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RICS



Since 1989

Exceptional Smallholding Complex. 16.5 Acres or thereabouts. Cardigan Bay Coastal Region. West Wales.



Cilbronnau Farm, Llangoedmor, Cardigan, Ceredigion. SA43 2LP.

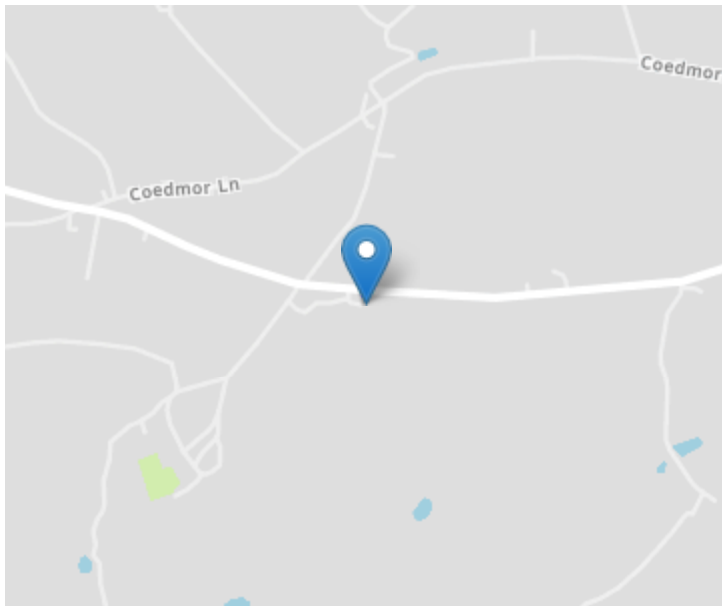
Ref A/5090/DD. Offers over-

£750,000

****Former Farm homestead of an historic country estate **Totally Renovated Impressive Farmhouse**Extensive array of substantial traditional and character stone outbuildings**Part with Planning Permission Approval for conversion to 2 Cottages**Potential for more**Other Barns, Stables (part converted into temporary accommodation)**paddocks and pastureland**2 ponds and woodland**A Fantastic investment and commercial opportunity ****

The property adjoins the former mansion grounds and walled garden, occupies a lovely country setting in the lower reaches of the Teifi Valley on some 2 miles from the Market town of Cardigan and less than 5 miles from the West Wales Heritage Coastline with its several popular sandy beaches.

¼ of an hours drive from the Market town of Newcastle Emlyn and a 45 minutes drive to Carmarthen and the link road to the M4 motorway.



GENERAL

The old Cilbronnau Mansion is thought to have its roots in the 1700's and may well have been a Successor in the locality to an earlier building of some substance. Apparently the mansion was extended in the late Victorian period and part of it was substantially built in the 1930's. Sadly however, shortly after the mansion was demolished. This property now offered for sale comprises of the former farmhouse and farm buildings. Some of the neighbouring mansion cottages and lodges were restored over the years and are under separate ownership.

PLANNING PERMISSION - Planning permission was approved on the 25th March 2019 for a "change of use of the outbuilding across the yard to a dwelling and change of existing dwelling to a holiday let and associated works". (Application No A181214). Copies of Planning Permission and Architect Drawings are available from the Agents Aberaeron Office. Take note however that this is only to be implemented if the new purchasers decide to go down this route.

The current owners since acquiring the property have invested substantial sums in a complete renovation programme of the farmhouse. Built of traditional stone construction under a tiled roof, benefiting double glazing, LPG Gas fired central heating. Totally new wiring and plumbing. New Flooring. Rustic Farmhouse doors internally. New Kitchen, Bathrooms etc.

Provides more particularly as follows -

GROUND FLOOR

Entrance Hall

With upvc double glazed entrance door. Oak effect laminate flooring. Central heating radiator, understairs storage cupboard.

Downstairs Bathroom

11' 0" x 6' 9" (3.35m x 2.06m) with slate effect tiled floor. part tiled walls, panelled bath, slate counter top vanity unit with ceramic wash hand basin and cupboards under. Shower cubicle with a Triton shower unit, front opaque window, low level flush toilet. Double panel radiator.



Walk in Larder

With Oak laminate flooring, fitted shelving, side window.

Downstairs Double Bedroom 1

12' 0" x 11' 7" (3.66m x 3.53m) with Oak effect laminate flooring, former fireplace with beam over, exposed ceiling beams, central heating radiator, built in cupboards.



Kitchen/Dining Room

20' 5" x 10' 4" (6.22m x 3.15m) on a split level with Oak effect laminate flooring, 2 front aspect windows, original cow shed ventilation slit, now glazed, white painted stone walls, brick feature walling with Oak beams and steps descend to the Kitchen Area which has a modern fitted range of base and wall cupboard units with Oak worktops, inset Belfast sink h&c, appliance space with plumbing for a dishwasher. Wine Rack, part tiled walls. A quality dual fuel Cook Master Leisure range with LPG Gas hobs and electric oven with a feature brick surround and Oak beam over. Ceiling downlighters.



Utility Room

10' 2" x 5' 2" (3.10m x 1.57m) with oak laminate flooring, side exterior door, fitted wall cupboards, counter worktop with plumbing beneath for an automatic washing machine and space for deep freeze.



Superb Lounge

27' 2" x 16' 8" (8.28m x 5.08m) with a high part vaulted ceiling with exposed original A beams (13' high), Oak effect laminate flooring, 2 rear aspect windows with louvre shutters, French doors to front. Walls in painted stonework. Feature brick fireplace with Oak beam over, an inset wood burning stove on a slate hearth, under sill log stores, brick and slate steps lead up to -



Second Sitting Room/Day Room/Games Room

16' 6" x 14' 6" (5.03m x 4.42m) with oak laminate flooring, exposed ceiling beams, rear aspect window, a corner positioned brick feature fireplace with wood burning stove on a slate hearth, walled in painted stonework.



Inner Lobby

At the foot of the stairs with rear aspect window with built in cupboards. Staircase leading to First Floor.

FIRST FLOOR

Split Level Small Landing

Principal Bedroom 2

16' 5" x 11' 4" (5.00m x 3.45m) plus alcove, velux window, central heating radiator and walk in wardrobe.



Double Bedroom 3

16' 6" x 11' 8" (5.03m x 3.56m) with central heating radiator, velux window, double and single built in wardrobes, alcove with dressing table shelf.



Shower Room

8' 7" x 3' 8" (2.62m x 1.12m) with Oak laminate flooring, slate counter top vanity unit with ceramic wash hand basin and cupboards under. Tiled splash back with mirror over. Low level flush toilet, shower cubicle with a dual head shower, velux window, heated towel rail.

EXTERNALLY

To the Front

Gated extensive front walled in yard arranged around which are the following range of buildings -



RANGE 1

Of stone construction with brick door and window openings Measures overall - 115' 0" x 18' 0" (35.05m x 5.49m). Part two storey, which provides original Cow Sheds and Stables.



Part of the Original Stables

Were converted as Temporary Accommodation whilst the vendors were renovating the farmhouse. No Planning permission or Building Regs Approval was given but does provide an ideal opportunity for ancillary accommodation/overflow accommodation. Currently provides viz -

Dining Room

10' 9" x 7' 3" (3.28m x 2.21m)



Kitchen

7' 3" x 7' 2" (2.21m x 2.18m) with a single drainer sink unit h&c, fitted base and wall cupboard units, rear aspect window.



Living Room

18' 2" x 11' 8" (5.54m x 3.56m) with front and rear aspect windows, a Villager wood burning stove.



Separate W.C.

With low level flush toilet and wash hand basin. Rear window.



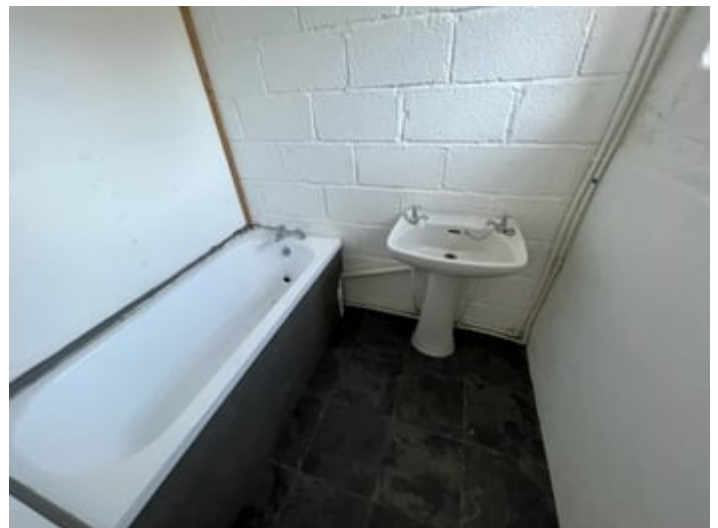
Bathroom

With a white suite providing bath and wash hand basin.



Double Bedroom 1

14' 6" x 10' 5" (4.42m x 3.17m) with rear and side aspect windows.



Double Bedroom 2

18' 0" x 14' 7" (5.49m x 4.45m) (max)



RANGE 2

75' 5" x 20' 0" (22.99m x 6.10m) approx of stone construction. An interesting building on a split level which originally provided a cow shed and barn inter connected by a brick built Former Dairy.



THE BARN itself is a magnificent building measuring some 27' x 18'2" with exposed original roof timbers.



Adjacent Coach House

20' 8" x 18' 3" (6.30m x 5.56m) with front opening and currently utilised as a Garage.



Secondary Yard Area .

via a gateway from the main yard. Which incorporates other outbuildings including -

Dutch Barn/General Purpose Barn

45' 0" x 35' 0" (13.72m x 10.67m) with sliding galvanised doors, currently utilised as a Workshop/Garage.

Other Buildings include -



woodland. Early growing warm southerly aspect with views as far as the town of Cardigan in the distance.

There is a footpath which intersects part of the property.



Open Fronted Cattle Sheds, Bull pen etc.



Fenced Off Garden Area

With poultry sheds.

The Land

the land extends in all we are advised to some 16.5 Acres or thereabouts including the Homestead. (See attached plan).

The land provides highly productive grazing pastures, undulating to level in nature with 2 natural ponds and areas of





TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

Services

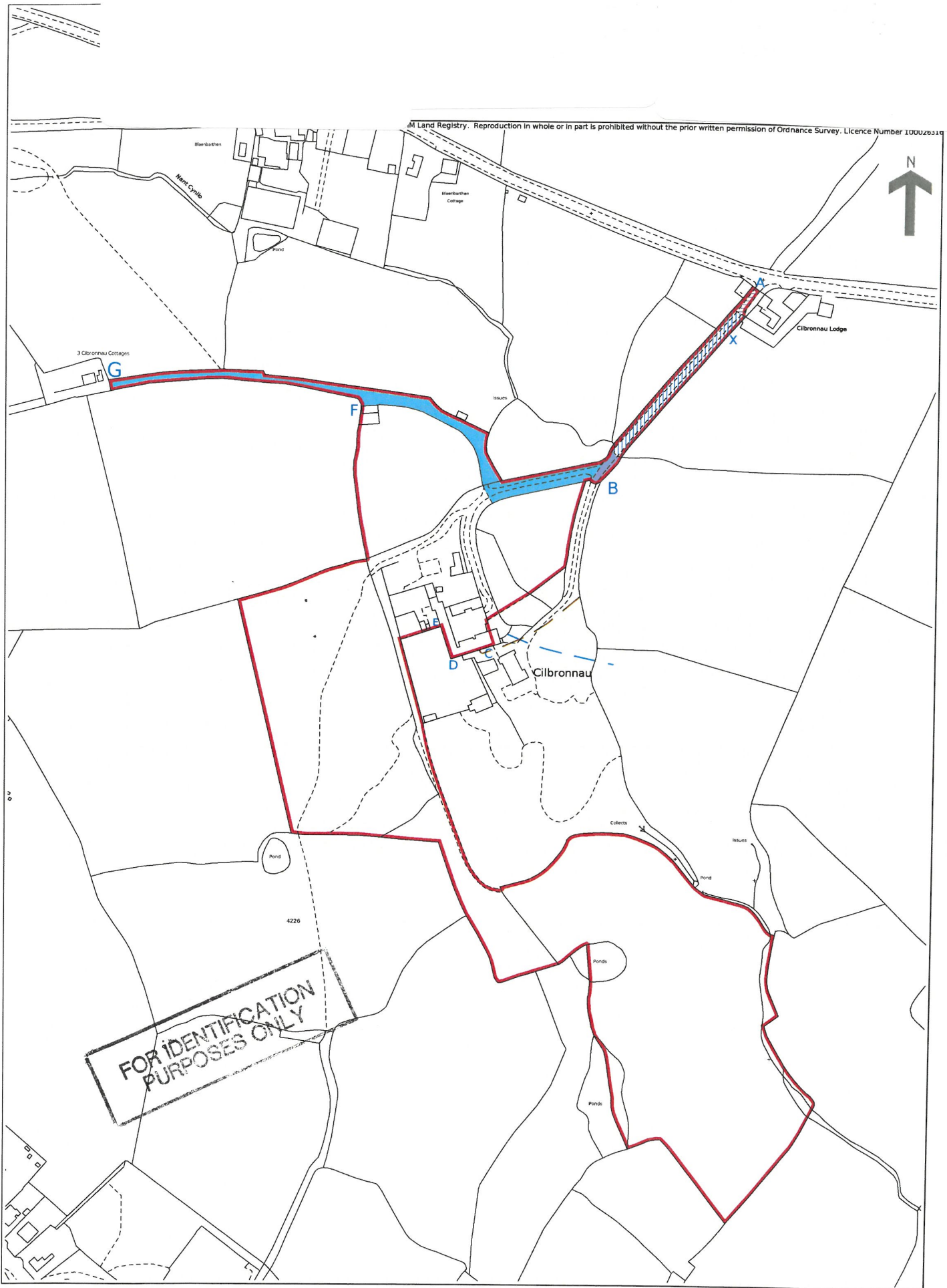
Mains electricity and water. Private drainage. LPG Gas fired central heating. Combi boiler. Also Wood burning Stoves. Council Tax Band E.

Directions

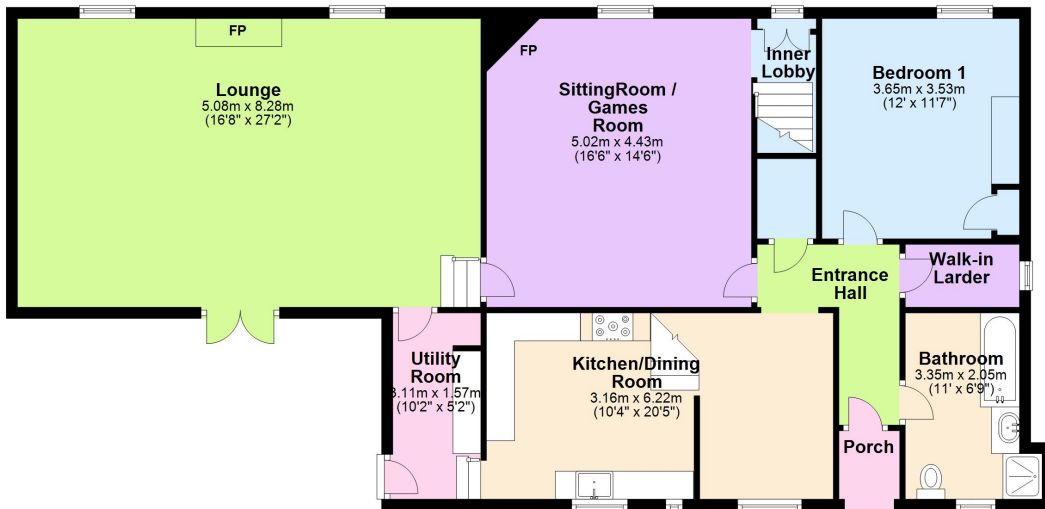
Mains electricity and water. Private drainage. Multi fuel central heating. Telephone subject to transfer regulations.

Directions

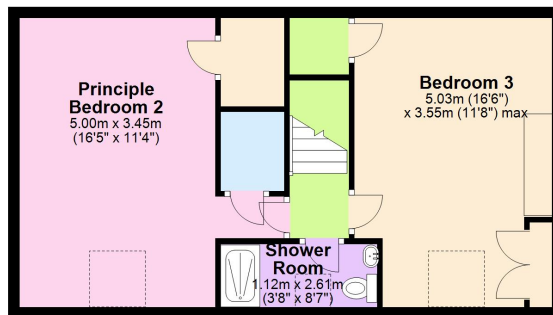
Travelling to Cardigan on the main A487 coast road, at the roundabout take the first exit sign posted A484 Newcastle Emlyn road. After 1/2 a mile take a left fork sign posted Llangoedmor. Follow this road for a mile or so passing through the village of Llangoedmor then you will see on the right hand side a stone pillared gated entrance with lodges each side. Enter this road which leads to the former mansion. You will come to a fork road, do not follow the road round to the left but turn right onto a hard surfaced track. Proceed down this track and follow the road to the



Ground Floor



First Floor

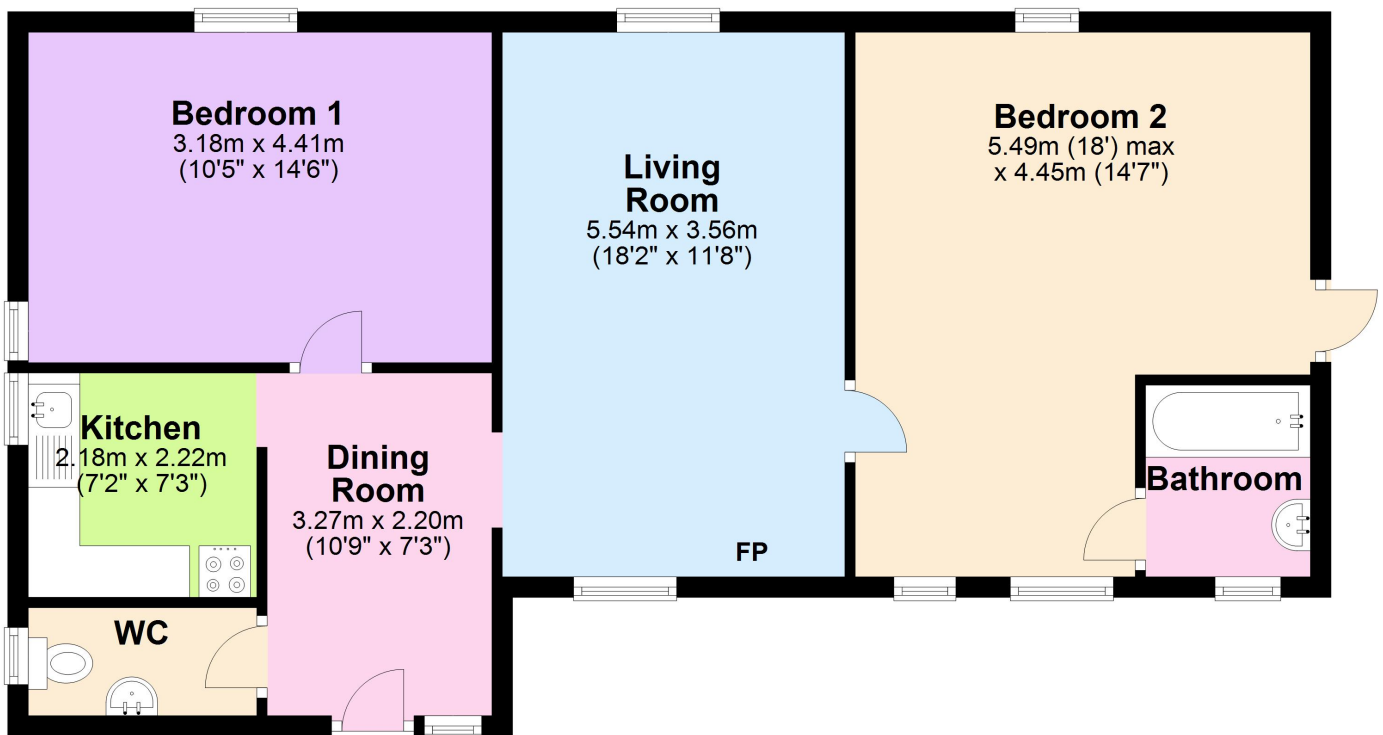


Total area: approx. 179.2 sq. metres (1929.3 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Cilbronnau Farm , Llangoedmor, Cardigan

Ground Floor



Total area: approx. 71.7 sq. metres (771.7 sq. feet)

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Temporary Accommodation, Cilbronnau Farm, Llangoedmor