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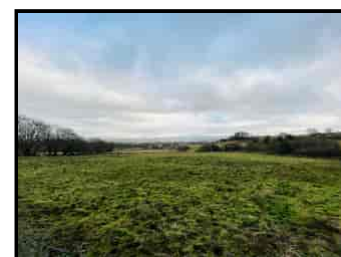


RICS



Since 1989

ON-LINE PROPERTY AUCTION. A traditional country smallholding of approximately 9 acres or thereabouts. Near Tregaron, West Wales



Tangraig, Bronant, Aberystwyth, Ceredigion. SY23 4JD.

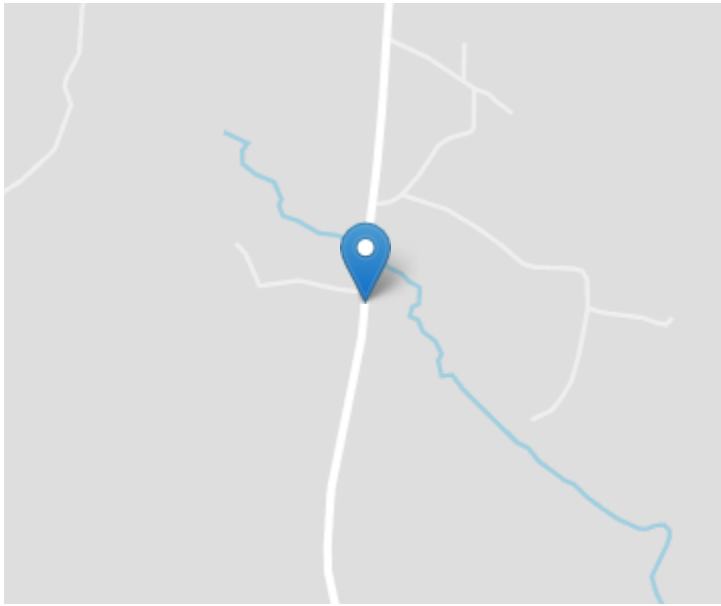
REF: A/4963/LD AUCTION GUIDE PRICE

£365,000

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £365,000. This Auction will be held by our Joint Auctioneers, Auction House Wales, www.auctionhouse.co.uk/southwales *** Bidding will open at 12 Noon on Monday 22nd May 2023 and will run until 12 Noon on Wednesday 24th May 2023

*** No onward chain *** Traditional and idyllic country smallholding in a private rural position *** Period farmhouse with 4 bedroomed accommodation *** In need of modernisation and updating - Yet enjoying character features

*** Adjoining former stables with loft over - Perfect conversion opportunity (subject to consent) *** Useful open fronted garage and workshop *** Far reaching views over the Cors Caron Nature Reserve *** Mature gardens with orchard *** Land extending to approximately 9 acres or thereabouts with good level pasture *** Mature hedge line and all visible from the farmhouse *** Private track entrance with easy access to the land and farmhouse *** A smallholding with a great opportunity and capabilities *** Contact us today to view



LOCATION

Bronant is a scattered rural Village Community in Mid Ceredigion, within easy commuting distances of Aberystwyth, approximately 9 miles, 7 miles from the Market Town of Tregaron, within easy reach of Lampeter, Aberaeron and just 35 minutes North from Carmarthen. The property is located on the outskirts of the popular Village of Bronant with a Convenience Store, Junior School and Places of Worship.

GENERAL DESCRIPTION

Here we have on offer an unique opportunity to acquire a traditional and idyllic country smallholding that offers a 4 bedroomed period farmhouse that is in need of general modernisation and updating. A particular feature of the smallholding is of course its approximately 9 acres or thereabouts of pasture land, the majority being located to the front of the property.

Adjoining the property is a former traditionally built stables that could offer great potential for conversion to enhance the current farmhouse and provide further living accommodation (subject to consent).

Viewings are highly recommended. This is the first time the property has entered the market for a number of years and currently consists more particularly of the following:-

FRONT OF PROPERTY



RECEPTION HALL

With Red and Black quarry tiled flooring.

SITTING ROOM

13' 5" x 6' 2" (4.09m x 1.88m). With a stone open fireplace with surround and fitted cupboard.



KITCHEN

11' 6" x 13' 7" (3.51m x 4.14m). A pine fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric cooker point and space, space for automatic washing machine and tumble dryer, picture aspect windows to the front overlooking the land.



LIVING ROOM

14' 9" x 15' 0" (4.50m x 4.57m). With a modern fireplace, Red and Black quarry tiled flooring, staircase to the first floor accommodation, understairs storage cupboard, night storage heater.



REAR HALL

Leading to

BEDROOM 1

12' 7" x 8' 1" (3.84m x 2.46m). With night storage heater.



BATHROOM

Having a 3 piece suite comprising of a low level flush w.c., pedestal wash hand basin, panelled bath with shower over.

BEDROOM 2

12' 9" x 11' 4" (3.89m x 3.45m). With a night storage heater, double aspect windows to the rear.



FIRST FLOOR

BEDROOM 3

15' 1" x 13' 5" (4.60m x 4.09m). With access to the loft space.



BEDROOM 4

14' 8" x 7' 7" (4.47m x 2.31m). Being interconnected with Bedroom 3.

EXTERNALLY

ADJOINING FORMER STABLES

16' 2" x 19' 2" (4.93m x 5.84m). With cobbled floor and HAY LOFT OVER. This particular outbuilding offers great potential for further accommodation by adjoining to the farmhouse (subject to consent).



GARAGE

24' 6" x 15' 7" (7.47m x 4.75m). Of block construction.

WORKSHOP

22' 5" x 15' 0" (6.83m x 4.57m). With sliding front entrance door.



GARDEN

To the front and side of the property lies a mature lawned garden area with a range of shrubbery.

LAND

The majority of the land is located to the front of the smallholding with a remaining acre to the rear, this being well fenced and pastured, split into conveniently sized paddocks. In all approximately 9 ACRES or thereabouts.



LAND (SECOND IMAGE)**VIEWS**

Fantastic views over the Cors Caron Nature Reserve.

**AGENT'S COMMENTS**

A traditional country smallholding with fantastic period and offering great potential and conversion capabilities.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

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

GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

REGISTER TO BID AND LEGAL PACK

We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

Services

We are informed by the current Vendors that the property benefits from private borehole water supply, mains electricity, private drainage, night storage heaters, telephone subject to B.T. transfer regulations, Broadband available.

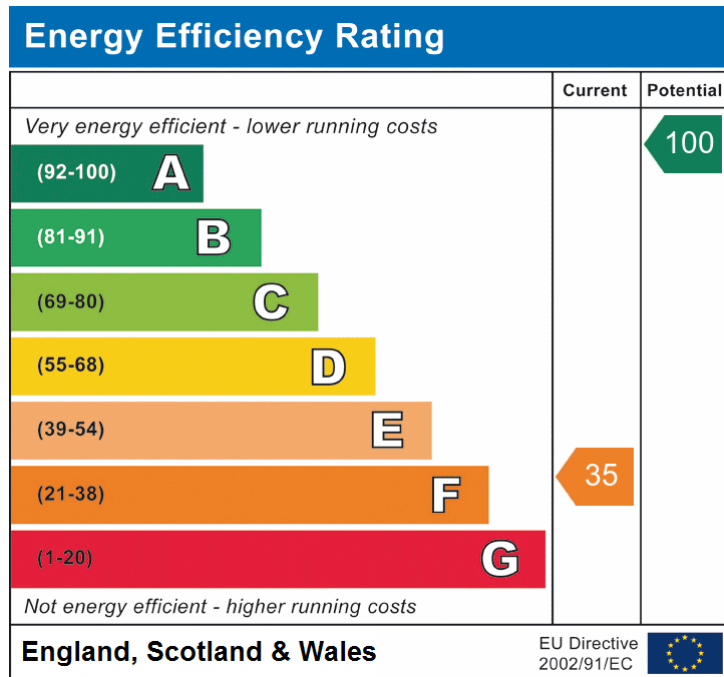
Directions

The property is best approached from the South via Tregaron on the A485. Proceed to the Village of Bronant. Take the left hand turning opposite the Junior School. Continue on this road for half a mile. Take the first left hand turning and the entrance to the property will be on your right hand side, as identified by the Agents 'For Sale' board.

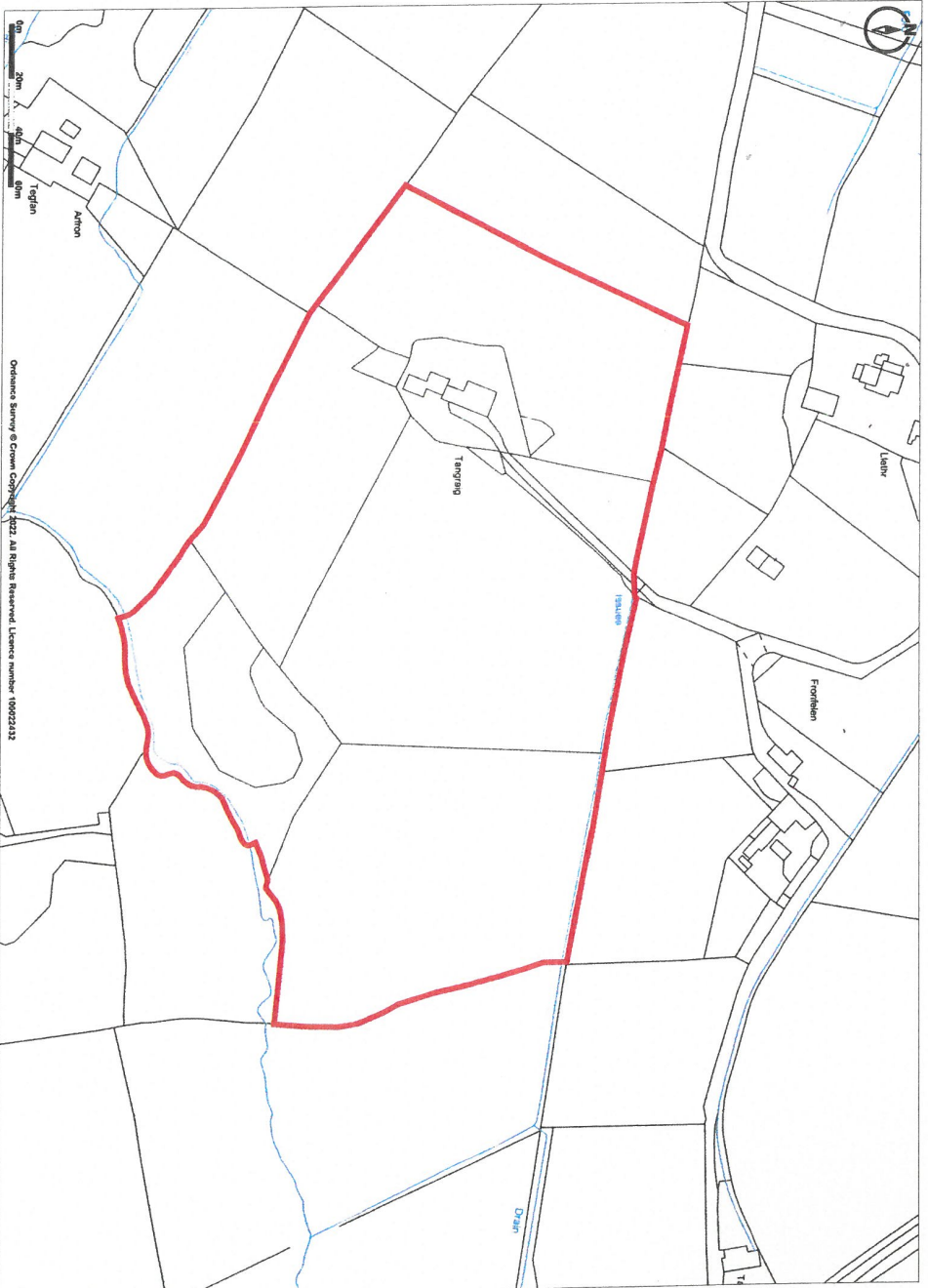
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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'.

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



Tangraig, Bront, Ceredigion, SY23 4JD



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Morgan & Davies Estate Agents, Lampeter. SA48 7DT

