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A handsome Georgian country property together with a period farmhouse and various traditional outbuildings, set within 20 acres, Llandysul, West Wales



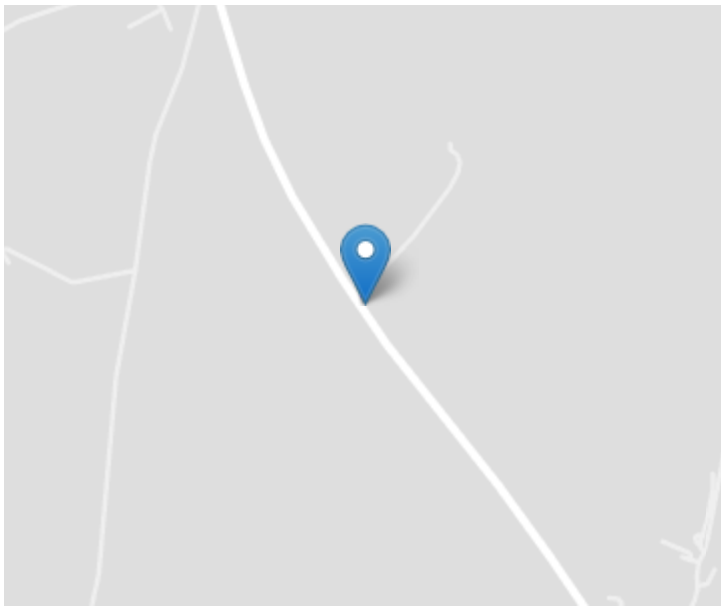
Penlan Farm, Panteg Cross, Llandysul, Ceredigion. SA44 4SL.

REF: A/4805/LD

£895,000

*** No Onward Chain*** Impressive highly appealing country property *** Handsome Georgian country mansion together with a charming period farmhouse *** Providing a fully licensed boarding cattery, with 16 pens *** Original stone and slate former farm buildings ripe for conversion/re-development (s.t.c.) *** An already converted Coach House now offering an exclusive and useful office space *** A versatile general purpose barn with large concrete courtyard ***

*** Picture perfect grounds with well maintained lawned areas *** Polytunnel (63' x 18') with an established fruit tree orchard *** Private and secluded yet convenient to nearby towns *** Idyllic and superb setting with private Beech tree lined drive *** Set within its own 20 acres of land (or thereabouts) of productive pasture paddocks and ancient woodland running down to a brook *** Perfectly suiting multi-generational living, homeworking or great income potential *** In all, a lovely private country setting *** West Wales at its finest ***



Location

Conveniently located on the edge of the village community of Croeslan which has a shop and filling station, some 4 miles north of the popular Teifi Valley market town of Llandysul which offers a comprehensive range of shopping and school facilities, 20 minutes drive from the Cardigan Bay and the popular resort and fishing village of New Quay, with easy reach of the marketing and amenity centre in the Teifi Valley, including Newcastle Emlyn, Cardigan and Lampeter. 40 minutes drive to Carmarthen with the link to the M4 Motorway and national rail networks.

General

Penlan Farm offers an exclusive opportunity to purchase a handsome country property with a Georgian mansion and charming period farmhouse. In all, set in a glorious private country setting within the Teifi Valley.

The property offers great possibilities for multi generational living, home working facilities or for a property with income potential. Externally both a fantastic range of period farm buildings which offers conversion and renovation potential, subject to the necessary consents being granted and also modern buildings ideal for equestrian or for small animal keeping.

In all, it is set within its own 20 acres of productive pasture land together with ancient woodland running round to a gently flowing brook. The land itself offers potential to be utilised for camping or glamping facilities, (subject to consent), or as earlier stated, for animal keeping. In all this property is a rare opportunity and awaits viewing recommended at the earliest opportunity! Escape the hustle

and bustle and is West Wales at its finest.

PENLAN MANSION

Mansion Reception Hall

with access via solid glazed front entrance door. Radiator and original staircase to first floor accommodation.

Mansion Lounge

15' 9" x 12' 9" (4.80m x 3.89m) with radiator, double aspect windows to the front and a fully functioning open fireplace with decorative surround, housing the cast iron solid fuel stove.



Mansion Dining Room

15' 9" x 11' 8" (4.80m x 3.56m) with radiator.

Mansion Kitchen

11' 10" x 6' 6" (3.61m x 1.98m) with fitted range of wall and floor units. Stainless steel sink and drainer unit, large cooker/stove.

Mansion Utility Room

13' 1" x 8' 3" (3.99m x 2.51m) with plumbing space for automatic washing machine, tumble drier and side entrance door to garage/carport.

Mansion Dairy

14' 1" x 8' 5" (4.29m x 2.57m) currently utilised as a walk-in larder with vaulted ceiling and electricity connected. (This area along with the utility was formerly utilised as the dairy, but currently has Planning Permission to convert into the 2nd wing of the Mansion).

Mansion Garage/Car Port

20' 0" x 15' 0" (6.10m x 4.57m) open fronted garage/car port.

Mansion Inner Hallway

leading to the understairs w.c. and walkway through to the annexe.

FIRST FLOOR

Mansion Galleried landing



Mansion Rear Bathroom

With central panelled bath, low level flush w.c., pedestal wash hand basin. Airing cupboard with hot water cylinder and immersion heater. Access door to the annexe.

Mansion Rear Bedroom 3

11' 10" x 8' 8" (3.61m x 2.64m) with radiator.

Mansion Front Bedroom 1

13' 7" x 11' 8" (4.14m x 3.56m) with radiator and pedestal wash hand basin.



Mansion Front Bathroom

6' 7" x 6' 1" (2.01m x 1.85m) with sunken bath, low level flush w.c., pedestal wash hand basin. Shaver light and point. Wal in airing cupboard.

Mansion Front Bedroom 2

13' 9" x 11' 8" (4.19m x 3.56m) with radiator and double aspect windows.

Front Elevation of Mansion and Annexe



Mansion Annexe

The annexe is attached to the main house and could easily be converted to offer one large dwelling. The annexe itself is of polystyrene and concrete construction and offers great insulative qualities, having underfloor heating at ground level.

Annexe Reception Hallway

Annexe Utility Room

8' 1" x 7' 7" (2.46m x 2.31m) with plumbing and space for automatic washing machine and tumble drier. Separate w.c. with low level flush w.c., vanity unit with wash hand basin and

understairs storage cupboard.

Annexe Kitchen

32' 11" x 16' 5" (10.03m x 5.00m) with modern and stylish aubergine and cream fitted units with Formica worktops and central island. Stainless steel single drainer sink unit. Indesit electric oven with 5 ring gas hob with extractor hood over.

Large living/seating area with double aspect windows and a great family room.



Annexe Large Living/Seating Area



ANNEXE - FIRST FLOOR

Annexe landing

being accessed via the reception hall. Airing cupboard and separate storage cupboard.

Annexe Front Bedroom 1

14' 0" x 11' 11" (4.27m x 3.63m) with built in wall to wall wardrobes and a radiator. Double aspect windows.



Annexe Bathroom

Being 'L' shaped with modern suite. Vanity unit with built in wash hand basin, low level flush w.c. An impressive Spa multifunctional shower facility with separate w.c. with the possibility of separating into two separate bathrooms to serve the main Mansion house.



Shower Unit in Annexe Bathroom



Annexe Rear Bedroom 2

16' 5" x 13' 6" (5.00m x 4.11m) with wall to wall built in wardrobes and double aspect windows.



THE FARMHOUSE

Traditionally constructed period farmhouse of stone and slate located within the homestead.



Farmhouse Reception Room

17' 0" x 15' 7" (5.18m x 4.75m) with a particular feature being of the stone open fireplace with a cast iron multi fuel stove. T.V. point, built in recess bookshelves. Radiator. Pine staircase with understairs storage cupboard. Slate flooring.



Farmhouse Living Room

15' 3" x 13' 0" (4.65m x 3.96m) with a slate floor. Two radiators. Double aspect windows to the front and rear. Access through to the end converted Barn.

Farmhouse Dining Room

16' 1" x 14' 0" (4.90m x 4.27m) with a large pictured window overlooking the garden area. Two radiators. Rayburn Royal solid fuel range for cooking purposes on slate flooring.

Farmhouse Kitchen

13' 9" x 9' 5" (4.19m x 2.87m) a traditional farmhouse fitted kitchen with wall and floor units with laminate worksurfaces over. Stainless steel 1.5 sink and drainer unit, fitted cooker with extractor hood over. Plumbing and space for automatic washing machine. Warmflo oil fired central heating, running all domestic systems within the farmhouse. Slate flooring.

Upvc entrance door to garden.



Farmhouse Inner Hallway

with large downstairs storage cupboard and slate flooring.

FARMHOUSE - FIRST FLOOR

Farmhouse Landing

with impressive vaulted ceiling with feature 'A' framed beams and stripped wooden flooring.

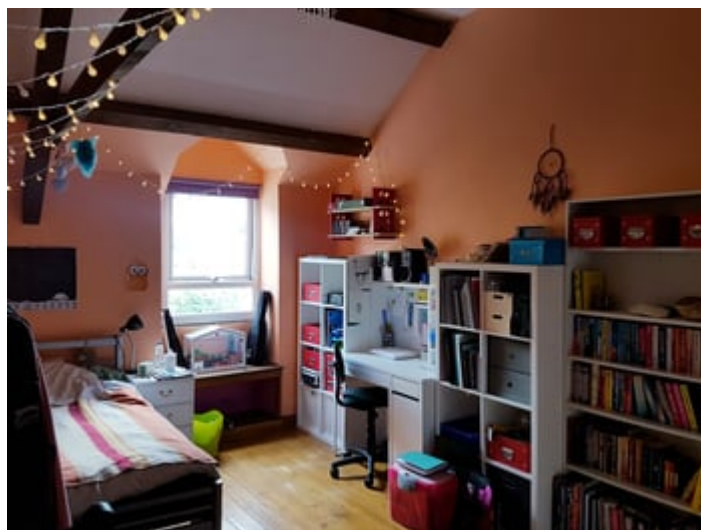
Farmhouse Family Bathroom

13' 9" x 9' 4" (4.19m x 2.84m) with pleasant suite, low level flush w.c. pedestal wash basin, panelled bath with shower attachment. Airing cupboard with hot water cylinder and immersion heater. Linen cupboard and radiator.



Farmhouse Bedroom 2

15' 7" x 10' 0" (4.75m x 3.05m) with stripped wooden flooring. Radiator. Feature 'A' frame beams. Period arrow slit window.



Farmhouse Bedroom 4

10' 0" x 7' 3" (3.05m x 2.21m) with stripped wooden flooring. Built in wardrobes, shelving and radiator.

Farmhouse Principal Bedroom 1

15' 9" x 14' 0" (4.80m x 4.27m) 'L' shaped with stripped wooden flooring, radiator.

Loft space with access via drop down ladder (slatted and part boarded).



Farmhouse Principal Bedroom - en suite

with 4' shower cubicle. low level flush w.c., pedestal wash hand basin, radiator. Stripped wooden flooring.



Farmhouse Bedroom 3

15' 7" x 9' 6" (4.75m x 2.90m) with stripped wooden flooring, 2 radiators. Feature fireplace currently closed. Vaulted ceiling with feature beams and built in wardrobes.



Farmhouse Barn (attached)

45' 0" x 15' 0" (13.72m x 4.57m) with mezzanine/hay loft. The barn has continued planning permission for further accommodation to extend the farmhouse and also a built in garage.

The Coach House

Currently set up as a home office.

Coach House - Front Elevation



Coach House Reception Room/office

13' 6" x 17' 3" (4.11m x 5.26m) with patio doors opening onto the front and rear, enjoying fantastic views over the garden and the valley beyond. Fitted bookshelves and desk area. Overhead mezzanine floor with ample storage.

Coach House Kitchen

7' 6" x 6' 2" (2.29m x 1.88m) with fitted kitchen, wall and floor units with worksurfaces over. Stainless steel sink and drainer unit. Fitted oven and microwave. Plumbing for automatic washing machine.

Coach House Bathroom

Fully tiled modern suite with 4' shower cubicle, low level flush w.c., pedestal wash basin, extractor fan and heated towel rail.

Coach House - Garden and Views



CATTERY

The Cottage (Cattery)

Being a fully licensed boarding cattery for up to 38 cats with 16 chalets/pens. Measuring 40' x 30' in total. Being run as a successful business in recent years with an established database.

The Cattery benefits from the privately owned solar panels covering electricity and water connection.

Cattery - Front Elevation



Cattery - Back Section Corridor



General Purpose Barn

60' 0" x 30' 0" (18.29m x 9.14m) of concrete and steel

construction, with concrete flooring and large opening to the front, ideal for conversion into stables, or for animal shelter.



Lean-to Barn/Former Parlour

60' 0" x 22' 0" (18.29m x 6.71m) with original stalls in situ.

Former Cow Shed

80' 0" x 15' 0" (24.38m x 4.57m) with original stalls in situ. Electricity connected. This offering great potential to be converted to offer further accommodation, holiday let or studio (s.t.c.).



Polytunnel & Vegetable Garden

Polytunnel measuring 63' x 18' being fully established with 3 vines.

Poly Tunnel - Wide View



Poly Tunnel from Raspberry Patch



Orchard

Here lies established fruit trees and soft fruit bushes.

Garden

Picture perfect lawned garden area lies to the side and rear of both properties, being totally private, well maintained and an essential element to any family home.

The Land

Privately positioned property sitting within its own 20 acres (approx). The land is of mixed use, with productive pasture paddocks being well fenced and gated which surround the property, leaning down to the ancient woodland with a free flowing brook. In all providing a pleasant setting in the West Wales countryside.

The front paddock offers potential to be utilised as a holiday camping/glamping site with easy access onto the main A486 roadway that leads down from the West Wales Cardigan Bay coast to the M4 motorway.



Parking and Driveway

A beech tree lined tarmac driveway leading down beside the large front paddock and onto the front courtyard. An impressive entrance indeed !



The Homestead



View from Property



Aerial View



Agents comments

A property of this calibre does not come to market often. A home with an income, for multigenerational living, or for

home working - a must view!

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, separate private drainage to both properties, Separate oil fired central heating systems, UPVC double glazing, telephone subject to B.T. transfer regulations.

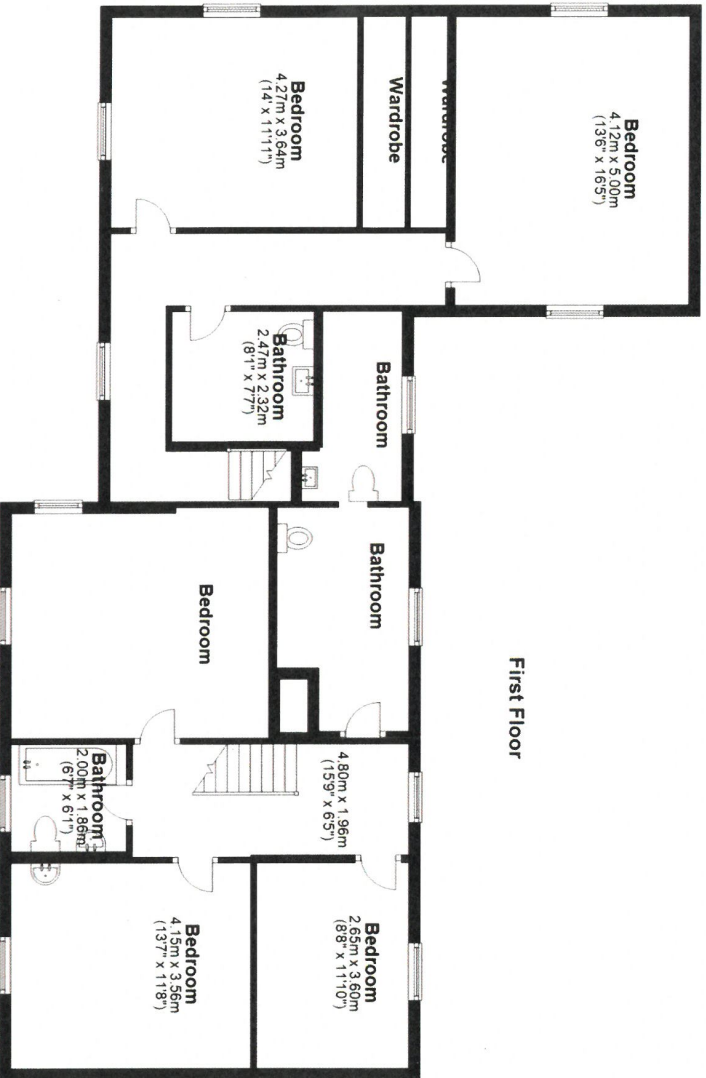
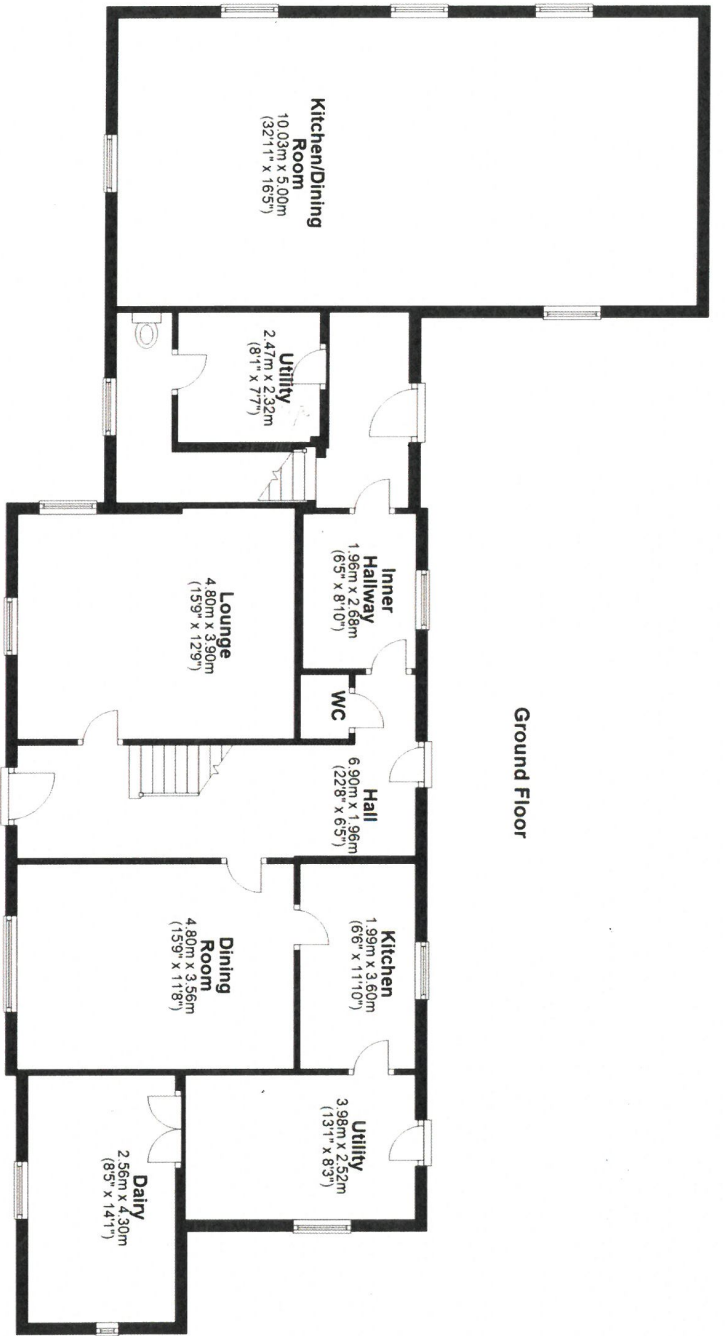
Directions

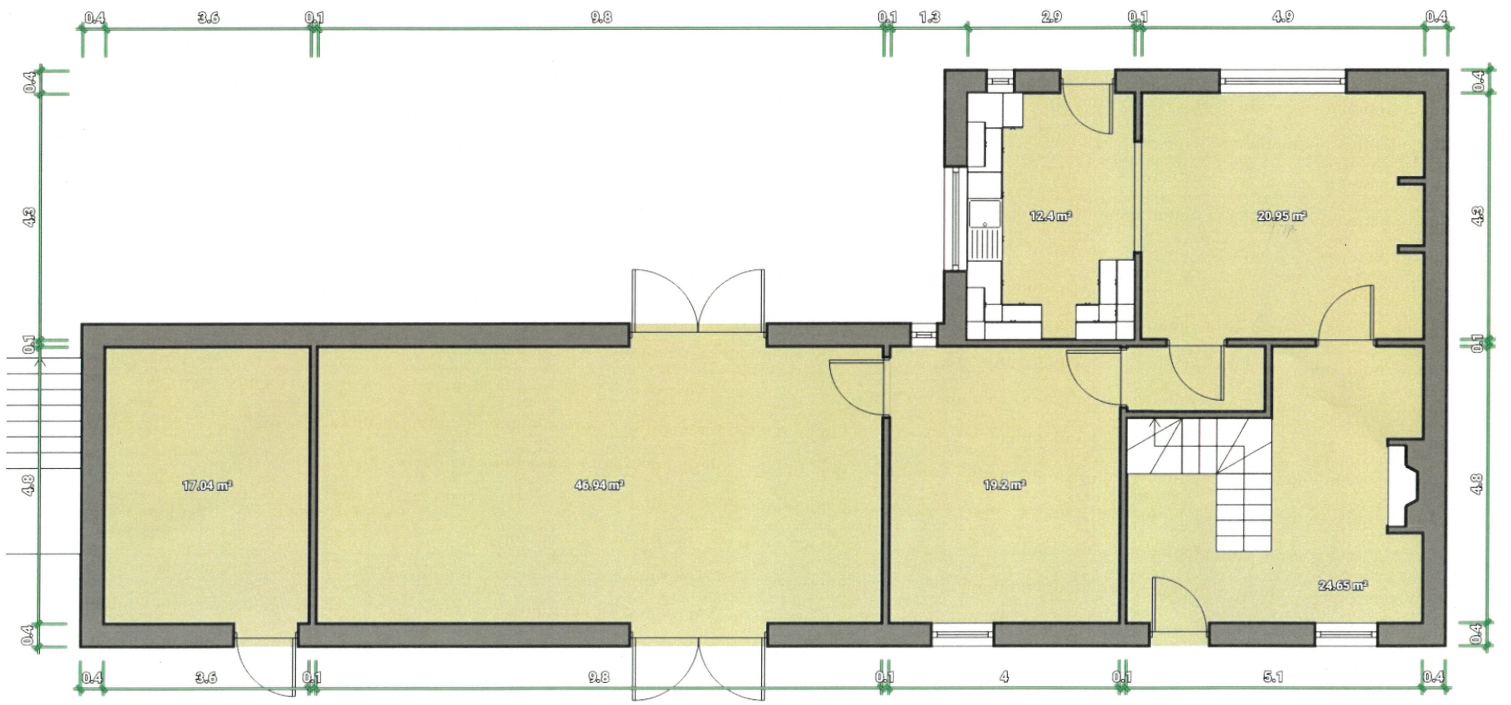
From Llandysul proceed North on the A486 road from New Quay to Carmarthen road. Proceed through the first village of Horeb, and then on reaching the next village of Croeslan, the entrance to Penlan will be located on the right hand side. Continue down this private beech tree lined drive to the property as identified by the Agents 'For Sale' board.

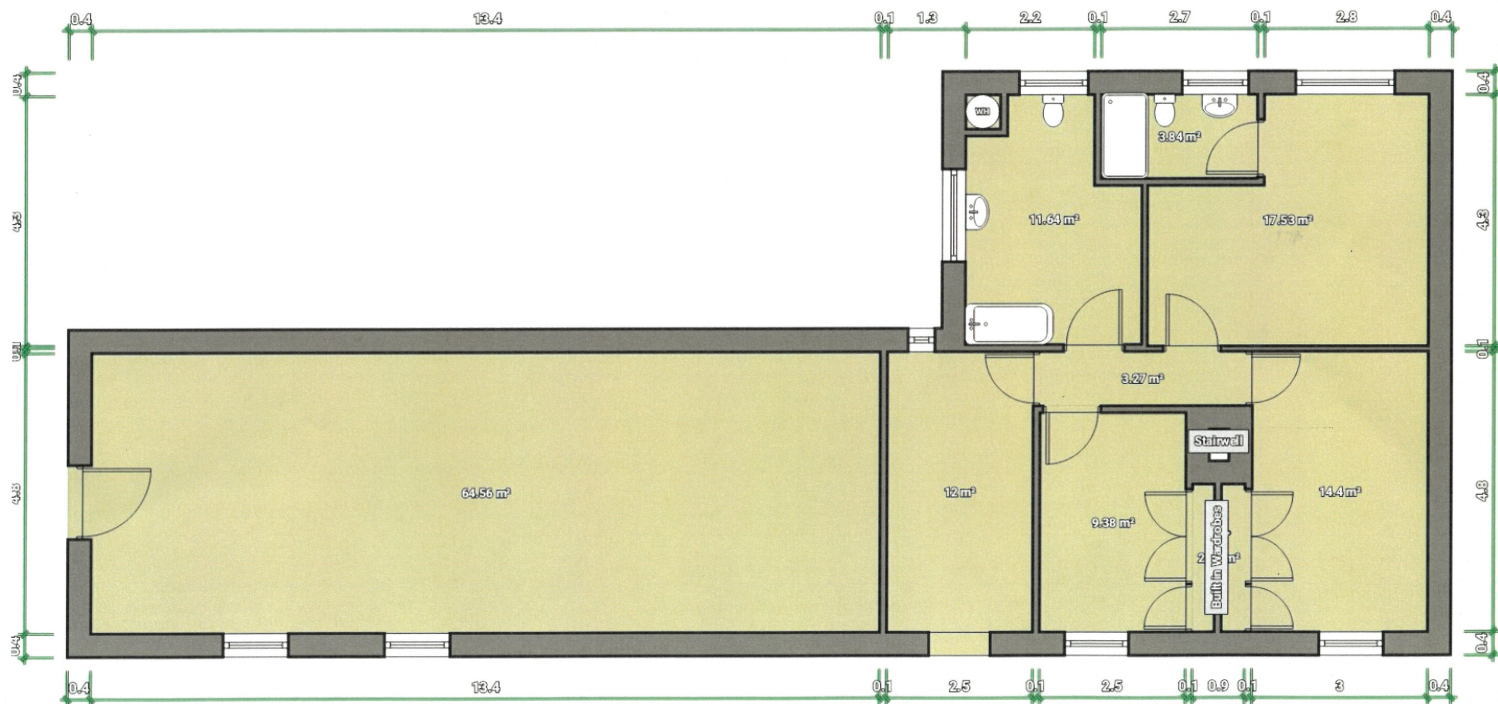
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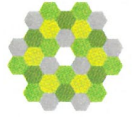






HM Land Registry
Official copy of
title plan

Title number **WA965424**
Ordnance Survey map reference **SN3844SE**
Scale **1:2500 reduced from 1:1250**
Administrative area **Ceredigion / Ceredigion**



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The land tinted green is not included in this title.

