

Regulated by:



**RICS**



Since 1989

*An exceptionally appealing healthy Teifi Valley stock rearing farm in a noted agricultural locality extending 192 acres or thereabouts.*



**Penlan Farm, Llanfair Clydogau, Lampeter, Ceredigion. SA48 8LJ.**

**A/5011/AM o.n.o.**

**£1,650,000**

\*\*\*Penlan is offered on retirement of the current owners for the first time for almost 50 years.\*\*\* It is a noted exceptionally healthy stock rearing farm.\*\*\* The holding comprises of a very comfortable 4 bedroomed farmhouse with LPG heating and double glazing.\*\*\* Plus self-contained apartment.\*\*\* An excellent array of general purpose farm buildings including stone and slate range suiting conversion.\*\*\* Sheep shed and cattle buildings with concrete and hard based yard areas. \*\*\* Healthy prolific pastures, largely accessible from a Council road.\*\*\* Including healthy upland grazing land.\*\*\* All within a ring fence and capable of sustaining good stocking levels.\*\*\* In all 192 acres or thereabouts.\*\*\*



## GENERAL

The placing of Penlan on the open market provides prospective purchasers with a rare opportunity of acquiring an extensive and well known particularly useful family sized stock farm. This holding has not been available on the market for almost 50 years and is now offered for sale on retirement of the existing owner/occupiers.

The farm is extensive in nature and has a commanding position overlooking the Teifi Valley and with ease of access from a quiet Council maintained roadway having the added benefit of just being half a mile from the village of Llanfair Clydogau with community Post Office Shop, Chapel, Church and Places of Worship and located on a regular bus route.

The University town of Lampeter with wide range of facilities is just 5 miles distant with Cardigan Bay coastline at Aberaeron just 12 miles.

The regular livestock market at Tregaron is just 8 miles to the North. The farm has the benefit of a comfortable family portioned 4 bedroomed farmhouse which has double glazing and central heating and has been extended and renovated by the existing owners over the years and provides comfortable family proportioned accommodation. The farmstead which has super views over the Teifi Valley from an elevated site further offers an extensive array of general purpose farm buildings that have largely been adapted to provide workshops and cattle and sheep housing and crop storage. T

he farmhouse has an attractive private garden with the land being a particular feature of the holding extensive and arranged within a ring fence. The farm comprises of useful well farmed in-bye pastures and meadows suitable for cropping together enclosed upland pastures which are useful for livestock rearing purposes.

The farm extends to some 192 acres or thereabouts.

The farmhouse, this is substantial and built of stone and slate with a later extension, two storied and has fine views. The accommodation provides more particularly as follows:-



## THE HOMESTEAD



### Ground Floor

#### Hall/Study

10' 0" x 7' 7" (3.05m x 2.31m) Entrance door to hall/study with a mahogany block floor and telephone point.



#### Inner Reception Hall

Inner door to inner reception hall with parquet block flooring, understairs cupboard.



## Sitting/Living room



17' 4" x 18' 1" (5.28m x 5.51m) with recess, oak 'inglenook style' fireplace incorporating a French cast iron log burner. Radiator. Maple block flooring.

## Family Dining room

19' 6" x 12' 4" (5.94m x 3.76m) with UPVC French doors to side garden and patio, radiator, tiled flooring.



## Kitchen/Breakfast room

20' 0" x 10' 6" (6.10m x 3.20m) An extensive room over the rear of the property comprises of fitted floor and wall cupboards with Belling fan oven, integrated microwave, fitted pan drawers, fan over, gas hob with 5 rings, integrated dishwasher, single drainer sink unit integrated fridge. Tiled flooring. Separate range of units on side wall.



## Utility room/Laundry room

16' 8" x 8' 7" (5.08m x 2.62m) with plumbing for washing machine, tiled floor with Cloakroom off



## Cloakroom

With wash basin and low level flush w.c. Built in cupboard housing Worcester LPG central heating boiler.



## Side Hallway/Conservatory



17' 5" x 5' 8" (5.31m x 1.73m) with tiled floor.

## Through access to side store

23' 0" x 15' 5" (7.01m x 4.70m) Part converted but open fronted which could provide an additional room with ease.

## FIRST FLOOR

### Landing

The first floor is approached by a timber staircase to landing from hall with newly fitted oak doors at first floor level.

### Bedroom 1

14' 6" x 12' 4" (4.42m x 3.76m) with radiator



### Bedroom 2

16' 7" x 10' 2" (5.05m x 3.10m) with radiator



### Bedroom 3

10' 9" x 9' 4" (3.28m x 2.84m) 10' 9" x 9' 4" (3.28m x 2.84m) with radiator.



### Principal Bedroom 4 with En-suite

18' 0" x 10' 6" (5.49m x 3.20m) with En-suite direct fed shower cubicle and radiator.





## Family Bathroom



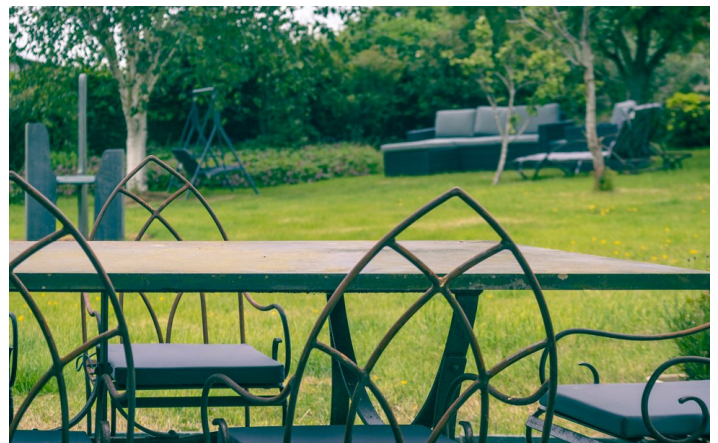
11' 2" x 8' 3" (3.40m x 2.51m) spacious with fitted vanity unit, pitch pine ceiling, tiled floor, panelled bath with pitch pine panelling, low level flush w.c. bidet, heated towel rail.

## Loft Areas

There are two separate loft areas within the house, both fully insulated and all internal walls are also benefitting from insulation.

## EXTERNALLY

### Garden



The farmhouse has its own extensive private garden with lawned areas, well stocked flower beds, trees and shrubs and a patio area with pleasant views across the fields to the rear and across the Teifi Valley to the front.

## PENLAN FLAT

### Flat

14' 4" x 19' 10" (4.37m x 6.05m) This comprises of an annexe over the adjoining Coach Houses and comprise of stone step access to side with entry door to living room with exposed beamed ceilings, space for kitchen units and cooker point.





### Inner Hall

Giving access to

### Bedroom 1

13' 3" x 6' 3" (4.04m x 1.91m)

### Shower room

Shower room with shower cubicle, low level flush w.c. with pedestal wash hand basin.

### Principal Bedroom



14' 8" x 14' 0" (4.47m x 4.27m) with exposed beams, built-in wardrobe having copper cylinder with immersion heater and Velux windows.

## THE FARMYARD AND BUILDINGS

### The Farm yard

The farm yard is hard based and part concreted with concrete aprons and lies largely to the front of the farmhouse and with one main building set off to the East. These buildings comprise of former Coach Houses.

### Coach Houses

18' 9" x 17' 9" (5.71m x 5.41m) capable of providing additional accommodation if desired adjacent to the farmhouse.

### Stone and Slate Range

58' 0" x 21' 0" (17.68m x 6.40m) Served off concrete yard. Suiting conversion subject to consent being obtained.



### Cubicle Building



75' 0" x 50' 0" (22.86m x 15.24m) with cubicle, central feed passaging, steel framed with CI roof.

### Open Silage Clamp

75' 0" x 30' 0" (22.86m x 9.14m)

### Concrete Dungstead

### Range of Buildings

70' 0" x 18' 0" (21.34m x 5.49m) Comprising of central stone built range with

### Lean-to Buildings

Either side 55' 0" x 32' 0" (16.76m x 9.75m), 70' 0" x 20' 0" (21.34m x 6.10m) and further stores 70' 0" x 50' 0" (21.34m x 15.24m). These buildings are currently utilised as workshops and storage but in the past having been Cattle Sheds.

### Pole Barn

72' 6" x 15' 0" (22.10m x 4.57m) with Lean-to of similar proportions 72' 6" x 15' 0" (22.10m x 4.57m)



## Range of Stables and Tack room

70' 0" x 15' 0" (21.34m x 4.57m) overall with 5 stable boxes with former menage adjacent

## Cattle Shed

63' 0" x 25' 5" (19.20m x 7.75m) Currently storage.

## Sheep Shed

107' 0" x 100' 0" (32.61m x 30.48m) Utilised as a sheep shed



## Big Bale Concrete Storage Pad with Polytunnel

Including an adjacent vegetable garden.



## Further Lean-to

107' 0" x 22' 0" (32.61m x 6.71m) also utilised for sheep housing .

## THE LAND

The land is healthy prolific pastures comprising of 2 offset meadows on the opposite side of the country lane, to which the farm adjoins and is served from, giving good, all round the year access.

This is a healthy upland stock rearing farm, located in the Teifi Valley and within easy access of marketing and amenity centres. The land ranges from 200m to around 330m above sea level at its top end.

The holding itself has diversity and potential for a number of alternative enterprises and has fertile, well farmed lowland pastures which rise to upper grazing meadows which have valuable grazing resources around the year. The holding in its entirety extends to some 192 acres or thereabouts and all falls with a ring fence and is all currently laid to pasture utilised for sheep and cattle grazing.

The holding is located in a noted stock rearing area, with ease of access to local markets and also to the main Dunbia Abattoir at Llanybydder.

The holding has been re-seeded in rotation over many years and is divided into traditionally sized enclosures which are healthy and have inherent sward mixes. In all a holding that will appeal to a variety of potential interested parties, the like of which seldom becomes available in this locality and being a valuable self contained holding or an additional holding to an existing agri/business enterprise.



## LAND TO THE EAST OF HOMESTEAD







## AGENT COMMENTS

VIEWINGS: Strictly by prior appointment only via the sole selling Agent Morgan and Davies.

DRONE VIDEO: Available on our Website – [www.morgananddavies.co.uk](https://www.morgananddavies.co.uk) or visit <https://youtu.be/n76ANEo1xys>

Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

## Services

Mains electricity, private water supply, private drainage, Telephone and broadband availability, LPG heating.

## Directions

From Lampeter take the B4343 via Cwmann through the village of Cellan continuing towards Llanddewi Brefi. Once reaching Llanfair Clydogau keeping the Church on the left hand side on leaving the village in the Llanddewi Brefi direction turn right by a bungalow and proceed along this lane up the hill. Penlan Farm is located past the Old

School on the left after approximately 200m again on the left hand side. Grid Ref No. 632151.

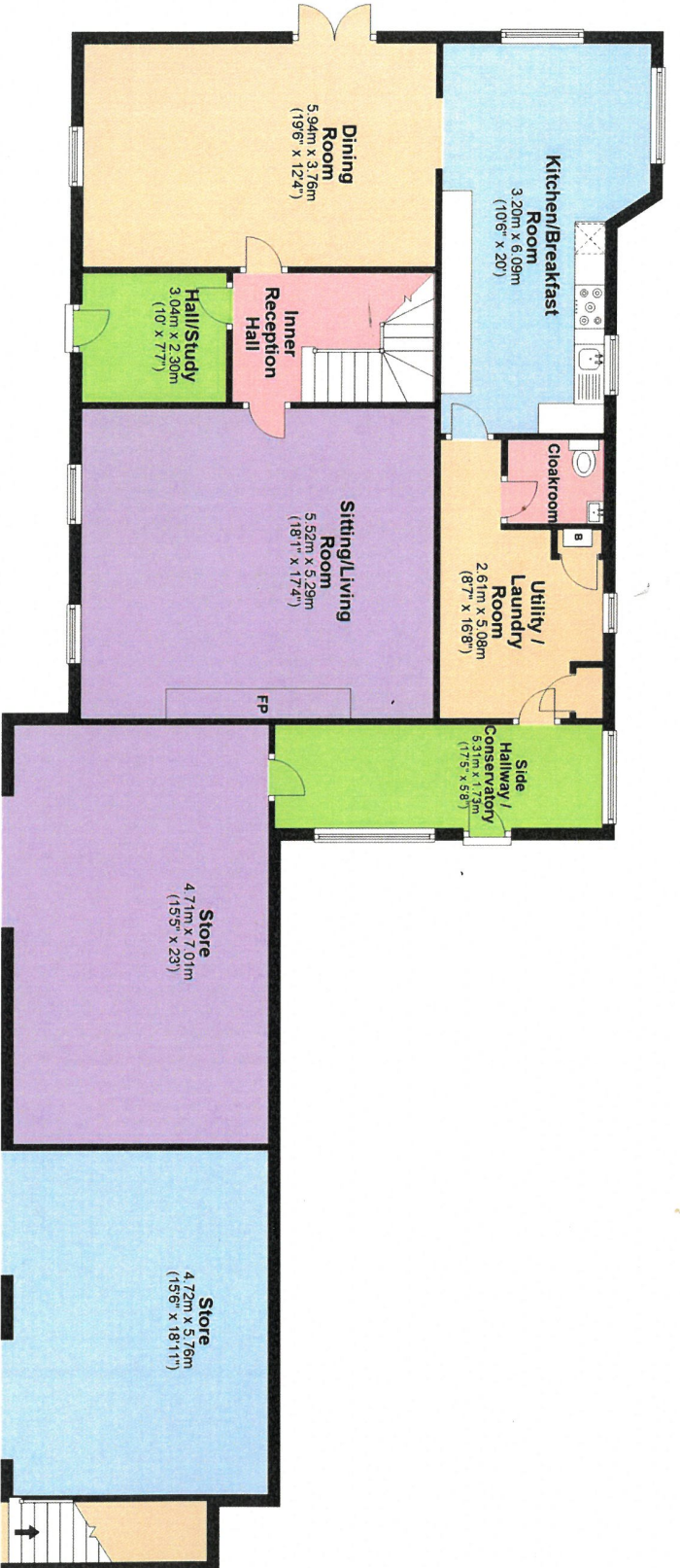


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



Total area: approx. 303.7 sq. metres (3269.0 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

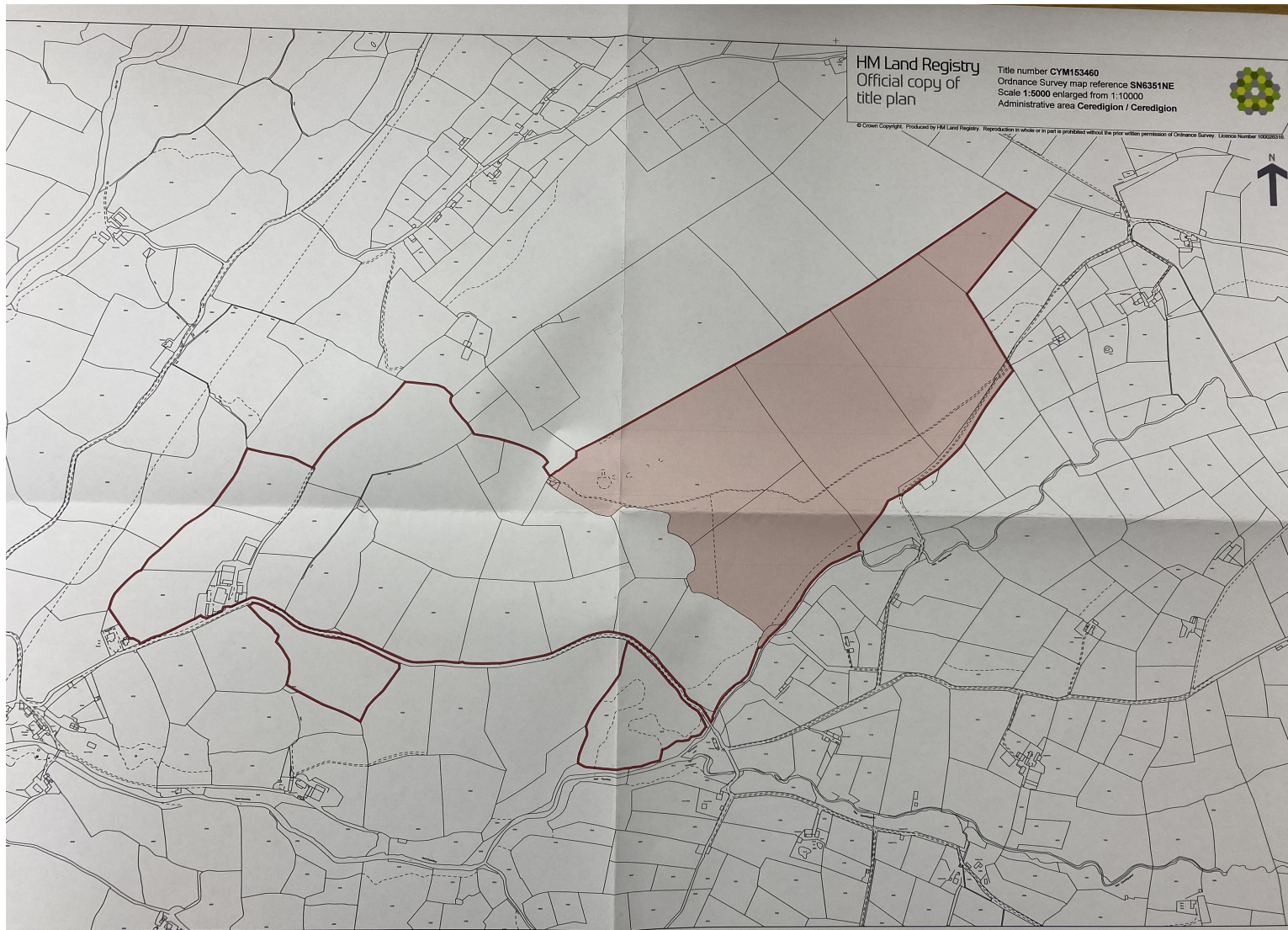


HM Land Registry  
Official copy of  
title plan

Title number CYM153460  
Ordnance Survey map reference SN6351NE  
Scale 1:5000 enlarged from 1:10000  
Administrative area Ceredigion / Ceredigion



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As the state of this title plan on 24 May 2022 at 16:18:42.  
as the original (s.67 Land Registration Act 2002).  
the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.