

*Pleasantly positioned character smallholding with an excellent range of outbuildings.  
Set within 4.25 acres. Nr Llanybydder, West Wales*



**Pensarn Farm, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YN.**

**£495,000**

**REF: A/5334/LD**

\*\*\* Highly appealing and peacefully positioned \*\*\* Character farmhouse recently refurbished with 3 bedrooomed accommodation - Retained charm yet with modern everyday conveniences \*\*\* Planning approved for rear extension

\*\*\* Excellent range of outbuildings - Large workshop, various store barns and Dutch barn \*\*\* Great conversion opportunity with former dilapidated coach house (subject to consent) \*\*\* Newly built 3 bay car port and large yard with ample turning space \*\*\* Secondary entrance point to outbuildings and paddocks \*\*\* The whole extending to around 4.25 acres with pleasant well maintained paddocks \*\*\* Mature grounds with an abundance of mature shrubs and trees along with a secret garden \*\*\* Paddock being well fenced with mature hedge line and pockets of woodland

\*\*\* Stunning edge of Village position - A short drive to Lampeter and Llanybydder \*\*\* Desirable smallholding with great residential and commercial appeal \*\*\* Fine views over the surrounding countryside \*\*\* 20 minute drive to the Cardigan Bay Coast \*\*\* A must view - Contact the Sole Selling Agents today



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## LOCATION

Located in a pleasant rural location on the edge of the rural Village Community of Cwrtnewydd, whilst only 1.5 miles from the Village of Drefach with its new Primary School, Ysgol Dyffryn Cledlyn, 6 miles from the University Town of Lampeter, 5 miles from Llanybydder and just 12 miles inland from the Cardigan Bay Coastline at New Quay and the Harbour Town of Aberaeron.

## GENERAL DESCRIPTION

Here lies a pleasantly positioned country smallholding enjoying a refurbished yet character farmhouse offering 3/4 bedroomed accommodation along with an outstanding range of useful outbuildings for Animal keeping, storage, commercial use, etc.

The land is to the rear of the property, being well maintained, being well fenced with mature hedge boundary, all of which enjoying fantastic and far reaching views over the surrounding countryside.

A property will a lot to offer. Not only residential or agricultural but also on the commercial side. The property in particular offers the following.

## THE FARMHOSUE

### RECEPTION HALL

Accessed via a UPVC half glazed front entrance door, original staircase to the first floor accommodation with understairs storage cupboard, radiator, quarry tiled flooring, original beamed ceiling.



### LIVING ROOM

15' 2" x 14' 5" (4.62m x 4.39m). With an open fireplace with decorative tile and timber mantle surround housing a cast iron multi fuel stove, radiator, original beams, quarry tiled flooring.



### STUDY/GROUND FLOOR BEDROOM 4

15' 5" x 6' 2" (4.70m x 1.88m). With radiator, double aspect windows.



### DINING ROOM

14' 5" x 14' 0" (4.39m x 4.27m). With exposed stone walls, open fireplace housing a cast iron multi fuel stove with oven, beamed ceiling, radiator, stripped wooden flooring.



### KITCHEN

16' 4" x 7' 4" (4.98m x 2.24m). A farmhouse style kitchen with a range of wall and floor units with hardwood work surfaces over, 1 1/2 sink and drainer unit, Stoves range with gas hob and electric oven, plumbing and space for dishwasher, large pantry cupboard, vaulted ceiling with Velux roof window.



### UTILITY ROOM

11' 4" x 8' 4" (3.45m x 2.54m). With fitted cupboards with sink and drainer unit, plumbing and space for automatic washing machine, Worcester oil fired central heating boiler, side entrance door to the garden area.



### Downstairs W.C.

With Toilet & Wash Hand Basin.

## FIRST FLOOR

### LANDING

With original staircase from the Reception Hall with access to the loft space.



### SEPERATE W.C.

With an antique style high level flush w.c., wash hand basin, original 'A' framed beams.



### BEDROOM 1

12' 2" x 11' 2" (3.71m x 3.40m). With built-in wall to wall wardrobes, original 'A' framed beams, stripped wooden flooring



### BEDROOM 3

11' 2" x 5' 6" (3.40m x 1.68m). With original 'A' framed beams, radiator.



## SHOWER ROOM

Having an enclosed shower cubicle, traditional wash stand with ceramic sink and mixer tap, radiator.



## BEDROOM 2



9' 9" x 9' 6" (2.97m x 2.90m). With built-in airing cupboard housing the hot water cylinder and immersion, radiator, exposed 'A' framed beams.

## EXTERNALLY

### FRONT GARDEN (FIRST IMAGE)



### FRONT GARDEN (SECOND IMAGE)



### REAR GARDEN (FIRST IMAGE)



### REAR GARDEN (SECOND IMAGE)



**REAR OF PROPERTY**



**RANGE OF OUTBUILDINGS**



Comprising

**RANGE OF OUTBUILDINGS (SECOND IMAGE)**



**FORMER COACH HOUSE**

Currently dilapidated but does offer great conversion opportunities (subject to consent).



**CAR PORT**



18' 0" x 28' 0" (5.49m x 8.53m). Newly constructed 3 bay Larch car port.

**CAR PORT (SECOND IMAGE)**



**GENERAL STORE**

25' 0" x 18' 0" (7.62m x 5.49m). With electricity connected.



**OFFICE SPACE**

13' 8" x 22' 0" (4.17m x 6.71m). With electricity connected.

**OUTSIDE W.C.**

**MAIN WORKSHOP**

50' 0" x 35' 0" (15.24m x 10.67m). Newly insulated room, double glazing and electricity.



**MAIN WORKSHOP (SECOND IMAGE)**



**ATTACHED GARAGE**

20' 0" x 20' 0" (6.10m x 6.10m). With plumbing in-situ and electricity connected.



**DUTCH BARN**

44' 0" x 22' 0" (13.41m x 6.71m). With loft over, double door access point, updated electricity.

**MOBILE HOME/STUDIO**

Recently re-wired and re-floored.

## STORAGE SHED



44' 4" x 12' 4" (13.51m x 3.76m).

### PLEASE NOTE - RANGE OF OUTBUILDINGS

Currently utilised for storage and workshop but could offer itself nicely to be utilised for Animal keeping.

### LARGE YARD AREA

A large concreted yard area with easy access onto the outbuildings which does offer itself nicely to be re-utilised for Animal keeping and also benefiting from a separate gated access point.



## LAND



In all the property extends to around 4.25 acres or thereabouts. The paddock is located to the rear of the homestead comprising of a gently sloping grazing paddock with a range of conifer trees and pockets of natural woodland. The paddock ideally suits Animal keeping or, as currently utilised, as an extended garden space.

### LAND (SECOND IMAGE)





## **SEPARATE SECONDARY DRIVEWAY**

The property benefits from a secondary gated driveway which offers easy access onto the paddock and the outbuildings, if you were to wish to split both elements of the smallholding.



## **PARKING AND DRIVEWAY**

Ample parking and turning space to the front of the property and also a secondary entrance point.

## **PLEASE NOTE**

Photographs were taken in June 2023.

## **PLANNING PERMISSION**

We understand the property has planning permission for the provision of an extension (Reference A210635) granted by Ceredigion County Council. Plans available on their Website or through the Agents Offices.

## **AGENT'S COMMENTS**

A pleasantly positioned country smallholding with a refurbished property offering great character accommodation.

## **TENURE AND POSSESSION**

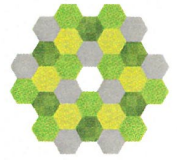
We are informed the property is of Freehold Tenure and will be vacant on completion.

## **COUNCIL TAX**

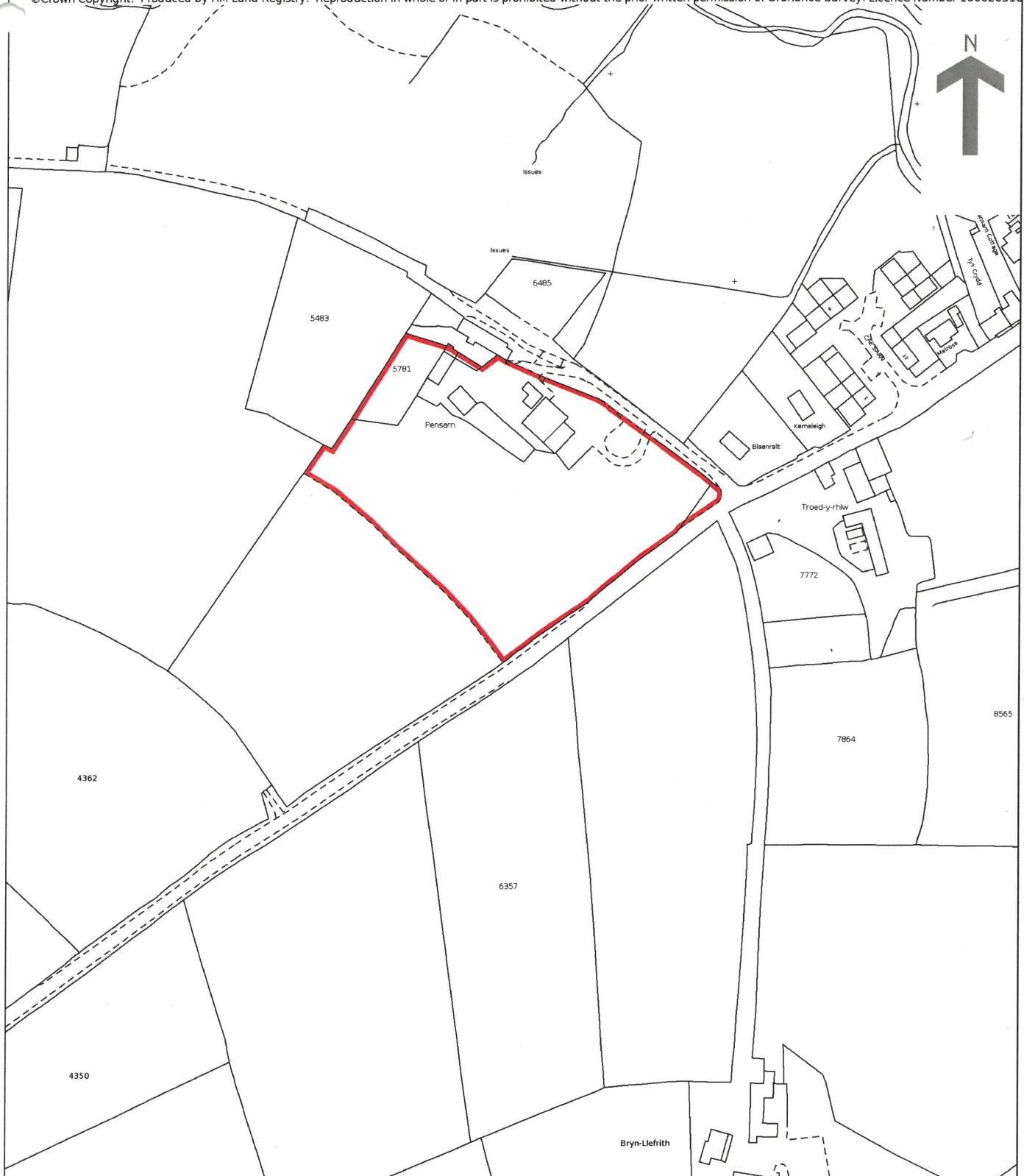
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'E'.

## **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, telephone subject to B.T. transfer regulations, Broadband available.



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### Directions

From Lampeter take the main A475 Newcastle Emlyn road. Continue on for approximately 4.5 miles until arriving at the Village of Drefach. Turn right at the junction signposted Cwrtnewydd. Proceed on for approximately 1 mile until arriving at the Village of Cwrtnewydd. Continue down through the Village and turn left at the bottom over a small bridge. Ascend up the hill for approximately 200 yards and take the first right hand turning onto a concrete track. Continue along this track and the second entrance on your left will lead to the farmhouse, 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](mailto:lampeter@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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	21	
<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 property please contact :

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