

*108 acre productive farm with 4 bed dwelling. Separate 5 bed luxury farmhouse with holiday cottages. Nestled between Cardigan Bay and the Preseli mountains. Eglwysrwr, Near Cardigan &*



**Glanyfer and Ty Llwyd, Eglwysrwr, Crymch, Pembrokeshire. SA41 3TD.**

**£2,300,000**

**Ref A/5521(A)/RD**

**\*\*Attractive 108 acre farm together with luxurious holiday cottage complex\*\*Modern 4 bed dwelling\*\*Character 5 Bed original farmhouse and 2 separate holiday cottages\*\*9/10 Booking.com holiday rating\*\*Popular return business exceeding £60,000 income annually\*\* One of the most notable properties within North Pembrokeshire\*\*Attractive riverside setting\*\*Fishing Rights\*\*A well established and successful family business\*\*Available as a going concern\*\*Ideal Multi generational living opportunity\*\*Useful range of outbuildings\*\*Views towards the Preseli mountains and the Cardigan Bay coastline\*\*Highly productive grassland\*\*Main road frontage\*\*Grazing rights over the Preseli mountains\*\*Ideal for those seeking to get into the agricultural industry or as an 'add on' to an existing holding\*\*Well maintained and presented\*\*A renowned stock rearing farm with Pedigree champion stock\*\*A wonderful farming opportunity in this popular early growing region\*\*MUST BE VIEWED TO BE APPRECIATED\*\***

The property is situated within the hamlet of Crosswell, some 500 yards from the larger village of Eglwysrwr with its village shop, post office, petrol station and primary school. The property is nestled between the Preseli mountains and the Cardigan Bay at Newport with its primary school, doctors surgery, traditional high street offerings, local cafes, bars and restaurants. The market town of Cardigan is some 15 minutes to the north offering a wider range of amenities including secondary school, community hospital, 6th form college, cinema and theatre, traditional high street offerings, retail parks, supermarkets, industrial estates and employment opportunities.



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## GLANYFER

An attractive 108 Acre Farm set in a popular north Pembrokeshire countryside, only some 10 minutes drive from the Cardigan Bay coastline at Newport.

The farm benefits from a modern constructed farmhouse set to the side of the main homestead enjoying a wonderful outlook over the adjoining fields towards the Preseli mountains. Also enjoys a private rear garden as well as an useful pod currently used as a bakery business.

Flanked to the side of the main house are modern steel framed buildings and a large concrete handling area which leads to the more traditional farm buildings and yard areas.

All in all the land extends to some 108 ACRES with road frontage on two sides but is generally private with no overlooking and is ideal for grazing and cropping purposes.

PLEASE NOTE - The house is subject to a Section 106 Agreement.

The property also benefits from grazing right on the Preseli mountains for 714 head of sheep.

The accommodation provides as follows -

## GROUND FLOOR

### Entrance Hallway



6' 0" x 17' 4" (1.83m x 5.28m) accessed via glass panel upvc door, oak effect flooring, radiator, multiple sockets, under stairs cupboard.

### Lounge







20' 2" x 12' 2" (6.15m x 3.71m) with window to front, stone fireplace and surround with stone clad corner tv stand, radiator, multiple sockets, wood effect flooring, double glass doors into -

### Study/Office/Potential Bedroom



10' 8" x 17' 9" (3.25m x 5.41m) being a recent extension to the property with dual aspect windows to front and side, rear glass door to garden, radiator, oak flooring, multiple sockets.

### Sitting Room



With stone fireplace and surround, window to front, oak flooring, radiator, multiple sockets, open plan into

### Kitchen



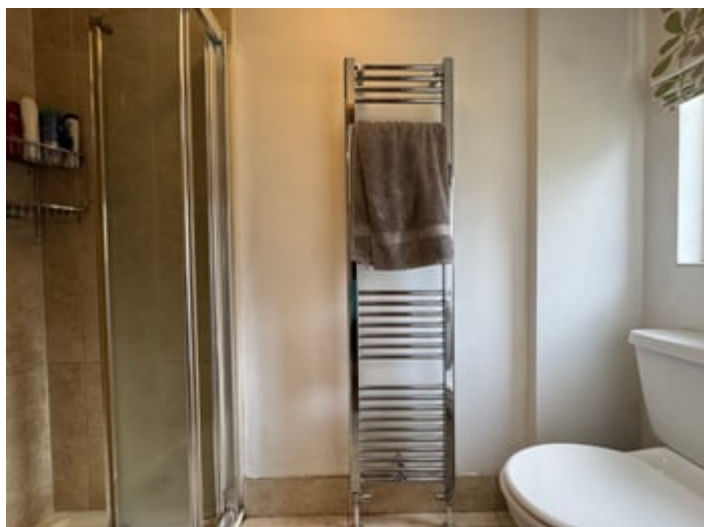
18' 1" x 14' 0" (5.51m x 4.27m) a comfortable farmhouse style kitchen with range of off white shaker style base and wall units, formica work top, 1½ stainless steel sink and drainer with mixer tap, windows to front, electric Rangemaster and cooking range with extractor over, oak flooring, fitted dishwasher, space for large dining table, tv point, fitted fridge freezer, spot lights to ceiling, radiator.

## Utility Room



10' 9" x 8' 8" (3.28m x 2.64m) 10' 9" x 8' 8" (3.28m x 2.64m) with plumbing for automatic washing machine, stainless steel sink drainer unit, rear window to garden, tiled flooring, door into rear porch.

## Shower Room



With an enclosed corner shower, w.c. heated towel rail.

## Rear Porch

With stable door to rear garden area, range of shelving and tiled flooring.

## FIRST FLOOR

## Landing



With airing cupboard, velux roof light over.

## Master Bedroom, Suite

Including walk in-dressing room & bedroom.

## Dressing Room



9' 5" x 9' 8" (2.87m x 2.95m) with space for fitted wardrobes, velux roof light over. Curtain door into -

## Double Bedroom 1 (Accessed via dressing room)







10' 8" x 17' 9" (3.25m x 5.41m) with dual aspect windows to front and side enjoying wonderful countryside views, radiator, multiple sockets.

### Front Bedroom 2

10' 3" x 12' 1" (3.12m x 3.68m) a double bedroom, window to front, multiple sockets, radiator, bt point.

### Family Bathroom



8' 4" x 6' 1" (2.54m x 1.85m) with a modern white suite including panelled bath, single wash hand basin, vanity unit,

w.c. heated towel rail, enclosed corner shower, tiled flooring and part tiled walls.

### Front Bedroom 3



8' 6" x 11' 8" (2.59m x 3.56m) 8' 6" x 11' 8" (2.59m x 3.56m) a double bedroom with fitted wardrobes, multiple sockets, oak effect flooring.

### Rear Bedroom 4

9' 2" x 11' 8" (2.79m x 3.56m) 9' 2" x 11' 8" (2.79m x 3.56m) a double bedroom, multiple sockets, under eaves storage area, rear window, radiator.

## GLANYFER EXTERNALLY

### To the Front



The property is approached from the adjoining county road up the private driveway that leads to the main farmyard and the road flanks off leading separately to the main house with driveway and space for 4+ vehicles to park.

Footpath to front garden area laid to lawn and footpaths leading through to side and rear garden area, again laid to lawn and enjoying a wonderful outlook towards the Preseli



mountains.

## Timber Frame Pod



To the rear of the main house is a timber frame pod which is currently used for a commercial bakery space with double upvc windows and doors to front, light grey base and wall units with wood effect worktop, double oven and grill, double stainless steel sink and drainer with 2 mixer taps, wood effect flooring, spot lights to ceiling. Has potential to be used as a home office or as an Airbnb unit (stc).

## 2 Steel Framed Outbuilding



Situated to the side of the main house. Comprises of -

## Cubicle Building



75' 0" x 45' 0" (22.86m x 13.72m) currently a cubicle building with 40 cubicles central feed isle and rear handling muck lane to rear.

## Loose Housing Unit



75' 0" x 40' 0" (22.86m x 12.19m) with over hang, concrete base, muck store to rear.

Cattle race to rear of outbuilding with concrete handling area to front.





### Former Milking Parlour



Currently split into three units with storage area 18' x 40' with original A frames to ceiling, concrete base, sliding door to front. Considered suitable for conversion subject to the necessary consents.

### Tool Shed

18' 0" x 19' 0" (5.49m x 5.79m) with original A frames to ceiling, door to rear yard area.

### Store Room

18' 0" x 14' 0" (5.49m x 4.27m) with door to front.

### Lean to Pump House.

With hot and cold water connection and wash down pumps.

Rear yard area with implement bin.

### Implement Shed

30' 0" x 40' 0" (9.14m x 12.19m) of steel frame with cladding with side yard area.

### Nissan Hut.



30' 0" x 70' 0" (9.14m x 21.34m) of block construction with zinc roof.

Central tack leading to fields and further outbuildings and slurry pit.

### Loose Housing Unit

45' 0" x 17' 0" (13.72m x 5.18m) of concrete shuttered walls with cement fibre roof, open ended to front.

### Side Cubicle Housing Unit

45' 0" x 21' 0" (13.72m x 6.40m) with 24 cubicles with block walls and zinc roof.

Front concrete handling area with access to slurry pit. Water trough.

## THE LAND



The land extending to some 108 acres or thereabouts of highly productive grazing and cropping land served by a central track that leads onto a nearby highway.

Areas for big bale storage.

Most of the fields are secured by a good quality stock proof fencing on mature hedgerows and tree boundaries.

In total the land is split over ten individual parcels of land.

## TY LLWYD & HOLIDAY COTTAGE COMPLEX



A luxurious holiday cottage complex comprising of Ty Llwyd farmhouse being fully refurbished in recent times to provide a substantial family home or a successful holiday cottage premises.

Flanking the rear of Ty Llwyd is 'Y Beudy' a luxury holiday cottage, finished to the highest order and across the yard area is 'Y Cartws' offering two storey 1 bedroom accommodation with side private space.

The property is set within 4 acres or thereabouts of extended garden, side paddock and wild habitat area with riverside frontage enjoying a wonderful setting with full fishing rights along the boundaries of the property.

The property is accompanied by stables, laundry room and double garage, each having potential for future conversion (stc).

Accounts will be available to those with a bona fide interest and have first visited the property. We are advised that the business regularly exceeds income levels of £60,000 per annum.

**ONE OF THE FINEST AND MOST RECOGNISED COTTAGE COMPLEX IN PEMRBOKSHIRE.**

The Accommodation provides more particularly as follows -



## TY LLWYD FARMHOUSE



### Entrance Hallway



6' 8" x 6' 7" (2.03m x 2.01m) accessed via hardwood door, tiled flooring, painted beams to ceiling.

### Ground Floor Bedroom 1



11' 9" x 14' 9" (3.58m x 4.50m) a double bedroom with feature stone walls, tiled flooring, window to front, radiator.

### En Suite



9' 8" x 11' 6" (2.95m x 3.51m) with corner enclosed shower, fully tiled walls and flooring, single wash hand basin and vanity unit, rear window, w.c. heated towel rail.

### Inner Hallway

With access to first floor, large under stairs cupboard with radiator.

### Lounge



13' 7" x 14' 8" (4.14m x 4.47m) a large family living room



with lime washed painted stone walls, feature inglenook fireplace with oak mantle over with multi fuel burner on a slate hearth, tiled flooring, radiator, tv point, multiple sockets. Steps lead up to -

### Kitchen/Dining Room



16' 7" x 17' 9" (5.05m x 5.41m) with a range of shaker style base and wall units, fitted fridge freezer, 1½ stainless steel sink and drainer, space for 12+ persons table, tiled flooring, space for cooking range, wood effect worktop, side patio door to jacuzzi and private patio area, radiator, part tongue



and groove panelling to walls. Steps down to -

### Utility Room

11' 7" x 10' 2" (3.53m x 3.10m) with a range of base units, stainless steel sink and drainer with mixer tap, external door, rear window, tiled flooring, radiator.

W.C. off.



## Shower Room



With enclosed shower unit, radiator, fully tiled walls and flooring.

## FIRST FLOOR

### Split Level Landing

16' 7" x 6' 8" (5.05m x 2.03m) With rear window and velux roof light allowing excellent natural light. Airing cupboard.

### Bathroom



8' 7" x 6' 6" (2.62m x 1.98m) with feature jacuzzi bath, single wash hand basin and vanity unit, w.c. fully tiled walls and flooring, velux roof light over, radiator.

## Rear Bedroom 2



17' 4" x 15' 9" (5.28m x 4.80m) stepped up from the landing area into a luxurious double bedroom with 3 velux roof lights over, exposed A frames, feature stone walls, tiled flooring. Space for an additional bed if required.

### En Suite



9' 5" x 4' 5" (2.87m x 1.35m) with corner enclosed shower, w.c. single wash hand basin and vanity unit, tiled flooring and walls.

### Front Bedroom 3



13' 9" x 15' 6" (4.19m x 4.72m) a double bedroom, window to front with attractive views over the river and bridge to front, lime washed walls, timber flooring, multiple sockets, exposed beams to ceiling.

### En Suite



6' 8" x 5' 6" (2.03m x 1.68m) w.c. single wash hand basin, tiled flooring, shower.

### Front Bedroom 4



11' 9" x 15' 1" (3.58m x 4.60m) a double bedroom, window to front enjoying garden and riverside views, multiple sockets, stone walls, radiator.

### Inner Landing

With airing cupboard, window to front, staircase leading up to -

### Attic Room



With vaulted ceiling with exposed A frames, 3 x velux roof lights, tv point (Currently used as additional seating space).

Access to -



## Bedroom 5



15' 3" x 13' 4" (4.65m x 4.06m) a double bedroom, exposed A frames, 2 x velux roof lights, radiator.

## EXTERNALLY

### To The Front



The property is approached from the adjoining country road into a large gravelled forecourt with lime washed white walls and raised garden areas laid to lawn leading through to a large parking forecourt for space for 6+ vehicles to park.



Front and side garden areas laid to lawn.

Lower patch of area currently with hot tub, slate flag stone flooring and covered space.

### To the Rear



Access o the kitchen area with slate flooring and steps leading up to Y Beudy which is also accessible from the main car park area

### Y BEUDY



Access to the kitchen area with slate flooring and steps leading up to Y Beudy which is also accessible from the main



car park area.

Accessed via glass panel door into -

## Hallway



with slate flooring, radiator, window to front, access to storage cupboard.

## Ground Floor Bedroom 1



10' 1" x 13' 8" (3.07m x 4.17m) a double bedroom, window to rear patio area, multiple sockets, radiator.

## En Suite



6' 5" x 10' 1" (1.96m x 3.07m) with enclosed shower, w.c. panelled bath, single wash hand basin, vanity unit, heated towel rail, tiled flooring.

## Kitchen/Dining Area/Living Space



28' 1" x 13' 9" (8.56m x 4.19m) being open plan, a light and airy space with high quality range of farmhouse style kitchen units, double Neff oven and grill, stainless steel sink and drainer with mixer tap, electric hobs with extractor over, spot lights to ceiling. Patio door out to elevated front patio area





with external seating and dining space. Space for 6+ persons table, seating area with space for large furniture, radiator, wall mounted tv, feature multi fuel burner on a slate hearth and exposed stone wall to rear, spot lights to ceiling, wood effect flooring. Steps leading up to -

## Front Bedroom 2



13' 9" x 14' 3" (4.19m x 4.34m) a double bedroom with space for 3 beds, exposed A frames to ceiling oak effect flooring, multiple sockets, spot lights, roof light over.

## En Suite



With enclosed shower, w.c. single wash hand basin and vanity unit, radiator, exposed A frames to ceiling.

## EXTERNALLY

### To the Front







The property enjoys an elevated patio area with views over the property towards the Preseli mountains.

### To the Rear



An enclosed private rear patio area with space for hot tub with electric cover over.

### Y CARTWS



A separate two storey 1 bed cottage.

Provides the following accommodation -



### Bedroom Space

Double Bedroom Space, multiple sockets, radiator

### Kitchen and Dining Area

High quality kitchen and dining area with fitted electrical appliances, sink and drainer, seating area with space for 2+ persons table. Steps leading up to -

### EXTERNALLY



The property enjoys a covered patio area with hot tub.

### Laundry Room

14' 2" x 9' 8" (4.32m x 2.95m) Located to the side of the main farmhouse with washing machine connection point, concrete base, windows to front.

### Double Garage

With 2 separate double timber doors. Currently used as a log store and maintenance area.



## Extended Rear Garden



Located to the rear and side of Ty Llwyd Farmhouse with full riverside frontage and also a feature zip wire for children as well as a climbing frame park which leads onto -





## Stable Building



Concrete built and rendered stable building.

## Adjoining Paddock



Currently used for grazing with side habitat area enjoying riverside frontage and full fishing rights.

This garden area is for use by all the cottages.

## MONEY LAUNDERING

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

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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

## Services

GLANYFER - The property benefits from mains water and electricity. Private Drainage Oil fired central heating.

Council Tax Band D (Pembrokeshire County Council).  
Tenure - Freehold.

TY LLWYD - The property benefits from mains water and electricity. Private drainage. Oil central heating.

Council Tax Bands (Pembrokeshire County Council). Tenure - Freehold.



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (59)

**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 Cardigan on the A487 proceed through the hamlets of Llantood and into the village of Eglwysrw. Travel through the village and on exiting the village, bear left after the entrance to Dyfed Shire Horse Farm and adjoining Brian Llewellyn country stores onto the B4329 road. Take the left hand turning here and continue for approximately half a mile, proceeding down hill and over the bridge. The access to Glanyfer and Ty Llwyd is immediately 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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