



Superbly positioned country smallholding of around 27 acres with a traditional range of outbuildings in a private position. Teifi Valley, West Wales



Cae Cadw, Henllan, Llandysul, Ceredigion. SA44 5TP.

REF: A/5151/LD

£685,000

*** Superbly positioned private country smallholding of around 27 Acres *** Period country house dating back to the late 18th Century *** Retaining many of its original character features and charm *** Offering 4 bedroomed (formerly 5 bedrooms) accommodation

*** Traditional range of outbuildings with former dairy, stables and Cow shed - Ripe for conversion (subject to consent and formerly having planning permission) *** An island being bordered by a deep ravine/stream and Heritage Railway *** Mature well kept gardens *** Located at the end of a private gated track *** Mature woodland areas *** Prolific pasture land split into five well managed paddocks with track access

*** A lifestyle holding in the most beautiful of surroundings - West Wales at its finest *** Secluded but not remote *** Convenient to the nearby Market Towns of Llandysul and Newcastle Emlyn *** An area renowned for its natural beauty *** Unique property with great potential - A must see *** Contact us today to view



LOCATION

Lovely quiet rural surroundings yet very accessible, being convenient to the Teifi Valley Towns of Llandysul and Newcastle Emlyn offering comprehensive shopping and schooling facilities, within easy reach of the Towns of Cardigan and Lampeter, and 11 miles drive from the Cardigan Bay Coast with several popular sandy beaches, 18 miles from Carmarthen and the link road to the M4 Motorway.



GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this unique and traditional country smallholding. It is set in the most glorious West Wales countryside, being private and not overlooked, bordered to one side by a deep ravine/stream, and to the other the Heritage Railway.

It is an island and surrounded by its own land of approximately 27 acres or thereabouts. The land is split into five well managed paddocks and bordered by its own woodland.

The property itself has retained many of its original character features, such as the inglenook fireplace, beamed ceilings and

quarry tiled flooring.

It is deserving early viewing. A property of this calibre and with such character does not come to the market often. We are informed the original house dates back to the late 18th Century, with a latter rear extension built in the 1970s.

The gardens are mature and well kept and offers the most delightful setting.

If you are looking for the lifestyle change then here is the property for you. Located down its own lane of approximately a quarter of a mile. Privacy, seclusion but yet convenient to nearby Market Towns. Viewings are recommended. Contact us today.



COUNTRY HOUSE

DINING ROOM

13' 9" x 12' 9" (4.19m x 3.89m). Accessed via a solid front entrance door, vaulted ceiling with exposed original 'A' framed beams, exposed stone walls, feature shelving area, hatch opening onto the Kitchen, quarry tiled flooring.



LIVING ROOM

32' 3" x 14' 2" (9.83m x 4.32m). An impressive living area with an

enchanted inglenook fireplace formerly housing the cooker stove but now incorporates the cast iron wood burner on a slate hearth with Oak mantle above. There also lies a secondary open fireplace, two radiators, three windows to the front, quarry tiled flooring and original beamed ceiling.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



KITCHEN

20' 6" x 9' 8" (6.25m x 2.95m). Currently a free standing kitchen

area with current furniture available by negotiation, with a fitted Belfast sink, quarry tiled flooring, rear entrance door, plumbing and space for dishwasher, gas cooker point and space, oil fired central heating boiler.



UTILITY ROOM

10' 8" x 5' 9" (3.25m x 1.75m). With quarry tiled flooring, plumbing and space for automatic washing machine.



INNER HALL

With staircase to the first floor accommodation and under stairs storage cupboard, radiator.



WET ROOM

7' 1" x 6' 8" (2.16m x 2.03m). With a walk-in shower facility with Mira electric shower, low level flush w.c., wash hand basin, extractor fan.



OFFICE SPACE

10' 9" x 4' 9" (3.28m x 1.45m). With quarry tiled flooring, rear entrance door.



FIRST FLOOR

REAR LANDING

With Oak flooring, airing cupboard with hot water cylinder and shelving.



LANDING (SECOND IMAGE)



BATHROOM



Comprising of a panelled bath with shower attachment, low level flush w.c., pedestal wash hand basin, radiator, Oak flooring,

REAR BEDROOM 4/DRESSING ROOM

10' 1" x 10' 9" (3.07m x 3.28m). With radiator.



REAR BEDROOM 1

15' 6" x 11' 1" (4.72m x 3.38m). With large built-in cupboard, loft access, door interconnecting to Bedroom 3.



FRONT LANDING

Leading to

FRONT BEDROOM 3

14' 3" x 14' 2" (4.34m x 4.32m). With exposed stone chimney breast, exposed original 'A' framed beams, window to the front enjoying views over the paddocks. Elm Flooring



FRONT BEDROOM 2



18' 2" x 14' 6" (5.54m x 4.42m). Currently utilised as a second Reception Room with two windows to the front, vaulted ceiling with original exposed 'A' framed beams. Elm flooring.

EXTERNALLY

REAR OF PROPERTY



CAR PORT



TWO FORMER PIG STYES

1.928m x 1.721m and 1.928m x 1.749m



TRACK TO THE OUTBUILDINGS



TRADITIONAL RANGE OF OUTBUILDINGS

Formerly having planning permission for holiday lets (now lapsed) but does offer great potential for any discerning Owner, whilst also benefitting from main water and electric.



FORMER COW SHED

30' 0" x 20' 0" (9.14m x 6.10m). Currently utilised as a workshop space. Of stone construction and part slate/part steel profile roof. Split into three compartments with separate access points.



LEAN-TO STORE

7' 0" x 6' 3" (2.13m x 1.91m).

COACH HOUSE

15' 3" x 8' 8" (4.65m x 2.64m). Of stone construction.

DAIRY



15' 3" x 20' 4" (4.65m x 6.20m). Of stone construction.

DAIRY (SECOND IMAGE)



STABLES

22' 0" x 11' 4" (6.71m x 3.45m). Of stone construction, split into two stables.



LOFT OVER

23' 0" x 15' 0" (7.01m x 4.57m).

GARDEN



The property enjoys a mature garden area with various flower and shrubbery beds being bordered by natural woodland with ample shelter and providing the most perfect outdoor living space and surrounds the main country house.

PATIO AREA





LAND

We are informed the property as a whole extends to approximately 27 ACRES or thereabouts and is mainly split into five large enclosures, being fenced and gated, and having a track leading to all paddocks for ease of access. The land is also bordered to one side by a deep ravine/stream and the Heritage Railway track to the other. The land is private and bordered by a natural native woodland.



PLEASE NOTE

A public footpath runs through parts of the land and is at a distance from the house.

PARKING AND DRIVEWAY



The property is located down a private driveway of around a quarter of a mile that opens onto a large gravelled area with the lane leading down to the range of traditional outbuildings.

EQUESTRIAN PURSUITS

The land lends itself nicely for Equestrian purposes with a stable

block and the paddocks.

TEIFI VALLEY



POSITION



AGENT'S COMMENTS

Charming and characterful country smallholding in a private position. A must see.

TENURE AND POSSESSION

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

COUNCIL TAX

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

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating with an 1800 litre Bunded tank, single glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

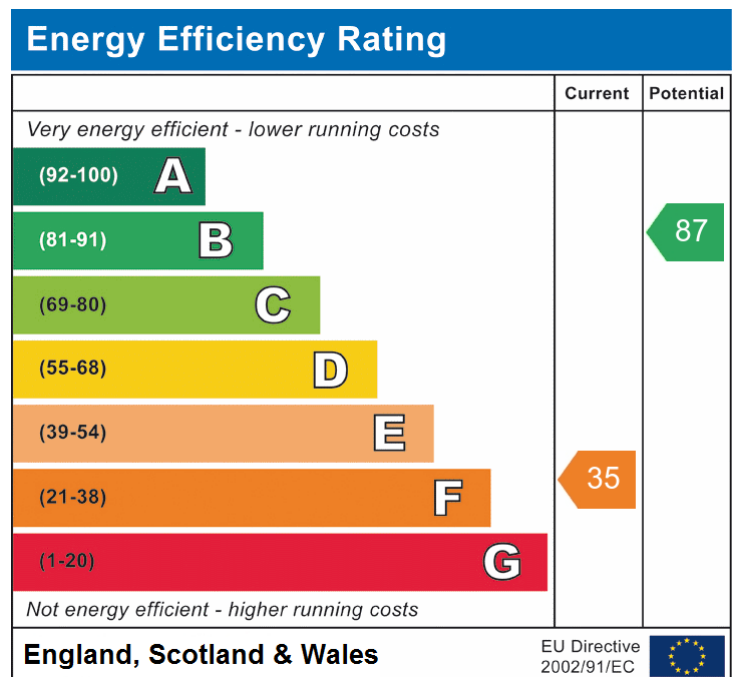
Directions

From Newcastle Emlyn take the A484 Carmarthen Rd. Proceed for approximately 3.5 miles. Turn left at the junction signposted for Henllan. Continue northwards through Henllan, over the Heritage Railway bridge. Turn left at the next junction. The entrance to Cae Cadw is 100yds further on the left hand side through two stone gate posts.

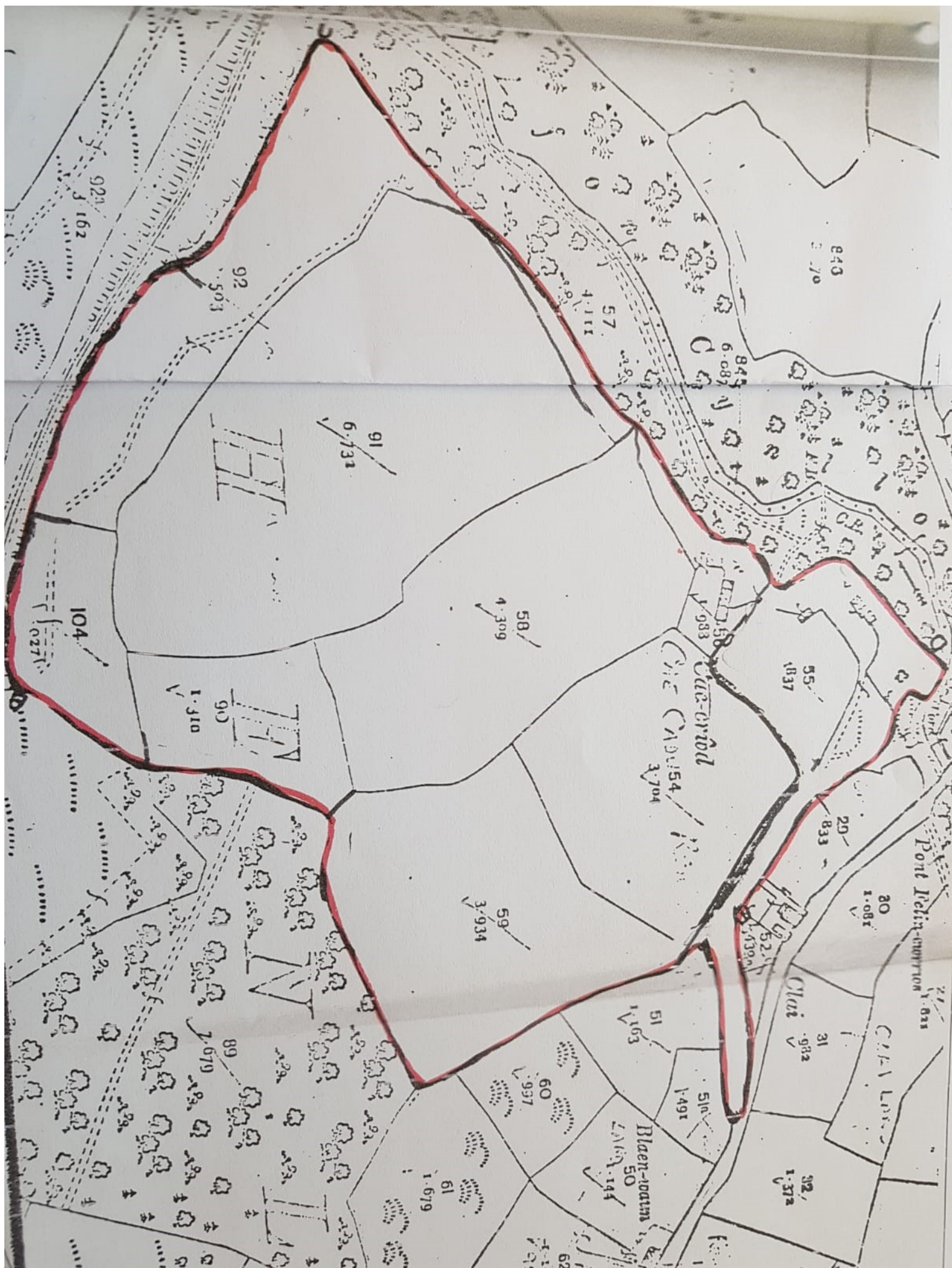
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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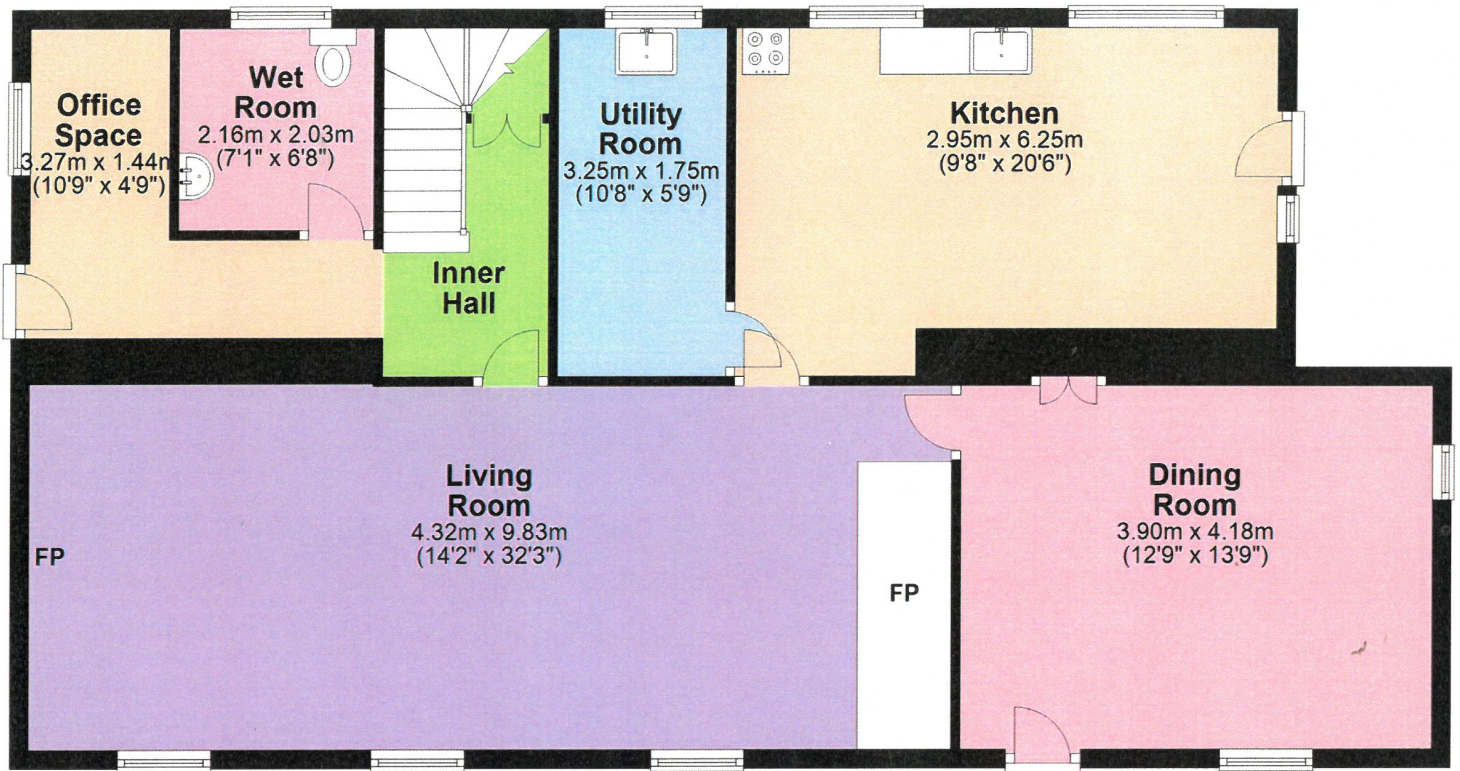






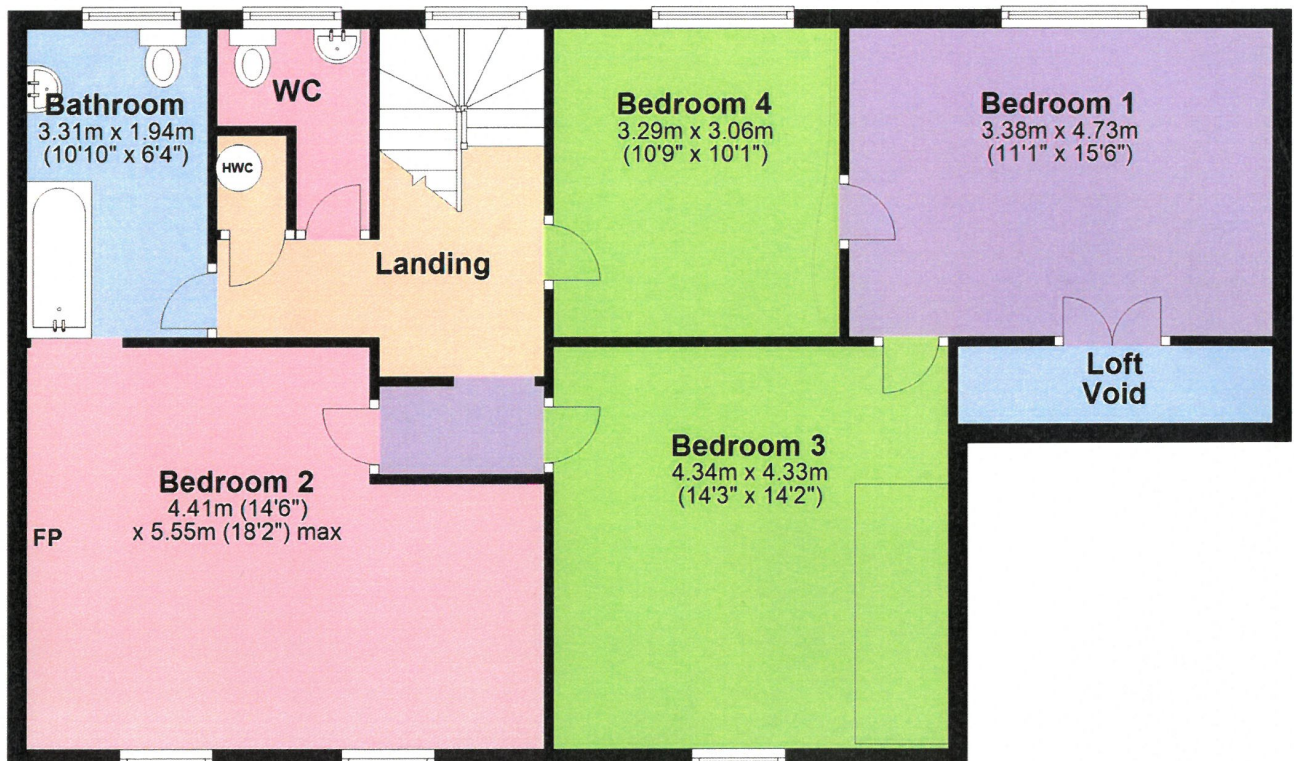
Ground Floor

Approx. 113.6 sq. metres (1222.6 sq. feet)



First Floor

Approx. 78.5 sq. metres (844.7 sq. feet)



Total area: approx. 192.1 sq. metres (2067.3 sq. feet)

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

Cae Cadw, Henllan, Llandysul