

Character farmhouse & homestead set in mature gardens and grounds, with impressive courtyard of stone barns, offering 28 acres. Option to purchase additional 14 acres. Historic holding of local



Nantgwynfynydd Isaf Homestead, Oakford, Llanarth, Ceredigion. SA47 0RS.

£875,000

A/5475/RD

****Character farmhouse & homestead set in mature garden & grounds ** Impressive courtyard of stone barns with conversion potential ** Range of modern outbuildings currently used for storage ** 6/7 bedroom farmhouse with potential for separate annex if required ** Extending to some 42 acres or thereabouts ** Historic holding of local significance ** Ideal lifestyle opportunity with potential for income (STC) ** 5 minute drive to Cardigan Bay Coastline and Aberaeron ** Ideal multi-generational living opportunity ** Short walking distance to village amenities ** Outstanding countryside outlook ****

The property is situated on the fringes of the coastal village of Oakford and Llwyncelyn. The village of Llwyncelyn offers village shop and post office, petrol station, active community hall and places of worship with good public transport connectivity, nearby Moody Cow/Bargoed Farm caravan park, restaurant, play centre, trampoline park and function suites is within close proximity. The Georgian harbour town of Aberaeron provides a good level of local amenities and services including primary and secondary schools, leisure centre, community health centre, traditional high street offerings along with cafes, bars and restaurants. The property lies a 30 minute equi-distant drive from the larger university centres of Aberystwyth and Lampeter offering Network rail, hospital and employment opportunities.



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GENERAL

Character farmhouse set in delightful, mature gardens and grounds with an attractive range of original accompanying stone outbuildings with huge conversion potential. The property lies some 5 minutes drive from the Cardigan Bay coastline between Llanarth and Llwyncelyn and also being a short 5 minute drive from the Georgian harbour town of Aberaeron.

The property itself provides 6/7 bedroom accommodation across 2 parts of the building with supporting kitchens, bathrooms and living spaces. The property would be considered ideal for multi-generational opportunity or those seeking to earn and income from AirBNB/guesthouse potential.

The stone ranges are in good order having been well maintained and front onto a large central concrete and tarmac courtyard.

Accompanying the traditional buildings there are a more modern range of Atcost and steel frame buildings, currently used for storage purposes, but historically used for agricultural reasons.

The land for sale extends to some 28 acres or thereabouts with the option to purchase an additional 14 acres with road frontage.

The accommodation provides more particularly as follows -

Entrance Hallway

9' 0" x 8' 2" (2.74m x 2.49m) accessed via a glass panelled door, radiator, Parkay flooring, store room,



Rear cloak room & bathroom

with external door to garden, side shower room with WC, single wash-hand basin, corner shower, heated towel rail.



Reception Room 1

14' 7" x 10' 6" (4.45m x 3.20m) multifuel burner, radiator, window to front, TV point, multiple sockets.





Reception Room 2

18' 1" x 14' 9" (5.51m x 4.50m) with tiled fireplace and surround, window to front, multiple sockets, Parkay flooring.



Kitchen 1

14' 1" x 8' 2" (4.29m x 2.49m) with green oil Rayburn (for heating & hot water), window to garden, stainless sink and drainer with mixer tap, walk in larder.



Kitchen 2

12' 4" x 8' 2" (3.76m x 2.49m) (into the potential annex area) step down from the upper kitchen, with oak base and wall units, granite worktop and drainer, ceramic sink with mixer tap, oven and grill.



Living Room

18' 6" x 14' 5" (5.64m x 4.39m) open plan from the kitchen area with stone fireplace and surround, window to front, radiator, multiple sockets.



Rear Hallway

8' 5" x 5' 8" (2.57m x 1.73m) with glass entrance door, tiled flooring, radiator.



Studio

19' 11" x 9' 1" (6.07m x 2.77m) accessed externally with

window to front, multiple sockets, housing Worcester oil boiler.

Utility Room

12' 1" x 6' 11" (3.68m x 2.11m) with washing machine connection, tiled flooring, WC, single wash-hand basin.

Main House - First Floor

Split Level Landing

With rear window, wood effect flooring, exposed beams to ceiling, storage cupboard.



Bathroom

with panelled bath, single wash-hand basin with vanity unit, WC, rear window, radiator, exposed beams.



Double Rear Bedroom 1

14' 8" x 10' 9" (4.47m x 3.28m) with exposed beams to ceiling, radiator.



Double Front Bedroom 2

18' 1" x 14' 8" (5.51m x 4.47m) with window to front, multiple sockets, radiator, painted timber flooring.



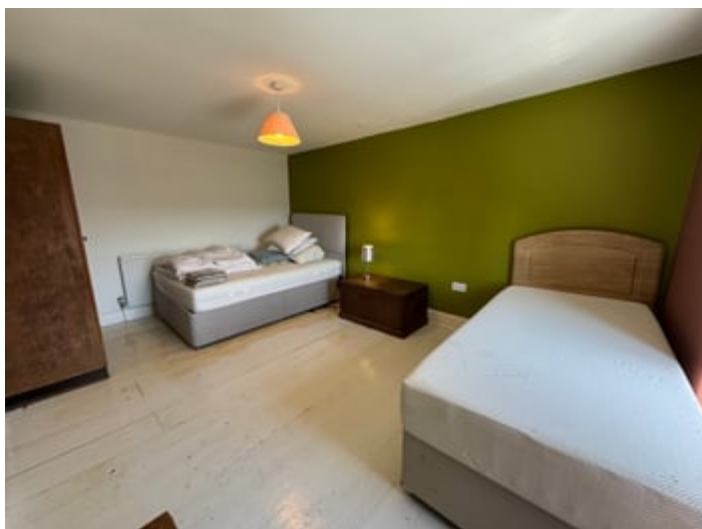


Single Bedroom 3

7' 0" x 9' 2" (2.13m x 2.79m) window to front, radiator.

Double Bedroom 4

10' 7" x 15' 0" (3.23m x 4.57m) with window to front, radiator.



Second Landing Area (potential Annex Area)

Bathroom

panelled bath, single wash-hand basin, WC, rear window.



Bedroom 5

11' 4" x 7' 4" (3.45m x 2.24m) radiator, fitted cupboard.



Double Bedroom 6

11' 1" x 9' 1" (3.38m x 2.77m) window to front, multiple sockets, radiator.



Double Bedroom 7

10' 7" x 9' 2" (3.23m x 2.79m) window to front, radiator, multiple sockets, views to garden.



EXTERNAL

ENTRANCE & HOUSE

The property is approached from the adjoining county road onto a tarmacadam driveway with mature planting and trees lining the driveway to the main courtyard area, passing through the established mature grounds with outstanding

views over the adjoining countryside.

The house enjoys extensive rear garden and part orchard with a plot for a polytunnel, enjoying a wonderful south and west facing aspect with an array of mature trees planting and shrubbery.







CHARACTER STONE BUILDINGS

Traditional stone outbuildings all set within a large concrete courtyard with the agricultural land wrapping around the main buildings.

All buildings are of stone construction under a slated roof.

These outbuildings have excellent conversion potential into alternative commercial/tourism led/accommodation potential (STC).

The land extending to some 28 acres or thereabouts (with option for additional 14 acres) are split into large paddocks with the majority of land extending beyond the stone range buildings to the stream below, providing excellent grazing, cropping and pasture land.

The option fields enjoy roadside access being ideal for grazing, cropping or pasture purposes.



THE LAND





The Coach House

15' 0" x 16' 9" (4.57m x 5.11m) open ended to front, multiple sockets, radiator, concrete base.



Garage

55' 0" x 16' 9" (16.76m x 5.11m) being 'L' shaped, triple garage - open ended to front, curving around the courtyard with multiple sockets.





Open Store

25' 0" x 16' 9" (7.62m x 5.11m) with concrete base, exposed beams to ceiling.

Former Cow Shed

15' 0" x 16' 9" (4.57m x 5.11m) with 3 separate stable doors to front, concrete base, electric connection.



Barn

24' 0" x 78' 0" (7.32m x 23.77m) large stone imposing structure, exposed 'A' frame to ceiling and recently re-roofed, concrete base, multiple sockets, 3 x 12'4 x 10' sliding timber doors to front.



Modern Outbuildings

5 bay Atcost agricultural building with 2 bay extension, offering extensive covered storage areas benefitting from independent vehicular access from the adjoining county road and rear and side access into the homestead and courtyard, as well as access into the adjoining paddocks.

The outbuildings also include a former dairy, which is in a dilapidated condition.





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

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

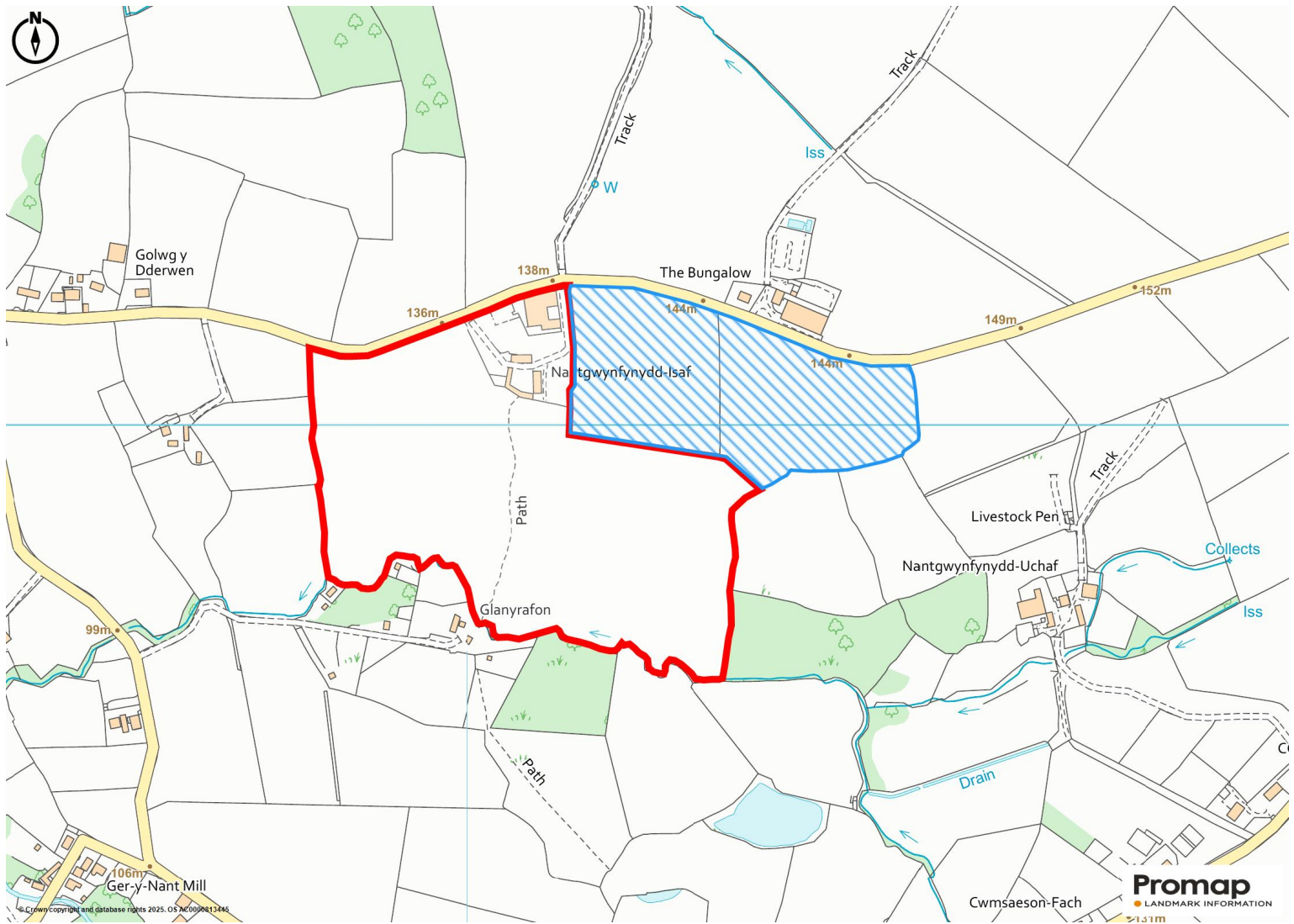
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Services

We are advised the property benefits from : mains water, electricity and private drainage. Oil central heating.

Tenure : Freehold.

Council Tax Band : F (Ceredigion County Council).



MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: E (41)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

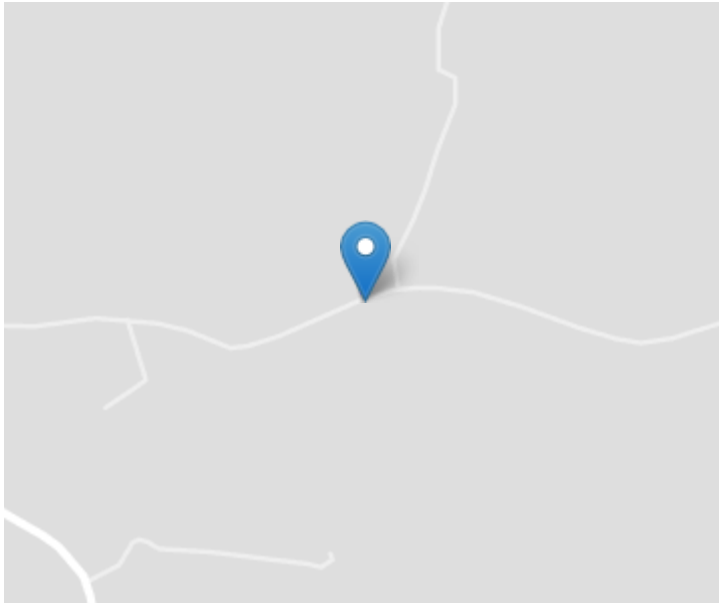
Any risk of coastal erosion? No

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

Travelling South from Aberaeron on the A487, proceed for approximately 3 miles through the village of Ffosyffin and into Llwynceilyn. On exiting the village having passed the petrol station on your right hand side, take the immediate left hand turning sign posted Oakford and continue for approximately 1 mile, having exited the village of Llwynceilyn, take the next left hand turning onto a quiet country lane, passing a modern bungalow with white walls on your right hand side. Proceed for approximately half a mile up the hill, passing the entrance to Nantgwynfynydd Home Farm on your right hand side, continue for approximately 200 yards and the entrance to Nantgwynfynydd Isaf Farm is on your right hand side as identified by the agents 'For Sale' board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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