

**FOR SALE BY ONLINE AUCTION. A unique 10 acre smallholding with substantial 5 bedroom farmhouse. Rhydlewis near Newcastle Emlyn/Llangrannog, West Wales.**



**Brithdir Farm Rhydlewis, Llandysul, Ceredigion. SA44 5SN.**

**£400,000 Guide Price**

**A/5456/RD**

**\*\*TO BE SOLD BY ON-LINE AUCTION \*\*AUCTION GUIDE PRICE: £400,000. This Auction will be held by our Joint Auctioneers, Town & Country Property Auctions, <https://www.townandcountrypropertyauctions.co.uk/> \*\* A unique smallholding in an elevated position enjoying a wonderful countryside outlook \*\* Set within 10 acres of grassland \*\* Substantial 5 bedroom farmhouse \*\* Ideal multi-generational opportunity \*\* Potential to re-establish an agricultural/commercial buildings \*\* Private setting with no overlooking \*\* Close to the village amenities \*\* 10 minute drive to Cardigan Bay coastline \*\* Historic local holding \*\* Potential for re-instatement \*\***

Quiet country location, a mile or so from the village community of Rhydlewis, some 2 miles off the main A487 coast road at Brynhoffnant which offers an excellent range of local amenities including convenience store, filling station, public house, area primary school etc. A 15 minutes drive from the Cardigan Bay coast with its several popular sandy beaches. Half an hours drive from the County town of Cardigan with its comprehensive range of shopping and schooling facilities. Also within an easy reach of the Teifi Valley town of Newcastle Emlyn which has its own comprehensive range of shopping and schooling facilities. 40 minutes drive from Carmarthen and the link road to the M4 motorway.



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## GUIDE PRICE

### Legal Pack

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click the Legal Documents button at the bottom of this advert or visit [tcpa.co.uk](http://tcpa.co.uk).

### Auction Information.

To view the auction information, visit [tcpa.co.uk](http://tcpa.co.uk).

**UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).**

### Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

### Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

## BRITHDIR FARM

An historic 10 acre smallholding previously the homestead of

a larger farm unit.

The property comprises of a substantial 5 bedroom farmhouse, refurbished in recent times providing an attractive and comfortable family living home with wonderful outlook over the adjoining countryside.

The historic farmyard is in need of reinstatement but the footings are in place for an erection of a modern purpose buildings for agricultural or commercial use, subject to the necessary consents.

The 10 acres of fields that surround the main house are accessed via a private driveway from the adjoining county road to an elevated position with a wonderful outlook over the adjoining countryside.

The accommodation provides as follows :

## GROUND FLOOR

### Kitchen Area

22' 1" x 10' 6" (6.73m x 3.20m) with a modern range of grey wall and base units with space for cooking range, with extractor over, fitted dishwasher, stainless steel sink and drainer with mixer tap, tiled splashback, place for freestanding fridge/freezer, tiled flooring, rear window and door to garden.





### Sitting Room

9' 5" x 7' 2" (2.87m x 2.18m) with dual aspect windows to front and side, glass door to front, laminate flooring, multiple sockets, radiator.

### Ground Floor Wet Room

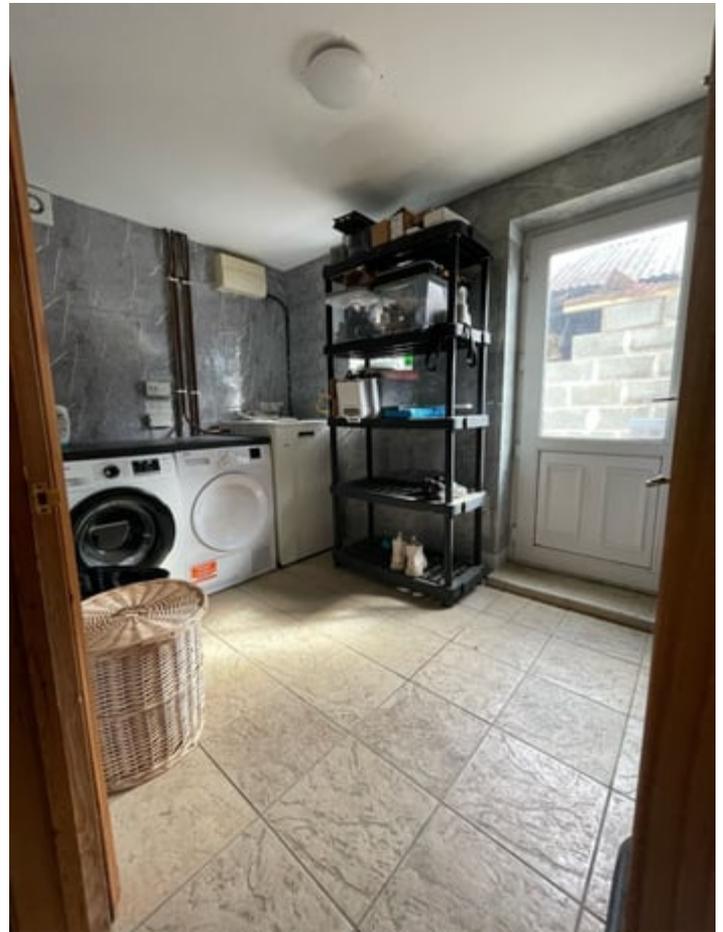
9' 3" x 10' 6" (2.82m x 3.20m) with walk in shower, WC, single wash-hand basin, radiator, tiled flooring, window to rear.





### Utility Room

6' 7" x 11' 6" (2.01m x 3.51m) with plumbing for washing machine, sliding glass door, Boulter oil boiler, tiled flooring.



### Lounge

14' 3" x 27' 9" (4.34m x 8.46m). Character family living room with space for electric fire, window to front, 2 x radiators, stone inglenook fireplace with multifuel burner on a slate hearth, laminate flooring, open staircase to first floor.





**FIRST FLOOR**

**Landing**

3' 3" x 6' 9" (0.99m x 2.06m) with access to :



**Bedroom 1**

11' 5" x 15' 5" (3.48m x 4.70m) window to front and side, multiple sockets, radiator.





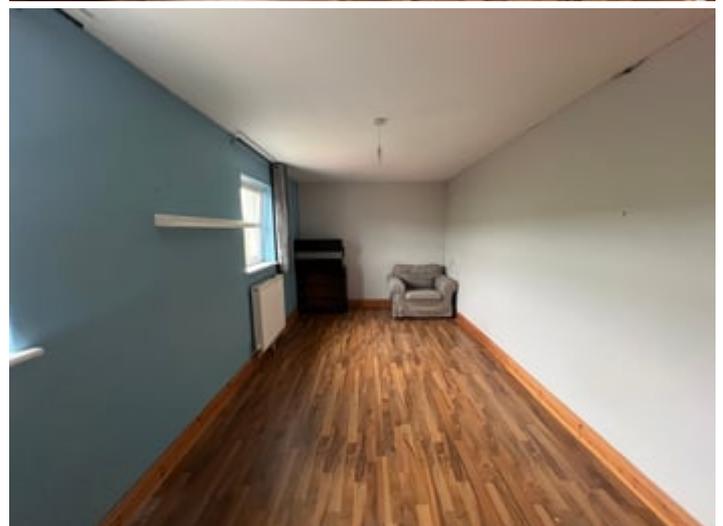
### Rear Bedroom 2

14' 2" x 12' 1" (4.32m x 3.68m) (max). Double bedroom which is currently used as a study, multiple sockets, radiator, dual aspect windows to rear and side.



### Rear Bedroom 3

8' 8" x 18' 5" (2.64m x 5.61m). Double bedroom, window to rear, multiple sockets, radiator, laminate flooring.





**Front Bedroom 4**

15' 2" x 17' 1" (4.62m x 5.21m). Double bedroom with window to front, laminate flooring, multiple sockets, radiator, connecting door into -



**Inner Landing**

With window to front, multiple sockets, access to loft.



**Rear Bedroom 5**

12' 5" x 17' 6" (3.78m x 5.33m). Double bedroom, window to rear, multiple sockets, radiator, laminate flooring.



### Bathroom

Corner shower unit, WC, single wash-hand basin, airing cupboard, tiled flooring.



### Front Bathroom

11' 4" x 8' 0" (3.45m x 2.44m) with enclosed shower, WC, single wash-hand basin, corner bath, heated towel rail, part tiled walls.



### Loft

51' 0" x 16' 2" (15.54m x 4.93m). Excellent potential for conversion being fully boarded, 3 x Velux rooflights over.



## EXTERNALLY

### To The Front

The property is approached via the existing farm track from the adjoining county road, leading up centrally through the fields until you reach the main homestead and the first 3 acre parcel is on your left hand side and the building plot on your right hand side. The track continues to the front of the main house.



### The Farmyard

With a range of former farm buildings including a 60' x 20' outbuilding with shuttered concrete and zinc panelling to walls, part concrete base and open ended to front. Concrete base for former cubicle buildings with access to the side slurry pit.



## Former Milking Parlour

17' 7" x 30' 0" (5.36m x 9.14m) in need of replacement, but structure in place with part box profile roof.



## The Land

Measures some 10 acres of thereabouts of productive grassland in need of attention in places, but providing a wonderful setting and secure boundary to the property, enjoying an elevated position and settled in an early growing grass region.



## 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.

## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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

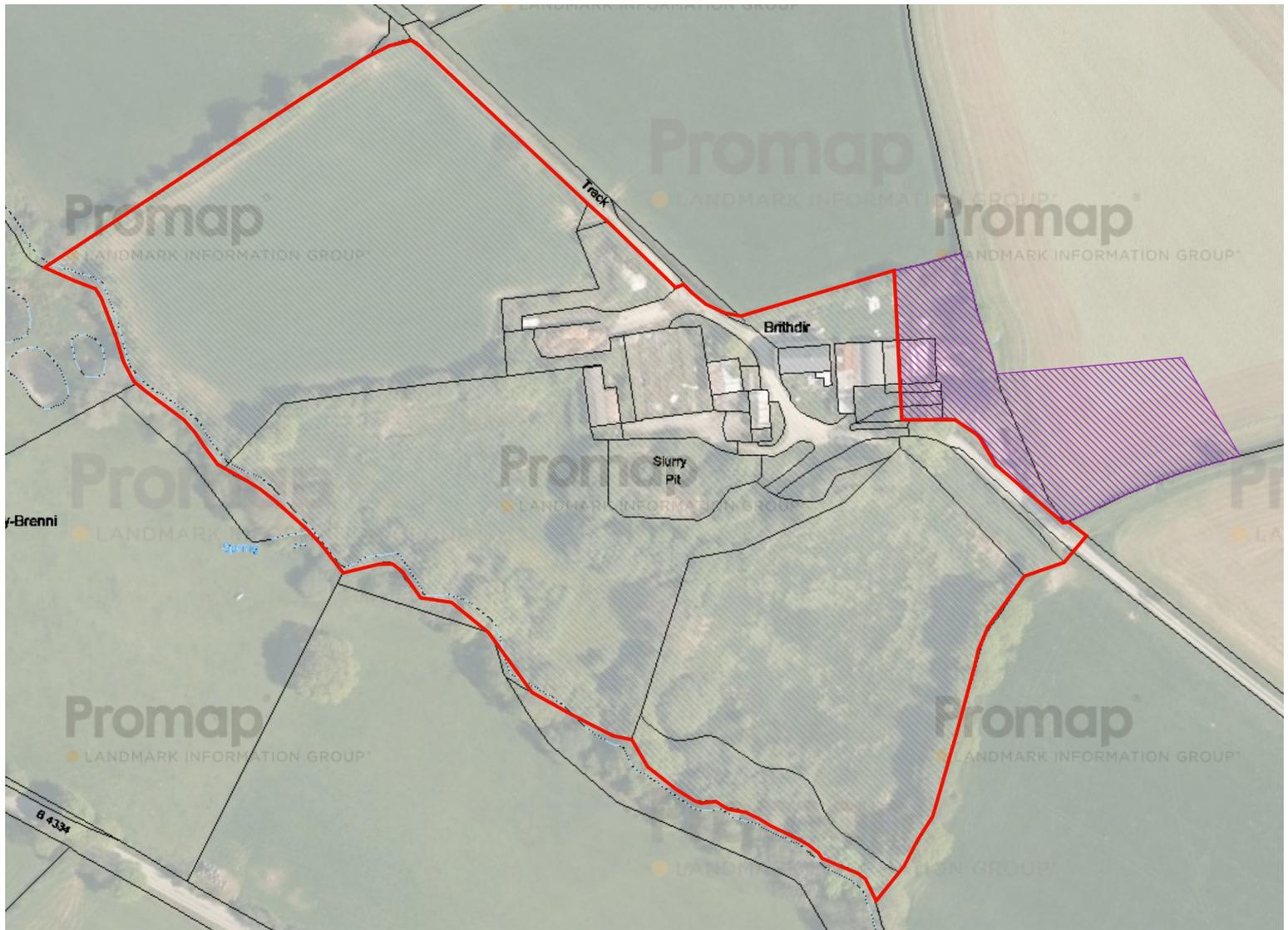
To keep up to date please visit our Website, Facebook and Instagram Pages

## Services

The property benefits from mains water, electricity, private drainage and oil fired central heating.

Tenure : Freehold

Council Tax Band : F (Ceredigion County Council)



## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (66)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

For ease of directions the vendor will meet viewers on the square in the village of Rhydlewys just by the bridge - By Appointment.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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