

A secluded parcel of 26.7 acres of agricultural land, woodland and conservation land incorporating three ponds and in a glorious Valley location. Near Lampeter, West Wales



Cwmnant Farmlands Drefach, Near Lampeter, Ceredigion. SA40 9YB.

£175,000

REF: A/5183/AM GUIDE PRICE

*** A unique parcel of 26.7 acres of attractive Valley pastures *** Incorporating traditional field enclosures with interspersed pockets of improvable conservation rough grazing and water features *** Including a boundary to the River Cledlyn Fach and incorporating three nature ponds *** Also including a useful parcel of spruce woodland

*** The land is ideal for those seeking seclusion, privacy and potential for alternative use - Such as forestry, leisure or conservation interests *** In total extending to 26.7 acres or thereabouts *** Grid Reference Number 487/467 ***PLEASE NOTE that the land is certified as organic.***

*** Viewings strictly by prior appointment with the Sole Selling Agents



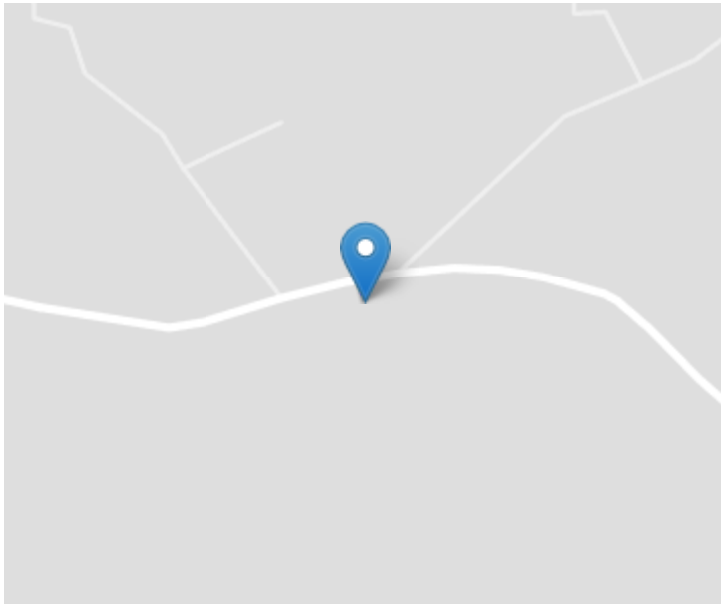
LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk



LAND LOOKING WEST



LAND LOOKING NORTH WEST



LOCATION

Located in a pleasant rural position approached via a right of way and shared farm access across several fields and secluded in a beautiful unspoilt Valley, some 1 mile from the Village of Cwmsychpant, 1.5 miles from Drefach, 7 miles from the University Town of Lampeter and 12 miles inland from the Ceredigion Heritage Coast.

WOODLAND TO EAST BOUNDARY



LAND LOOKING NORTH WEST (SECOND IMAGE)



PLANNING AUTHORITY

Ceredigion County Council. Tel: 01545 570 881

Services

There are no services connected or available.





Directions

Directions for the property can be provided by applying to the Sole Selling Agents at their Lampeter Office.

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

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

Lampeter
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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