

*A rurally positioned 11 acre smallholding with substantial farmhouse, range of outbuildings Nr, Tregaron, West Wales*



**Fferm Fach, Llangeitho, Tregaron, Ceredigion. SY25 6SY.**

**£635,000**

**A/5241/LD**

\*\*\* Delightful rural position \*\*\* Country smallholding of approximately 11 acres \*\*\* A superior, modern extended farmhouse, with possible annexe (s.t.c.) \*\*\* A modern range of useful outbuildings/stables/workshop \*\*\* Self sufficiency with 2 x polytunnels, 2 x greenhouses, and established vegetable garden \*\*\* Mature lawned gardens with large fish ponds \*\*\* Suiting equestrian purposes with 2 large naturally bordered paddocks \*\*\* Rural but not remote - 1 mile from popular Aeron Valley village of Llangeitho \*\*\* 3 miles from the Historic market town of Tregaron and 8 miles equidistant to both the harbour town of Aberaeron and the University town of Lampeter \*\*\* Beautifully presented and perfect family home or possibly holiday let accommodation (s.t.c.) \*\*\*

\*\*\*Please note the property the property is subject to an agricultural restriction\*\*\*



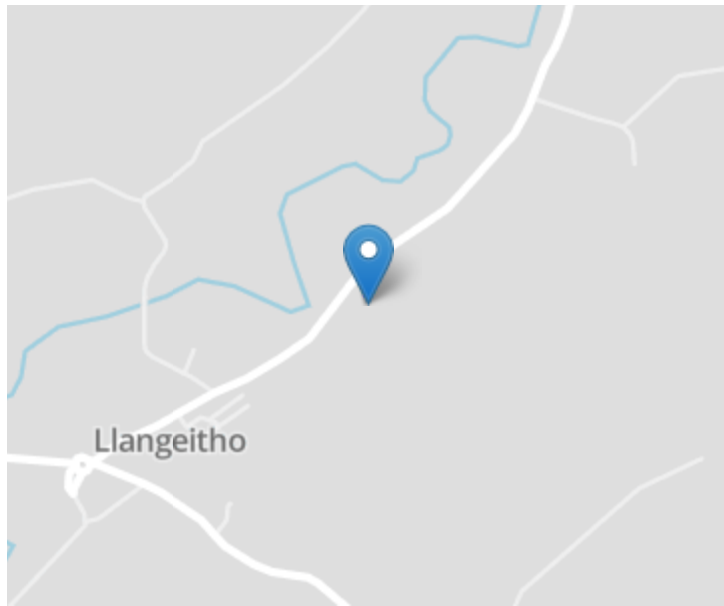
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## LOCATION

Beautifully secluded at Grid ref:627 588 200m off the B4342 Stags Head to Llangeitho lane, 1 mile from the village of Llangeitho with Junior school, convenience store, tea room, Public House and Place of Worship. 3 miles from the Historical market town of Tregaron, 8 miles equidistant from both the Harbour town of Aberaeron and University town of Lampeter.

## GENERAL

Fferm Fach - a delightful rurally positioned country smallholding of approx 11 acres. the farmhouse is a modern and spacious dwelling offering comfortable 4 bedrooomed family accommodation with possible 'granny annex/holiday let' (s.t.c.)

Externally it enjoys an extensive range of stables, workshop and general outbuildings and is perfectly suiting an equestrian holding. The land is level in nature having natural tree lined boundary and provides great privacy to the property. The gardens being mature, laid to lawn with two large fishing ponds providing an attractive outlook.

The accommodation presently offers the following:-

## RECEPTION HALL



Having access via UPVC front entrance door with side glazed panel. Staircase to the first floor accommodation. Open access to the living room.

## LIVING ROOM



20' 2" x 10' 9" (6.15m x 3.28m) - a spacious living area with laminate flooring, feature fuel burner on slate hearth. Doorway leaving through to the conservatory.

## CONSERVATORY



11' 3" x 10' 0" (3.43m x 3.05m) of UPVC construction with terracotta flooring and underfloor heating. Enjoying views over the land and the lakes.

## UTILITY/BOOT ROOM



21' 7" x 10' 9" (6.58m x 3.28m) split into two rooms with good range of fitted wall and floor units with worksurfaces over. Space and plumbing for washing machine and tumble drier. Vinyl flooring. Doorway through to rear garden. Wall mounted chrome radiator.

## CLOAKROOM

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

## KITCHEN/DINER



20' 2" x 12' 6" (6.15m x 3.81m) with 'Shaker style' kitchen with range of wall and floor units with worksurfaces over. Stainless steel 1.5 bowl sink and drainer unit, Rangemaster style stove with oven & hob with extractor hood over. Space and plumbing for dishwasher and space for fridge/freezer. Tiled splashbacks, vinyl flooring. Open plan access to the dining room.

## DINING ROOM



12' 4" x 10' 4" (3.76m x 3.15m) with oak wooden flooring and underfloor heating. Double aspect windows overlooking the rear garden.

## SIDE HALLWAY

With laminate flooring leading to the further ground floor bedroom accommodation and housing the 'Worcester LPG gas fired central heating boiler that runs the main residence.

## PRINCIPAL BEDROOM



20' 2" x 16' 7" (6.15m x 5.05m) with doorway leading to the bedroom conservatory via glazed UPVC entrance door.

## PRINCIPAL BEDROOM - CONSERVATORY



15' 2" x 6' 3" (4.62m x 1.91m) of UPVC construction enjoying views over the land and lake. Laminate flooring.

## PRINCIPAL BEDROOM - EN-SUITE BATHROOM



En-suite bathroom with part tiled walls, vinyl flooring. Panelled bath with shower over, low level flush w.c., pedestal wash hand basin.

## BEDROOM 2

14' 3" x 9' 3" (4.34m x 2.82m) with radiator.

**BEDROOM 2 - EN SUITE**

With shower cubicle, pedestal wash hand basin, low level flush w.c., vinyl flooring.

**FIRST FLOOR****LANDING**

With access to large under eaves airing cupboard.

**BEDROOM 3**

20' 2" x 14' 5" (6.15m x 4.39m) with dual aspect windows with views to the front and rear of the property. Radiator.

There is a possibility of sub dividing this room into two separate bedrooms.

**BEDROOM 4**

7' 3" x 10' 6" (2.21m x 3.20m) with views to the front of the property. In built storage cupboard and radiator.

**FAMILY BATHROOM**

12' 7" x 8' 7" (3.84m x 2.62m) with contemporary styled suite with panelled bath with jacuzzi bath with shower over, pedestal wash hand basin, low level flush w.c. Vinyl flooring. Views to the rear of the property.

**EXTERNALLY****FRONT OF PROPERTY****REAR OF PROPERTY****STABLE BLOCK 1**

55' 0" x 17' 9" (16.76m x 5.41m) split into 5 single stables with power and lighting.

**STABLE BLOCK UTILITY ROOM**

With power and lighting. Sink unit.

**STABLE BLOCK 2**

31' 0" x 13' 0" (9.45m x 3.96m) with 2 large stables with power and lighting.

### WORKSHOP



20' 3" x 13' 11" (6.17m x 4.24m) with power and lighting.

### GARAGE



20' 3" x 13' 11" (6.17m x 4.24m) with power and lighting.

### LEAN TO OUTBUILDING

21' 11" x 12' 6" (6.68m x 3.81m) with power and lighting. Double doors.

### CONCRETED YARD AREA

### TIMBER BUILT STABLES

24' 0" x 12' 0" (7.32m x 3.66m)

### CARPORT



### HOME OFFICE



Externally located, being fully insulated with lighting, electricity and having a large outdoor decking area.

## VEGETABLE GARDEN



With greenhouses x 2 Polytunnels x 2. Potting shed.  
Established vegetable garden with raised beds.

## LAKES



2 large well stocked fishing lakes to the rear of the property providing a fantastic outlook from the property and overlooking the land. Current owner uses these lakes on a regular basis.

## GARDENS



Extensive lawned garden area to the side and rear of the property with good range of shrubs and trees.



## THE LAND



The land extends to some 11 acres approximately with two large pasture grazing paddocks with natural hedges and boundaries being fenced and would perfectly suit equestrian purposes or for animal keeping.

## PARKING AND DRIVEWAY



A double accessed gravelled parking area with ample parking with good access to the outbuildings and the main residence.

### AGENT'S COMMENTS

A privately positioned smallholding with great potential.

PLEASE NOTE : this property is subject an Agricultural Restriction

### TENURE AND POSSESSION

We are informed that the property is of Freehold tenure and will be vacant upon completion.

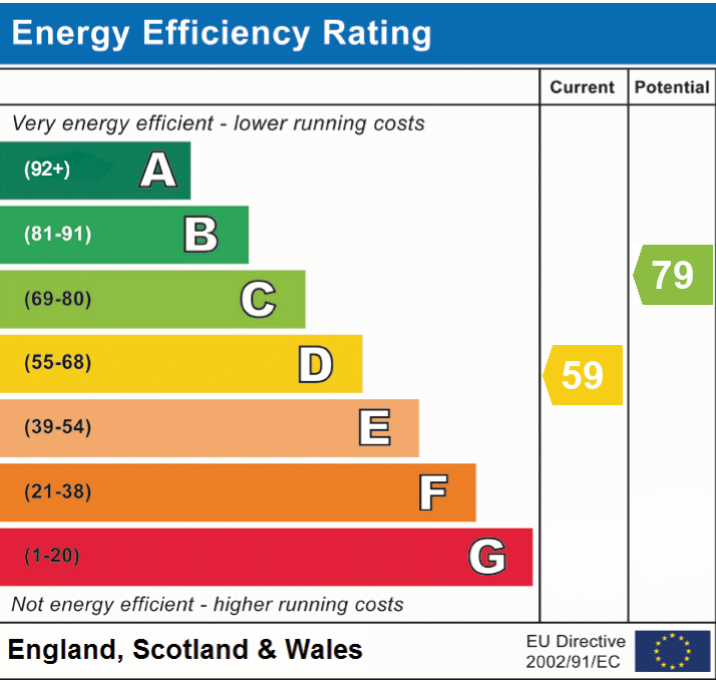
The property is listed under the Local Authority of Ceredigion County Council.  
Council Tax Band - E

### 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.

### Services

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

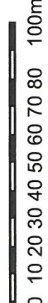


BETA

HM Land Registry



# MapSearch Snapshot



Map scale 1:2500

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 Data last updated 10:00pm 12 FEBRUARY, 2024



### Directions

From Lampeter proceed along the A485 towards Tregaron proceeding through Llangybi and Olmarch to Llanio. Turn left onto the B4578 to Stag's Head. At Stag's Head garage, at the cross roads, turn left and continue along this road for approx 1 mile taking the first council road on the left hand side. Continue along this lane for approximately 300m and the property will be locate thereafter on the left hand side ( Second on the track ) 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 our properties are also available to view 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 Facebook and Instagram Pages

| Energy Efficiency Rating                           |           |                         |
|--|-----------|-------------------------|
|  | Current   | Potential               |
| <i>Very energy efficient - lower running costs</i> |           |                         |
| (92+) <b>A</b>                                     |           |                         |
| (81-91) <b>B</b>                                   |           |                         |
| (69-80) <b>C</b>                                   |           | <b>79</b>               |
| (55-68) <b>D</b>                                   | <b>59</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 beautiful property, contact us:

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