

A very well situated, healthy and renowned stock
and fattening farm of 260 acres close to market
town of Tregaron, West Wales.



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& DAVIES**

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CAMMER FAWR,
TREGARON,
CEREDIGIONS Y25 6JF

£1,850,000

REF: A/5526/AM



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TREGARON,
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SY25 6JF**

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TREGARON

A very well situated, healthy and renowned stock and fattening farm of 260 acres family farmhouse offering 4 bedroomed accommodation

Useful range of traditional and general purpose farm buildings

EPC - E Rating. Council Tax Band E

For sale by Private Treaty

*** A very well situated, healthy and renowned stock and fattening farm of 260 acres *** A comfortably sized family farmhouse offering 4 bedroomed accommodation ***

*** A most useful range of traditional and general purpose farm buildings around a useful hard based yard with good access from a council maintained road *** Low lying prolific meadow and conservation land in 1 x 70 acre block *** A further 190 acres of healthy quality pasture and upland *** A very diverse and renowned highly productive holding, in a particularly well known area ***

*** All timber and growing trees are included within the Freehold.***





LOCATION

Tregaron is a very well known market town in the Upper Teifi Valley in the foothills of the Cambrian Mountains and being highly recognised as a major stock rearing area with moist grass growing conditions and high productions levels.

Aberystwyth lies some 18 miles to the North, with Lampeter 11 miles to the South.

GENERAL



A very well situated healthy, productive stock and fattening farm in the Upper Teifi Valley region, renowned for quality production with a comfortably sized family farmhouse offering 4 bedroomed accommodation.

A most useful range of traditional and general purpose farm buildings around a useful hard based yard with good access from a council maintained road.

Low lying prolific meadow and conservation land in 1 x 70 acre block. A further 190 acres of healthy quality pasture and upland. A very

diverse and renowned highly productive holding, in a particularly well known area.

The placing of Cammer Fawr on the open market is brought about by a change in farming policy of the existing owner/occupiers and offers a unique opportunity for acquisition of what is considered to be a very well known and highly productive stock rearing and fattening farm in the Upper Teifi Valley.

Rarely do farms of this size and nature become available and not only is it being capable of being a stand alone flourishing and profitable holding in its own right, but would also bring diversity and expansion opportunities to an existing agricultural or existing farming business.

The farm provides extensive tracts of grazing land opportunity plus deep fertile rich and healthy low lying meadowland on the base of the Teifi Valley, capable of sustaining high stocking levels throughout the year and equally known to be capable of deriving high cropping levels throughout the main growing season.

In total 260.60 acres (105.46ha)





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SETTING OF FARM



THE FARMHOUSE

The farmhouse stands above the B4343 within its own grounds and provides good residential quality, built in the 1970s and is comfortably appointed with good sized family accommodation.

The farmhouse, built traditionally, offers air source heating and UPVC double glazing together with solar panels and provides more particularly as follows:-

Homestead



Yard Setting



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ENTRANCE HALL

Via UPVC entrance door. Radiator.

RECEPTION ROOM/LOUNGE

19' 9" x 14' 0" (6.02m x 4.27m) with brick fireplace.

RECEPTION ROOM 2

14' 9" x 11' 3" (4.50m x 3.43m) with radiator.

KITCHEN/DINER

17' 8" x 10' 7" (5.38m x 3.23m) with fitted wall

and base cupboards. 1.5 bowl sink and drainer unit. Extractor fan. Radiator.



Lounge



Reception Room



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REAR HALL AND PORCH

INNER HALL

With understairs cloakroom.

UTILITY ROOM

15' 0" x 8' 5" (4.57m x 2.57m) with plumbing for washing machine. Rear half glazed entry door. Fitted counter. Radiator and shower room off with direct fed shower unit, pedestal wash hand basin.

FIRST FLOOR

LANDING

Approached via internal timber staircase. Radiator and access to loft space.



BEDROOM (REAR)

14' 0" x 9' 7" (4.27m x 2.92m) with radiator.

BEDROOM (FRONT)



13' 9" x 9' 7" (4.19m x 2.92m) with radiator.

SECOND BEDROOM (FRONT)

13' 9" x 11' 7" (4.19m x 3.53m) with radiator.

SECOND BEDROOM (REAR)

13' 8" x 10' 9" (4.17m x 3.28m) with radiator.

BATHROOM



14' 0" x 6' 8" (4.27m x 2.03m) with low level flush

wc. Pedestal wash hand basin. Corner bath with mixer shower over. Built in airing cupboard with copper cylinder and immersion heater.

THE FARM BUILDINGS

The farm buildings are a useful range of traditional and more modern steel framed general purpose buildings that suit the existing livestock rearing and fattening enterprises and equally provide adequate storage facilities for crops.

The farm buildings, some of which are deserving of improvement and upgrading include traditional stone ranges that have alternative use potential, coupled together with a most useful range of general purposes farm buildings that are more akin to existing livestock rearing enterprises.

FORMER COWSHED RANGE



65' 0" x 18' 0" (19.81m x 5.49m) with lean to former pig stys.

DETACHED STONE AND SLATE OUTHOUSE

15' 0" x 8' 0" (4.57m x 2.44m)

BRICK RANGE

60' 0" x 34' 3" (18.29m x 10.44m) Utilised as a sheep shed

STONE AND SLATE RANGE



40' 0" x 18' 0" (12.19m x 5.49m) providing a triple cart house with loft over.

LEAN TO

18' 0" x 10' 0" (5.49m x 3.05m) of stone construction.

FURTHER LEAN TO

30' 0" x 17' 6" (9.14m x 5.33m)

RANGE OF STONE

50' 0" x 18' 0" (15.24m x 5.49m)

With corrugated asbestos roof, requiring some attention, with adjacent enclosed yards with

feeding yards and gated pens.

MAIN GENERAL PURPOSE BUILDING



90' 0" x 45' 0" (27.43m x 13.72m) equipped for crop and cattle housing.

2 x KENNEL CUBICLE BUILDINGS



60' 0" x 45' 0" (18.29m x 13.72m) with housing for up to 60 cattle,

SLURRY PIT

With concrete floor and of block construction.

VIEWS OF TEIFI MEADOWS





LAND TO NORTH WEST



THE LAND

The land as described lies in 3 major parts with 70 acres of low lying rich fertile meadows with further land across the council highway with low lying meadows and further areas of gently sloping land and further plateau of extensive grazing, all within a ring fence and including areas of native woodland providing good natural resource and an abundance of shelter. The lands have the benefit of well water and stream bed supplies and the whole is well farmed in accordance with usual practice.

This is a farm that is extensive in nature, extending to some to 260 acres in total and provides an excellent expansion or further farming enterprise opportunity within this sought after location.

The land on the eastern side comprises again of low lying rich and fertile meadows together with adjacent quality stock grazing pastures and a further area of extensive level land that once again, offers extensive grazing at a higher level.

The land is interspersed with a number of hard based tracks which provide all round the year access without surface damage being incurred,

TIMBER AND GROWING TREES

All timber and growing trees are included within the sale of the Freehold.

COMPENSATORY ALLOWANCES

The farm is eligible for Single Farm payments.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure for sale by Private Treaty .

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - E

MONEY LAUNDERING REGULATIONS

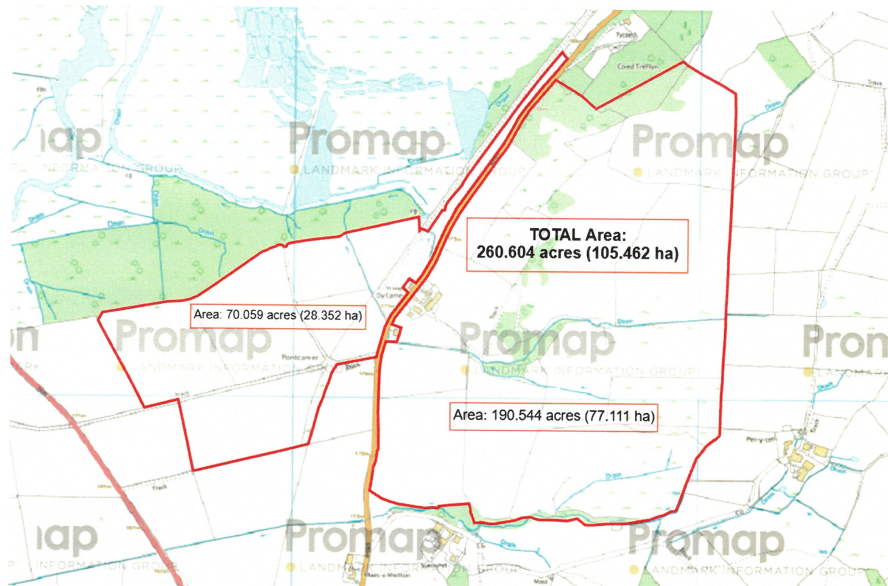
The successful Purchaser will be required to

produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

AGENTS COMMENTS

Rarely of farms of 260 acres or thereabouts become available as a single unit. It is considered that this is one of the most renowned and highly productive units in the region and viewings are encouraged at an early date.

Further particulars are available from the sole selling Agents, Lampeter office on 01570 423 623.



For Identification Purposes Only



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12 Harford Square, Lampeter,
Ceredigion SA48 7DT
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The property is located on the right hand side, approximately 1/2 mile north of Tregaron set off the B4343 as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddaves.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddaves. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

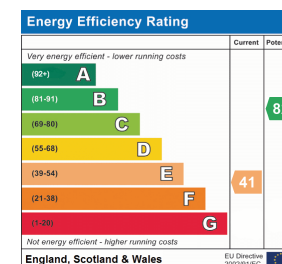
To keep up to date please visit our Facebook and Instagram Pages

Tenure

Freehold

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, air source heating and solar to farmhouse. UPVC double glazing. Telephone subject to B.T. transfer regulations, and broadband availability.



For further information or to arrange a viewing on this property please contact :

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12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddaves.co.uk

<http://www.morgananddaves.co.uk>

