

*A highly impressive lifestyle holding in a breathtaking location within the beautiful Teifi Valley.
Lampeter, West Wales*



Cefn Bryn Farm, Cwmann, Lampeter, Carmarthenshire. SA48 8DX.

£925,000

REF: A/5131/LD

*** Highly impressive lifestyle opportunity nestling within the beautiful Teifi Valley *** Fantastic income capabilities - With two successful self contained holiday cottages *** Stunning and tastefully refurbished period farmhouse with 5 bedroomed, 3 bathroomed accommodation *** Extensive mature gardens being well maintained

*** Traditional farmstead with a range of stone and slate outbuildings - With great conversion potential (subject to consent) *** Sitting within its own approximate 8.5 acres and split into six well managed paddocks *** Spectacular and elevated rural location with outstanding views over the Teifi Valley

*** Immense income potential with current layout with also further conversion capabilities *** Picture perfect farmhouse setting *** Useful stable block and open fronted farm suiting Animal keeping or for Equestrian purposes

*** Rural but also convenient to the nearby Towns of Lampeter and Llanybydder *** Short distance to the Town of Carmarthen, M4 Motorway and National Rail Networks *** Great business potential as a Guest House or the perfect Family home *** Contact us today to view this spectacular property



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LOCATION

Well positioned in the Teifi Valley just set off the A485 Lampeter to Carmarthen roadway, approximately 2 miles distance from the University Town of Lampeter offering a wide range of shopping and schooling facilities, within half an hour's drive from the County and Administrative Centre of Carmarthen, to the South, providing access to the M4 Motorway and National Rail connections.

GENERAL DESCRIPTION

Here lies an outstanding country smallholding offering the perfect lifestyle opportunity. The main residence itself has undergone a refurbishment programme in recent times and now offers a substantial 5 bedroomed, 3 bathroomed Family residence, being full of original character and charm, yet enjoying all everyday modern conveniences.

Externally it lies within its own 8.5 acres or thereabouts with well managed well fenced paddocks that enjoy spectacular views over the renowned and beautiful Teifi Valley.

The property enjoys a fantastic income potential with its two self contained holiday cottages, being very popular and successful in recent times, both being 2 bedroomed and being modern and fully refurbished.

There lies a detached stone and slate barn that offers potential for further conversion or as a workshop, studio, etc, and to the rear a stable block perfect for those wishing to keep Animals or for Equestrian purposes.

In all a very highly desirable property that does not come to the market often and viewings will be highly recommended.

The holding itself offers the following.



THE FARMHOUSE

IMPOSING FRONT ENTRANCE PORCHWAY/BOOT ROOM

Leading to

DINING ROOM

18' 0" x 13' 0" (5.49m x 3.96m). With front entrance door, exposed stone walls, impressive open fireplace housing the Villager cast iron multi fuel stove, radiator, original staircase to the first floor accommodation with understairs storage cupboard.



LIVING ROOM

14' 1" x 11' 7" (4.29m x 3.53m). With an enchanting inglenook fireplace housing an unique circular wood burning stove, one radiator, original beamed ceiling.



SITTING ROOM



10' 5" x 12' 7" (3.17m x 3.84m). With radiator.

CRAFT ROOM/STUDIO

16' 6" x 7' 0" (5.03m x 2.13m). With exposed stone walls, radiator.



KITCHEN

33' 0" x 7' 2" (10.06m x 2.18m). An Oak fitted Kitchen with a range of floor units with work surfaces over, 1 1/2 sink and drainer unit, Range Master electric stove (by negotiation),

built-in dishwasher, Fire Bird oil fired combi boiler running all domestic systems within the property, patio doors to the rear gardens, radiator.



KITCHEN (SECOND IMAGE)



UTILITY ROOM

16' 0" x 9' 5" (4.88m x 2.87m). With a fitted range of floor cupboards with stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, UPVC side entrance door.



SHOWER ROOM

With shower cubicle, low level flush w.c.

FIRST FLOOR

LANDING

With original staircase from the Dining Room area.

REAR LANDING

With original 'A' framed beams.

BEDROOM 5

10' 1" x 6' 6" (3.07m x 1.98m). With radiator, storage cupboard, original 'A' framed beams.

FAMILY BATHROOM

10' 0" x 7' 2" (3.05m x 2.18m). Having a stylish and modern suite with panelled bath with shower attachment, low level flush w.c., vanity unit with wash hand basin, chrome heated towel rail, radiator, spot lighting, large storage cupboard.



FRONT LANDING

Leading to



BEDROOM 4

13' 3" x 9' 5" (4.04m x 2.87m). With radiator, access to the loft space.



BEDROOM 3

9' 5" x 7' 4" (2.87m x 2.24m). With radiator, exposed timber flooring.



BEDROOM 2

11' 6" x 10' 0" (3.51m x 3.05m). With radiator, telephone point.



PRINCIPAL BEDROOM 1



15' 0" x 12' 6" (4.57m x 3.81m). With an open vaulted ceiling with original 'A' framed beams, radiator, exposed chimney breast with a side storage cupboard.

EN-SUITE TO BEDROOM 1

8' 8" x 7' 2" (2.64m x 2.18m). A modern suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, extractor fan, chrome heated towel rail.



DRESSING ROOM

7' 8" x 7' 2" (2.34m x 2.18m). With radiator, fitted rails and storage cupboard.

HOLIDAY LET COTTAGES

Now offering self contained holiday cottages, of stone and slate construction, both benefiting from separate oil fired central heating, with Cottage 1 having privately owned solar panels.



COTTAGE 1

COTTAGE 1 - LIVING ROOM

15' 5" x 15' 0" (4.70m x 4.57m). With UPVC entrance door, radiator, easy click laminate flooring, Free Sat T.V. point.



COTTAGE 1 - BEDROOM 1

11' 2" x 9' 8" (3.40m x 2.95m). With radiator, easy click laminate flooring.



COTTAGE 1 - KITCHEN

11' 10" x 5' 3" (3.61m x 1.60m). A modern fitted Kitchen with a range of wall and floor units with stainless steel sink and drainer unit, electric cooker with extractor hood over, radiator, under counter fridge.



COTTAGE 1 - BEDROOM 2

11' 2" x 10' 10" (3.40m x 3.30m). With radiator, easy click laminate flooring.



COTTAGE 1 - SHOWER ROOM

11' 3" x 5' 3" (3.43m x 1.60m). With a 1 1/2 shower unit with Triton shower, low level flush w.c., pedestal wash hand basin with shaver point, extractor fan, heated towel rail.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating for Cottage 1 - 'E'

COTTAGE 2

COTTAGE 2 - OPEN PLAN LIVING/KITCHEN AREA

15' 0" x 14' 4" (4.57m x 4.37m). A modern fitted Kitchen

with a range of floor units with stainless steel sink and drainer unit, electric cooker, under counter fridge, T.V. point, easy click laminate flooring.



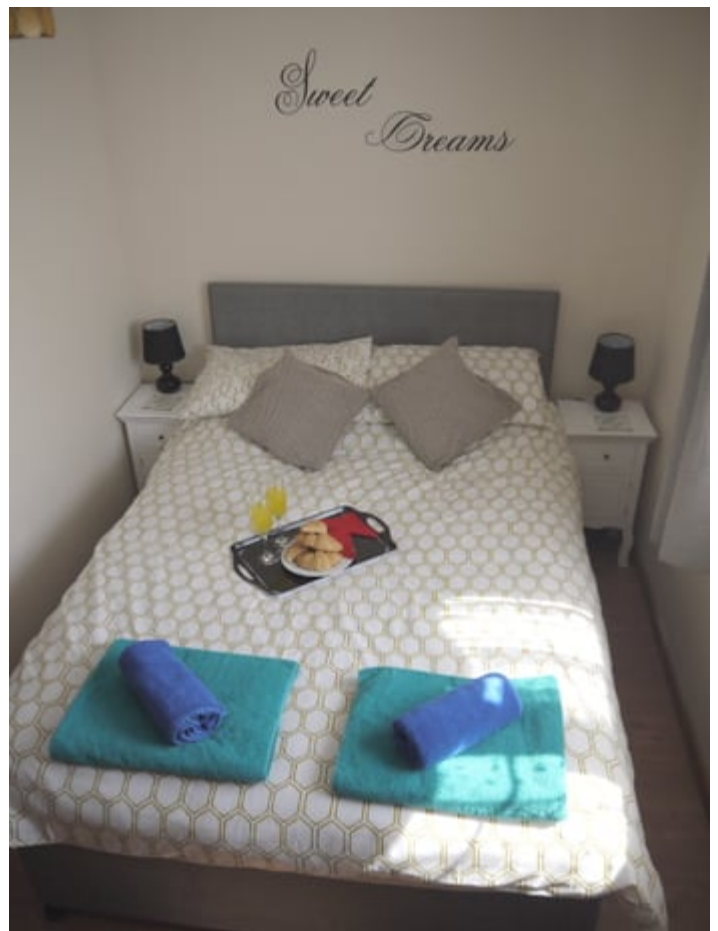
COTTAGE 2 - KITCHEN AREA

COTTAGE 2 - SHOWER ROOM

With a corner shower cubicle, Macerator w.c., extractor fan, wash hand basin.

COTTAGE 2 - BEDROOM 1

11' 4" x 9' 6" (3.45m x 2.90m). With radiator, easy click laminate flooring.



COTTAGE 2 - BEDROOM 2

9' 0" x 5' 8" (2.74m x 1.73m). With radiator, easy click laminate flooring, access to the loft space.



ENERGY PERFORMANCE CERTIFICATE

Energy Rating for Cottage 1 - 'E'

EXTERNALLY

GARDEN

To the rear of the property lies a formal garden area being terraced with low stone walls and a large patio area. The garden also boasts a fruit tree orchard with Apple, Pear and Plum trees along with an allotment and Two Greenhouses.



ORCHARD



ALLOTMENT



RANGE OF OUTBUILDINGS

TRADITIONAL STONE AND SLATE RANGE

Comprising of

SECOND BARN



FORMER COACH HOUSE

15' 4" x 15' 3" (4.67m x 4.65m). With cobbled flooring, electricity connected.

WORKSHOP

15' 6" x 14' 7" (4.72m x 4.45m). With fitted work bench, electricity connected.

STORE ROOM 1

15' 7" x 8' 2" (4.75m x 2.49m). With pallet racking, electricity connected.

STORE ROOM 2

15' 2" x 15' 6" (4.62m x 4.72m). With power connected.

OFFICE SPACE

15' 2" x 8' 7" (4.62m x 2.62m).

STORE ROOM 3/WOOD STORE

15' 2" x 13' 5" (4.62m x 4.09m). With loft over.

OPEN FRONTED BARN

57' 0" x 18' 0" (17.37m x 5.49m). Of timber and corrugated iron construction with concrete flooring.

**STABLE BLOCK**

With

**TACK ROOM**

Located to the rear of the stables.

ENCLOSED YARD/TURN OUT AREA**CHICKEN SHED**

With run.

THE LAND

In total the holding extends to around 8.5 ACRES or thereabouts. The land itself is level in nature and is split into six well managed and fenced paddocks with mature hedge and tree lined boundaries with ample natural shelter. The land has easy access from the yard and the outbuildings being ideal for Animal keeping or for Equestrian purposes. In all enjoying fantastic vista points over the Teifi Valley and perfect for any smallholder.



LAND (SECOND IMAGE)



POSITION OF PROPERTY



LAND (THIRD IMAGE)



POSITION OF PROPERTY (SECOND IMAGE)



THE HOMESTEAD



AERIAL VIEW OF PROPERTY



VIEWS OF TEIFI VALLEY



AGENT'S COMMENTS

Here we have an impressive country holding with great business opportunities.

TENURE AND POSSESSION


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

COUNCIL TAX

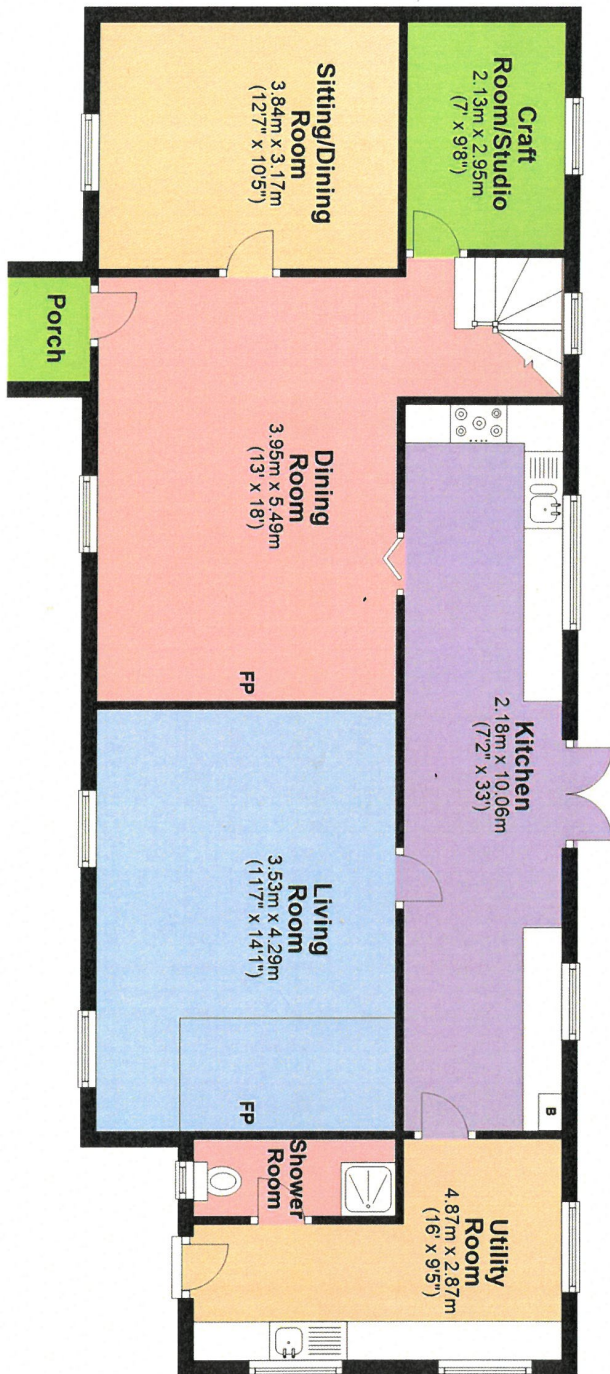
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band property - 'F'.

Services

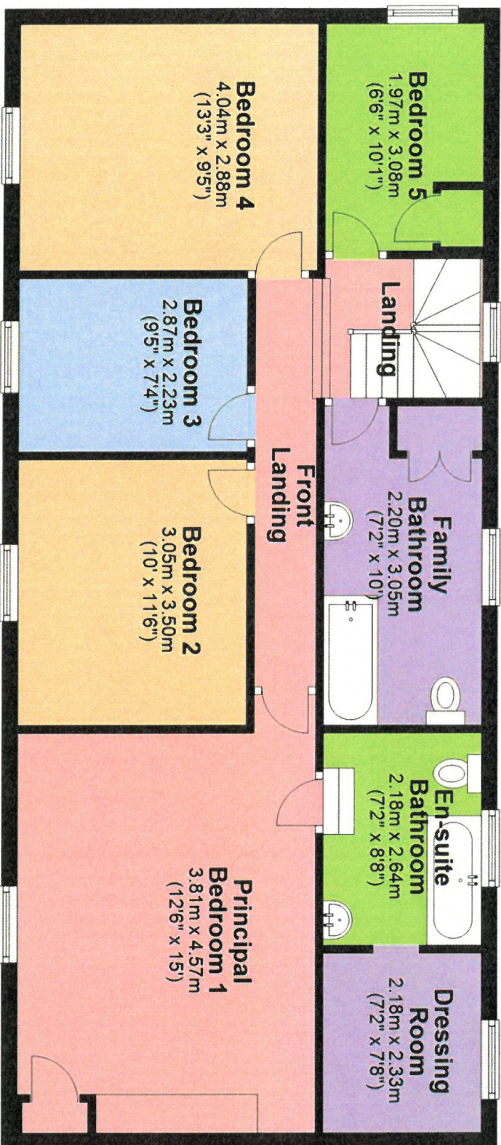
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, privately owned solar panels with a fed in tariff with an average annual income of £1,000, this providing electricity for the main farmhouse and both Cottages, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Fibre Broadband to the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



Total area: approx. 190.3 sq. metres (2048.7 sq. feet)

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

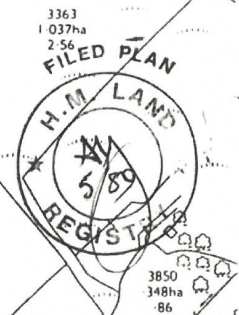
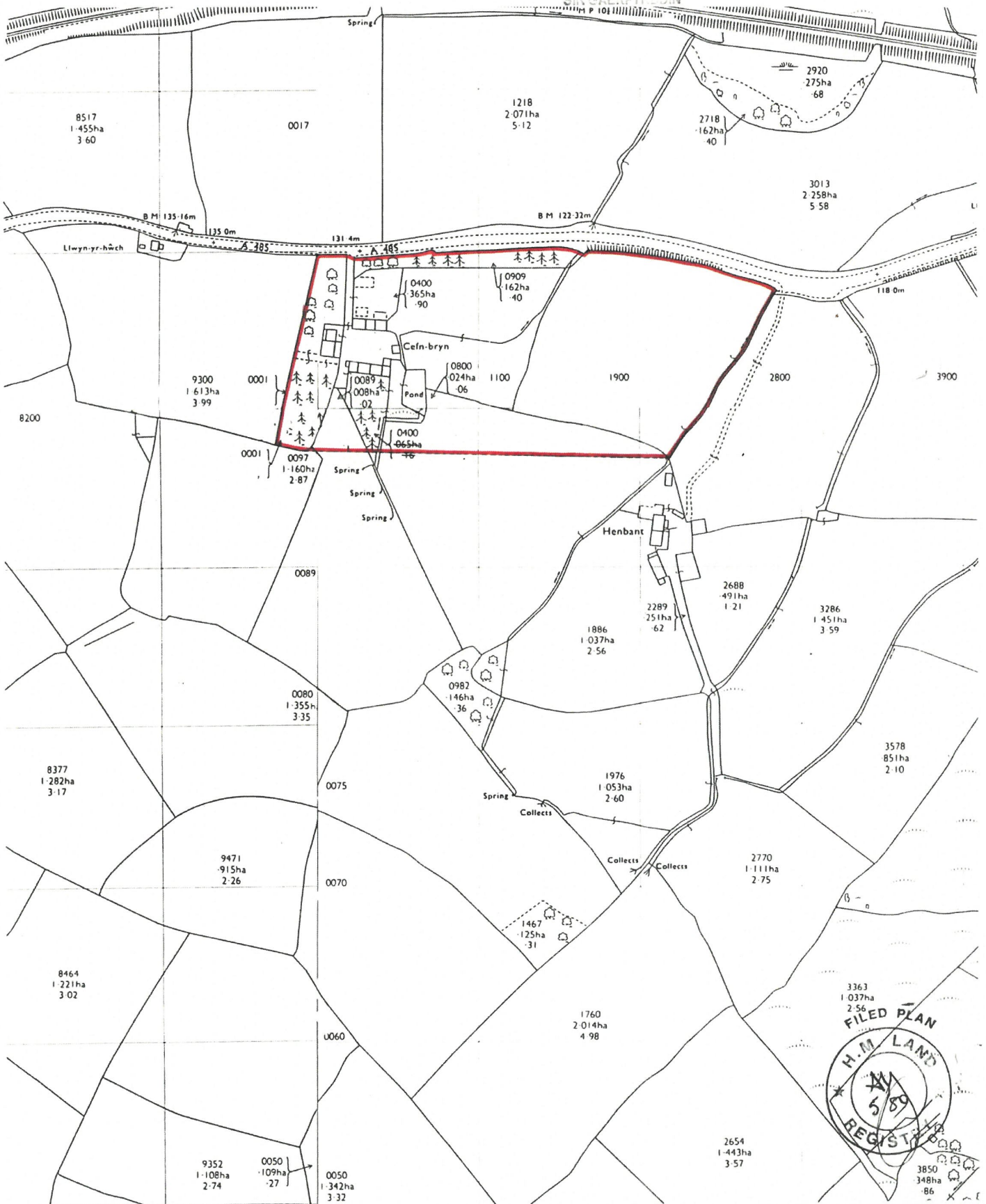
Ground Floor



Total area: approx. 95.6 sq. metres (1029.1 sq. feet)

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

H.M. LAND REGISTRY		TITLE NUMBER	
		WA457334	
ORDNANCE SURVEY PLAN REFERENCE	SN 5546-5646 SN 5545-5645		Scale 1/ 2500
COUNTY <u>DYFED</u>	DISTRICT <u>GARMARTHEN</u>	ADMINISTRATIVE AREA <u>GARMARTHENSHIRE</u> <u>SIR GAERFYRDDIN</u>	© Crown copyright



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.



Directions

From Lampeter take the A485 road along Bridge Street to Cwmann. At the former Cwmann Tavern Public House turn right onto the A485 for Carmarthen. Proceed out of Cwmann over a small hump back bridge and continue for a further mile, passing two lay-by's. The entrance for Cefn Bryn Farm will then be located thereafter on your left hand side.

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'.

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(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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