). Fibre broadband connected (2022). Entrance through the enclosed veranda with wooden floor, tongue-and-groove panelling on walls and ceiling, and an exposed timber wall. Hall with stairs to the upper floor, fuse box and wooden floor. Spacious living room with wooden floor, old planks in the ceiling, efficient Morsø stove and Daikin heat pump. New cosy country kitchen with wooden floor, tongue-and-groove panelling on walls and ceiling, sink, kitchen island, induction electric cooker, extractor hood, microwave, dishwasher, fridge/freezer (with chilled water/ice), pantry and the old hearth with wood stove and baking oven. Library, TV room or extra bedroom with new wooden floor, plank ceiling and efficient Jøtul stove. New bathroom with vinyl flooring (not wet-room standard) including washbasin, washing machine, tumble dryer and shower cubicle. Hatch in floor with water connections in a dry cellar space. Separate WC room with toilet and washbasin. Upstairs landing with lower ceiling height (approx. 1.80 m) and painted plank floor. Bedroom 1 in the dormer with wooden floor, panelled ceiling, single bed and brown porcelain tiled stove (not operational). Newer bedroom 2 fitted up into the ridge with new wide floorboards, panelled ceiling, sofa bed, single bed and approved open fireplace with insert. Bedroom 3 also fitted into the ridge with new wide floorboards, double bed and exposed timber wall. Ground-floor ceiling height approx. 2.20 m (slightly variable) with lower doors. Some furniture and other contents can be purchased additionally or included by arrangement with the seller.

Next to the main house is a newly built (2019) guest annexe called "undantaget" by the sellers, approx. 40 m² + approx. 20 m² fitted sleeping loft with low headroom. It also has a large 35 m² terrace facing southwest with sun all day. The annexe comprises a large living area fitted up into the ridge with big double terrace doors providing lovely light and beautiful views. Ladder to the sleeping loft. Toilet with WC and washbasin (no shower). Two separate bedrooms each with a double bed, half-height wall panelling and sandable wood-laminate flooring. New air-source heat pump (2024).

There is also a smaller house of approx. 75 m² on its own separate plot, directly adjacent to the main property and about 100 m as the crow flies from the main house. Built around 1960 and thoroughly renovated in the same style as the main house, in good condition. Good concrete-tiled roof. Single-glazed windows with inner panes. Hall with stairs to the upper floor and fuse box. Living room with wooden floor, dining area, sofa bed, open fireplace with insert and new air-source heat pump (2024). Kitchen with wooden floor, small dining space, sink, fridge/freezer, dishwasher, electric cooker with extractor and access to a large 35 m² terrace overlooking the Bodaån stream flowing just below the house. Hall with wardrobes, tiled floor, fuse box and alarm to the sealed tank (drainage). Own well that has never run dry. Substantial bathroom with tiled floor, WC, washbasin, shower and washing machine. Upstairs small landing with wooden floor, tongue-and-groove ceiling and built-in wardrobes. Bedroom with wooden floor, panelled ceiling and two sofa beds. The entire property is sold together as standard, but the smaller house with its 650 m² plot can later be sold separately if desired, as it is already subdivided and forms an independent freehold unit. It is also very suitable for letting if not needed personally. The current owners let it for about two summer months for a total of approx. SEK 70,000 via Airbnb. It could easily be let for more if desired.

In addition to the houses there is a barn with sheet-metal roof approx. 75 m² with ample storage space. New electrical panel in the barn, with room for firewood, storage, small sheep stall and an attached external chicken run. There is also a newer (2019) uninsulated outbuilding next to the annexe, approx. 12 m², for firewood and tools. Finally, a separate wood-fired sauna house (2019) with its own small terrace and an outdoor solar-heated shower.

56,200 m² (approx. 5.6 hectares or 11 acres), divided across three property designations, all adjoining each other. The site once housed a sawmill, forge and Lammafors Chair Factory in the late 19th century, but nothing remains today and operations ceased in 1925. The guest house stands on its own 650 m² plot; there was also once a mission house on another separate 650 m² plot (only foundations remain). Around the main house is a cosy fenced garden and lawn; the area between the houses is fenced as a sheep paddock, otherwise it is natural plot with woodland and some meadow. Parts of the forest have been felled and thinned to open up views over the woods, stream and landscape. Around 2,000 new spruce and some birches have been planted. There is also older forest remaining, estimated at approx. 350 m³ standing volume, and of course small-game hunting rights on the land with good populations of wild boar. A truly idyllic forest setting where you control your immediate surroundings, with good scope for basic livestock keeping such as sheep and hens, as the current owners do. No grazing for horses on site, but possible to find nearby if interested. No visible neighbours (approx. 300 m to the nearest as the crow flies) and no nearby traffic. The gravel access road has been renovated and is municipally cleared of snow in winter. The road ends after just over 1 km, so there is no through traffic. Approx. 1.5 km from the house to Grimsjön and approx. 2.5 km to Käringesjön. Approx. 7 km to bathing spot at Slättsjön near Vrigstad, which also has shopping facilities. Approx. 19 km to Sävsjö town with all necessary services and approx. 39 km to Värnamo. Approx. 55 km to the Kettilsås ski slope near Vetlanda, approx. 60 km to High Chaparral and approx. 75 km to the larger Isaberg ski resort near Hestra, which also offers many summer activities. Approx. 60 km from both Jönköping and Växjö, approx. 200 km from Helsingborg and approx. 260 km from Malmö.