

A highly appealing and privately positioned 18 acre smallholding with a period farmhouse and an excellent range of outbuildings. Near Llandysul, Carmarthenshire



Cnwcyreithin, Bancyffordd, Llandysul, Carmarthenshire. SA44 5AA.

£690,000

REF: A/5054/LD

*** Impressive and diversely appealing smallholding *** Delightful lifestyle holding *** Excellent range of modern and traditional outbuildings - 3 phase electric *** Good quality productive pasture land extending to around 18 acres *** Character 4 bedroomed, 2 bathroomed period farmhouse - Comfortable Family proportioned accommodation *** Traditional stone and slate outbuildings ideal for conversion (subject to consent)

*** Pleasant private edge of Village location - Nicely tucked away but convenient and not remote *** Located at the end of a private drive *** Superbly positioned with panoramic views over surrounding unspoilt countryside *** An increasingly rare opportunity to acquire a diversely appealing country smallholding within the Teifi Valley *** Perfect for those with Equestrian and Livestock interest in mind

*** Purpose built workshop with 3 phase electric *** A property worthy of early inspection



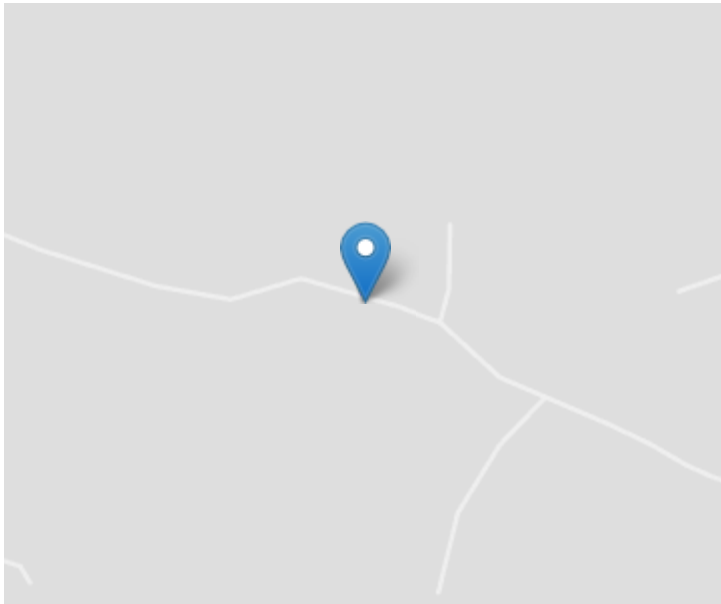
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LOCATION

The property is situated on the edge of the popular Village of Bancyffordd, being conveniently positioned, only some 2.5 miles from the Market Town of Llandysul with its array of local Shopping, Schooling, Doctors Surgery and Places of Worship. The property is some 20 minutes drive from the Cardigan Bay Coastline at New Quay, being equidistant to the conurbation of Carmarthen offering a wider range of facilities and services including local and national Retailers, Cafes, Bars, Restaurants, Public Transport connectivity via the national rail network, regional Hospital and University.

GENERAL DESCRIPTION

Here we have on offer a highly appealing and diverse smallholding that extends to around 18 acres . The property boasts an excellent range of traditional and modern outbuildings perfect for any Smallholder or small farm. The farmhouse itself was extended in the 1970's and now consists of a well proportioned 4 bedroomed, 2 bathroomed Family home with an open plan living space on the ground floor.

The land extends to around 18 acres of good productive and healthy pasture land, all of which being generally well fenced and gated, and split into twelve manageable paddocks.

The holding is located at the end of a private drive, enjoying panoramic views over the unspoilt open countryside and the renowned Teifi Valley.

A property of this calibre is becoming increasingly rare and deserves to be viewed at your earliest convenience. The accommodation and outbuildings currently consists of the following:-

THE FARMHOUSE



BOOT ROOM

8' 2" x 7' 7" (2.49m x 2.31m). Having access via a UPVC half glazed front entrance door, plumbing and space for tumble dryer.

CLOAKROOM

With low level flush w.c., pedestal wash hand basin, radiator.

SHOWER ROOM

With shower cubicle with a mains fed shower.

KITCHEN/DINER

30' 0" x 11' 0" (9.14m x 3.35m). Open plan living at its best with a traditional style fitted Kitchen with hardwood surfaces over, ceramic 1 1/2 bowl sink and drainer unit, Range Master LPG cooker range with double oven, grill and 5 ring gas hob with extractor hood over, wood effect laminate flooring. SITTING AREA with a Royal Rayburn (at present in need of re-connecting), T.V. point, radiator, built-in cupboard.

LIVING ROOM

27' 7" x 13' 0" (8.41m x 3.96m). Previously being two separate Reception Rooms, now creating a great Family area, with a solid front entrance door, open fireplace with a feature block fascia with multi fuel stove on a slate hearth, T.V. point, two radiators, open staircase to the First Floor accommodation.

FIRST FLOOR**GALLERIED LANDING/OFFICE SPACE**

With access to loft space.

FRONT BEDROOM 1

14' 6" x 10' 3" (4.42m x 3.12m). With radiator.

FRONT BEDROOM 2

14' 6" x 10' 9" (4.42m x 3.28m). With radiator.

REAR LANDING

With radiator.

REAR BEDROOM 3

10' 9" x 10' 2" (3.28m x 3.10m). With radiator, view over rear garden and land.

REAR BEDROOM 4

10' 2" x 7' 4" (3.10m x 2.24m). With radiator, view over the Orchard.

FAMILY BATHROOM

10' 9" x 9' 8" (3.28m x 2.95m). A fully tiled suite comprising of a free standing roll top bath with antique style shower attachment over, useful vanity unit with a wash hand basin, storage, and low level flush w.c., glazed shower cubicle, radiator, linen and storage cupboards.

EXTERNALLY**EXCELLENT RANGE OF OUTBUILDINGS**

Comprising of:-

OPEN FRONTED WOOD STORE**DUTCH BARN/WORKSHOP**

30' 0" x 10' 0" (9.14m x 3.05m). With inspection standing pit, 3 phase electric and double steel door access point.

LEAN-TO FOALING SHED

33' 2" x 14' 6" (10.11m x 4.42m).

LEAN-TO CAR PORT

16' 0" x 9' 0" (4.88m x 2.74m).

TRADITIONAL OLD DAIRY

43' 0" x 15' 0" (13.11m x 4.57m). Of traditional stone construction with three block built Dog kennels. Perfect for conversion into holiday let, studio (subject to consent).

STORE SHED

9' 8" x 8' 8" (2.95m x 2.64m).

MODERN STABLE RANGE

Of block construction under a steel roof. With two stables, 15' x 10', with covered turnout area.

PURPOSE BUILT WORKSHOP



45' 0" x 25' 0" (13.72m x 7.62m). Of block construction under a steel roof with manual roller shutter doors and side service door, 3 phase electric. Previously utilised as an engineering workshop but could be utilised for several different uses.

LEAN-TO MACHINERY STORE

26' 0" x 14' 0" (7.92m x 4.27m).

SILO PIT

TWO NISSAN HUTS

Currently utilised as Stables. Viz:-

NISSAN HUT 1

28' 0" x 20' 0" (8.53m x 6.10m). Currently utilised for Stables.

NISSAN HUT 2

28' 0" x 20' 0" (8.53m x 6.10m). Currently used as a Tractor shed.

NISSAN HUTS



SILO

Currently utilised as a turnout area for the Horses.

LARGE MULTI PURPOSE BARN



60' 0" x 60' 0" (18.29m x 18.29m). Split into three sections with three steel framed Dog kennels. To the middle lies four Stables and to the side a hay store area with double access door for Tractor access, concrete flooring, electricity connected.

THE OLD GRANARY



Consisting of the following:-

FORMER STABLE

16' 0" x 11' 0" (4.88m x 3.35m). With granary over.

FEED STORE

20' 0" x 15' 0" (6.10m x 4.57m). With two steel framed Dog kennels.

N.B.

This traditional outbuilding ideally suiting conversion for holiday let, studio (subject to consent).

YARD



Gravelled yard area giving easy access to all outbuildings, the land and also the farmhouse.

PLEASE NOTE

A public footpath on the property runs through the driveway into the neighbouring property.

YOUNG ORCHARD

To the rear of the farmhouse lies a cottage style garden with a young Orchard featuring Fruit, Plum, Apple and Gooseberries.

THE LAND



An excellent block of good quality healthy prolific pasture land adjoins and surrounds the farmstead. The land is conveniently split into eight manageable paddocks having mature trees and hedge grows and all having established permanent pasture that has been known to grow excellent grass crops.

The land also enjoys a farm service track that extends from the homestead to all paddocks (currently overgrown), this enabling easy access to all of the fields. Ideal for those keeping Livestock or for Equestrian uses.

The land is generally well fenced and gated with ample natural shelter.

AGENT'S COMMENTS

A highly appealing sought after smallholding with good quality grazing and an excellent range of outbuildings.

PHOTOGRAPHS

Photographs were taken in Summer 2021.

TENURE AND POSSESSION


We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

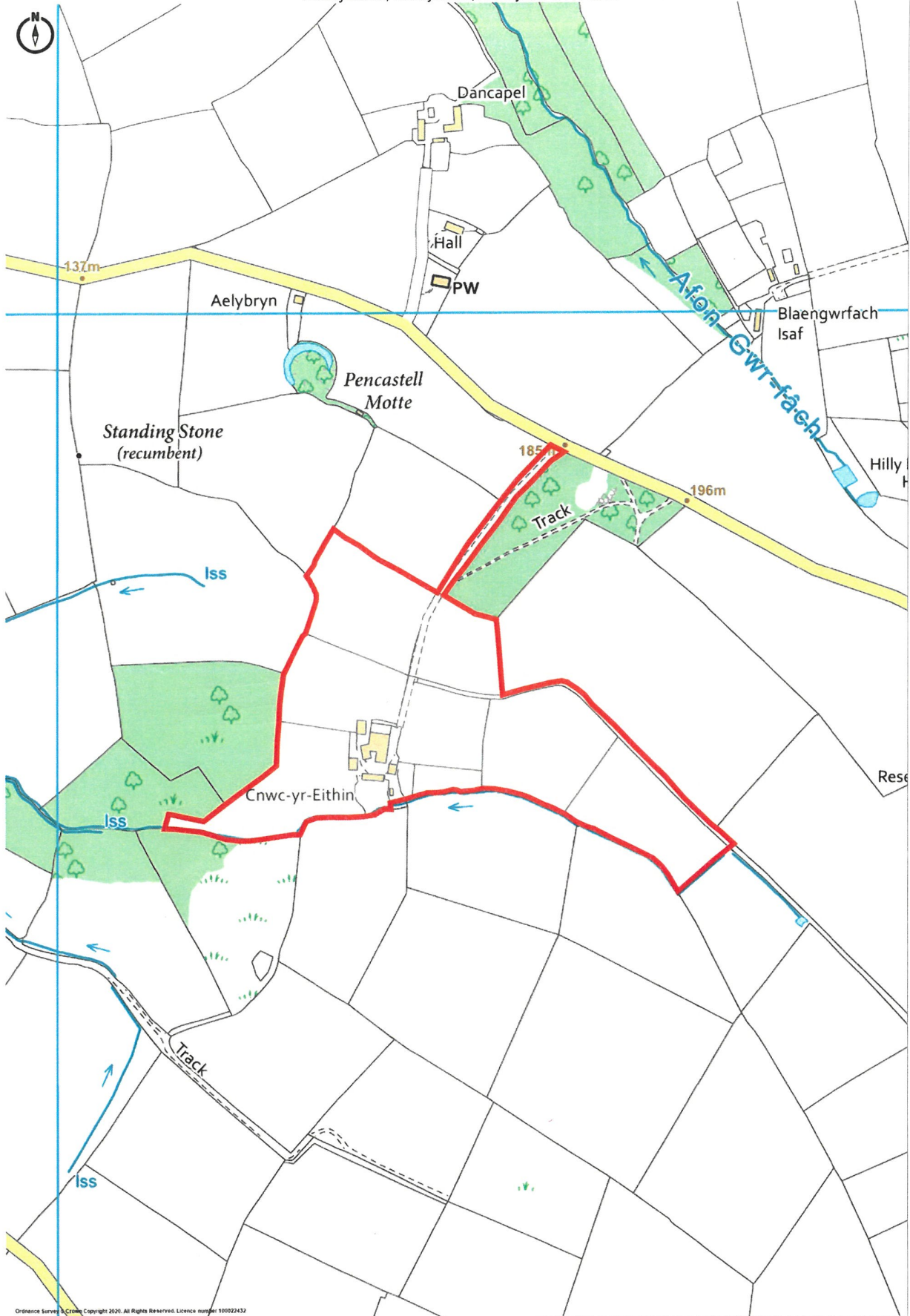
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: 'D'.

Services

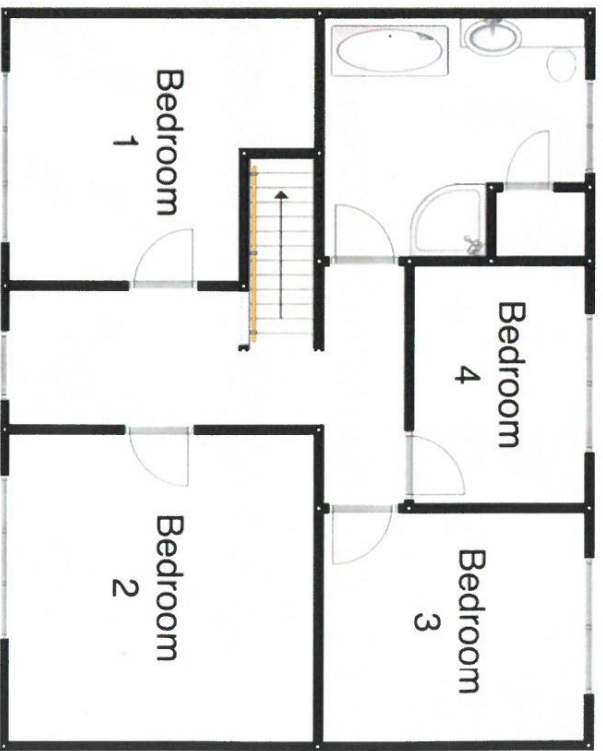
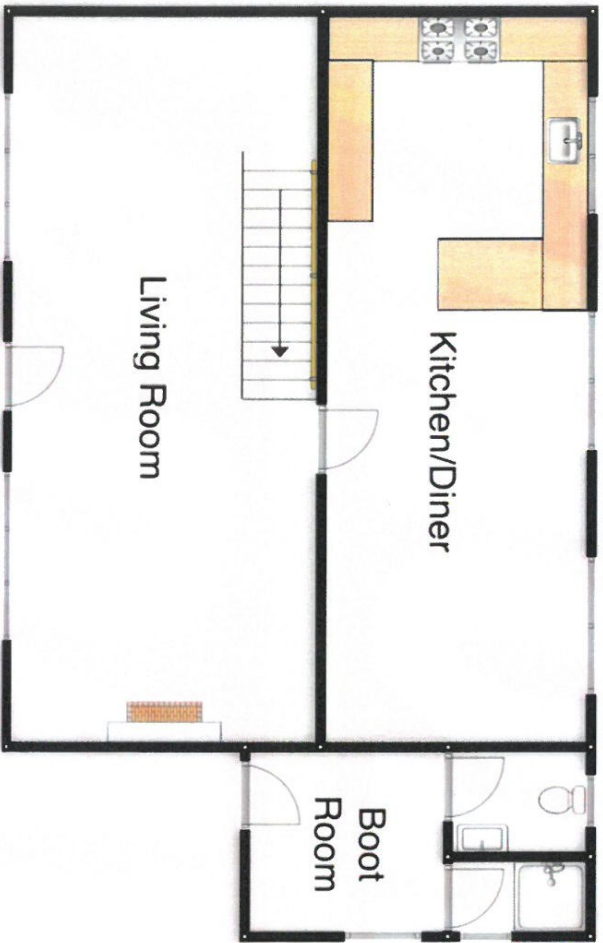
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, recently fitted UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Cnwcyreithin, Bancyffordd, Llandysul. SA44 5AA



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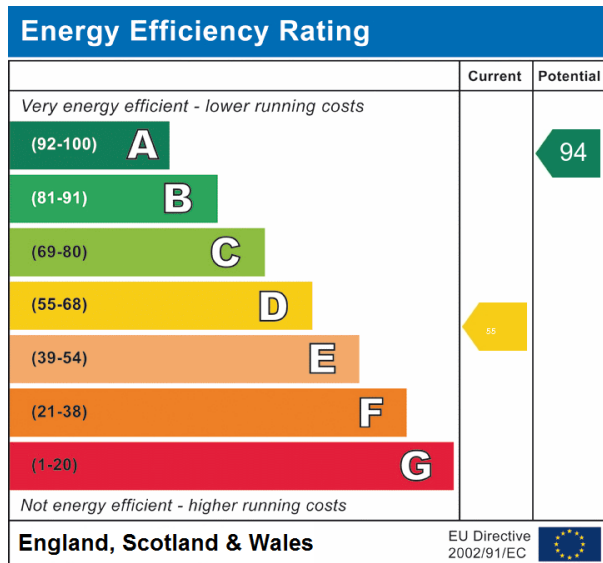
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For illustrative purposes only, not to scale



Directions

From Carmarthen take the A484 North towards Newcastle Emlyn. Follow this road, passing through the Villages of Cynwyl Elfed and also Cwmdud. After the second Village continue up the hill and then take the first right hand turning signposted Pencader. Follow this road for nearly 2 miles to the "T" junction and turn left signposted Llandysul. Follow this road for another approximately 2 miles to the outskirts of Bancyffordd and turn left. Proceed down this lane for about 400 yards and the entrance drive is clearly signposted, 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@morgananddavies.co.uk

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For further information or to arrange a viewing on this beautiful property, contact us:

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