

A unique opportunity of a secluded and peaceful Hill farm with a traditional stone farmhouse and traditional farm buildings. Set within 103.934 aces. Ffair Rhos, Ystrad Meurig, West Wales.



Cruglas, Ffair Rhos, Ystrad Meurig, Ceredigion. SY25 6BN.

£745,000

REF: A/5511/LD

*** A unique opportunity *** Picturesque views *** Ready to move into *** Peaceful location *** Secluded Hill Farm *** 3 bedroomed traditional farmhouse ***

*** Traditional range of outbuildings with former Cow shed and stable range *** Traditional courtyard setup *** Set in its own land of approximately 103 acres *** Boundary fenced with a number of good sized enclosures *** Mixed use land with good grazing and hay fields with part rough grazing - Gently sloping pastures with capabilities of good grazing *** Small woodland area *** Easy access via a council maintained highway ***

*** 0.5 of a mile from the B4343 *** 2.2 miles from the village of Pontrhydfendigaid *** 8 miles from Tregaron *** 16 miles from the university town of Aberystwyth *** A dream move to create your very own farm *** Contact us today to view ***



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Location

The property is located in Mid Ceredigion. 16 miles South East of the University town, coastal resort and administrative center of Aberystwyth and 8 miles North from the market town of Tregaron. Cruglas is a secluded hill farm that is accessed via a council maintained single track highway which provides easy access for all kind of vehicles or machinery. The property and its location is unspoilt while overlooking untouched Welsh countryside.



General Description



Cruglas extends to 103 acres or thereabouts, with a traditional stone farmhouse within a peaceful and untouched valley setting with the benefit of having roadside frontage to a quiet single track council maintained highway. The farmhouse enjoys a large kitchen and living area with 3 bedrooms on the first floor.

Externally the property enjoys a range of modern and traditional stone outbuildings, which can all be used for a wide variety of uses from garages, workshops and housing machinery or livestock.

The land is of mixed grade pasture lands. Approximately 90 acres of the land is hill type grazing and is all within a ring fence with the remaining 13 acres is gently sloping permanent pasture and split into easily maintained paddocks, all being stock proof fenced and benefitting from natural free drainage. All the land being easily accessible from the council maintained highway. The property also benefits from small pockets of woodland.

The property in particular offers the following:

The Farmhouse

Access via a half glazed UPVC front entrance door.



Kitchen

15' 5" x 7' 10" (4.70m x 2.39m) with tiled flooring, floor and wall units with worktop over. Cooker with 4 ring hobs, stainless steel sink with drainer unit.



Rear Hall

With an airing cupboard housing a copper cylinder hot water tank.

Bathroom

11' 1" x 5' 4" (3.38m x 1.63m) A three piece suit comprising of a low level flush W.C., wash hand basin and a bath tub.



Utility Room



8' 9" x 7' 0" (2.67m x 2.13m) With space and plumbing for an automatic washing machine. Worcester oil fired boiler and a UPVC rear access door.

Living / Dining Room

25' 9" x 16' 2" (7.85m x 4.93m) A large open plan area, part quarry tiled flooring. Two large fireplaces with one housing a cast iron log stove. 4 radiators and a timber staircase leading to the first floor.





First Floor

Access via a timber staircase from the open plan living/dining room. Access to loft.

Bedroom 1

16' 2" x 13' 3" (4.93m x 4.04m) With exposed beams and radiator.



Bedroom 2

8' 8" x 15' 10" (2.64m x 4.83m) With exposed beams and

radiator.



Bedroom 3

6' 4" x 7' 10" (1.93m x 2.39m)



Externally

Farmyard



With a traditional courtyard setting with easy access from the council maintained highway with a mixture of modern and traditional stone outbuildings. The outbuildings comprises of:

Stone and Slate Stable

18' 10" x 24' 0" (5.74m x 7.32m) With loft over part.

Sheep Shed

37' 1" x 33' 10" (11.30m x 10.31m) of stone elevations under a corrugated iron sheet roof. Stable type timber door with UPVC double glazing windows.

Garage / Workshop

62' 0" x 12' 0" (18.90m x 3.66m) Block and steel construction with corrugated iron sheets with UPVC double glazed windows.

Garage

24' 8" x 15' 0" (7.52m x 4.57m) Block and timber construction.

Further Workshop / Garage:

36' 0" x 18' 0" (10.97m x 5.49m) Block and steel construction with corrugated iron sheets



Store Shed

24' 0" x 21' 0" (7.32m x 6.40m) Block and steel construction with corrugated iron sheets. Two double timber doors.



Stone Barn and Garage

45' 0" x 18' 0" (13.72m x 5.49m) Of stone elevations under a corrugated iron sheet roof, with a modern garage lean-to of block and corrugated steel elevations and roof.



Store Shed

25' 10" x 17' 8" (7.87m x 5.38m) Of timber and corrugated iron

Field Barn with Lean-to

20' 0" x 25' 0" (6.10m x 7.62m)

The Land

The land is set in one large block. Approx 90 acres of the land being hill type grazing as one block all within a stock proof ring fence. A no through quiet council maintained road runs through the middle of the land with cattle grids on the boundaries of the land. The land is all easily accessible.

The remaining 13 acres or thereabouts to the West of the homestead is of gently sloping permanent pasture. Spilt into easily maintained paddocks being stock proof fenced and benefiting from natural free drainage. Easy access for agricultural machinery to all paddocks from the council maintained no through road.

The property extends to approximately 103 acres or thereabouts.



the map - value.moved.remission

Services

We are informed that the property benefits from mains electricity, Private water, Private drainage and oil fired central heating.

Tenure and Possession

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

Council Tax

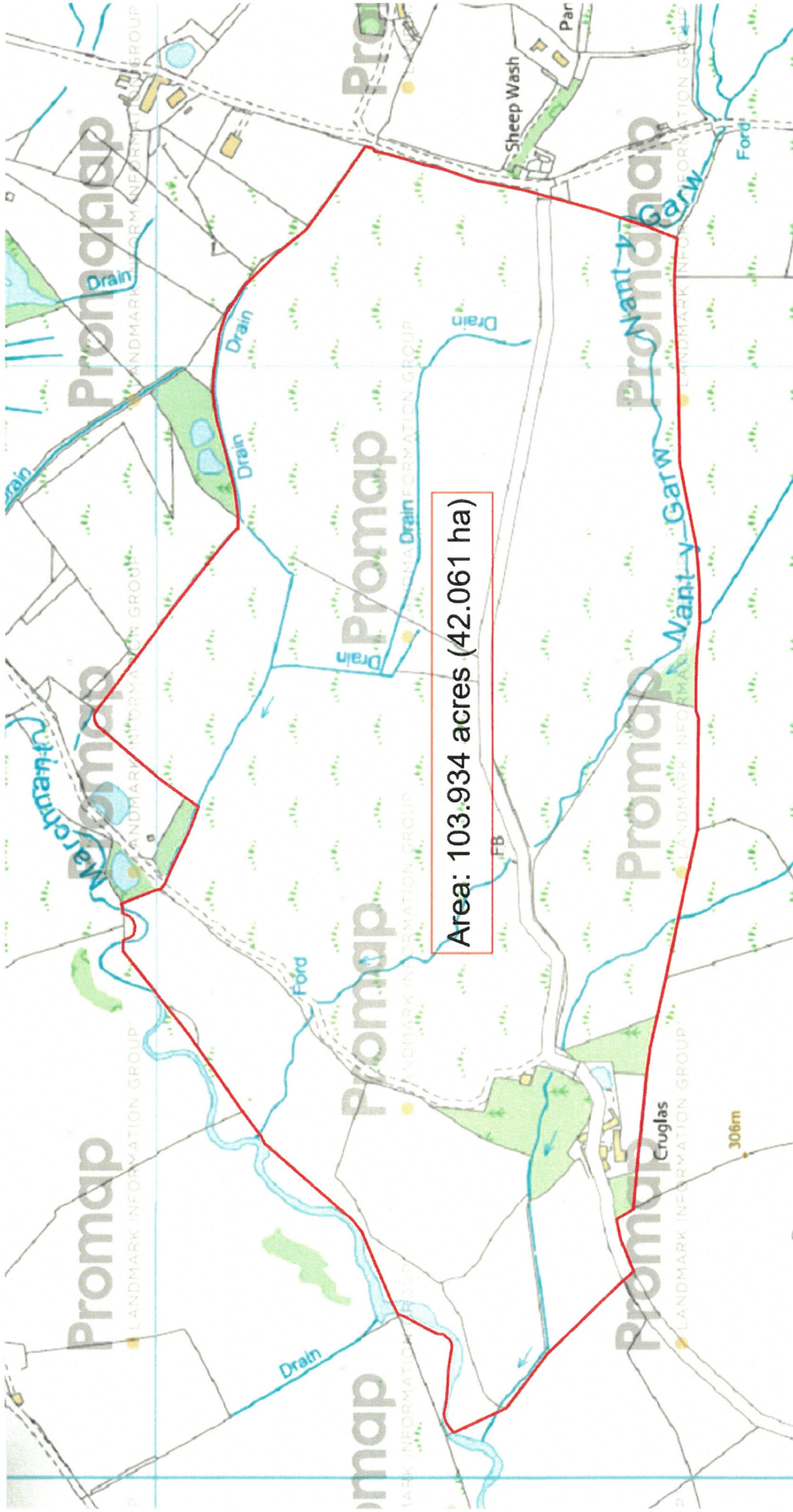
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - To be Confirmed

Money Laundering Regulations

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 License and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

What3words

what3words will point you to where the properties lies on



Area: 103.934 acres (42.061 ha)



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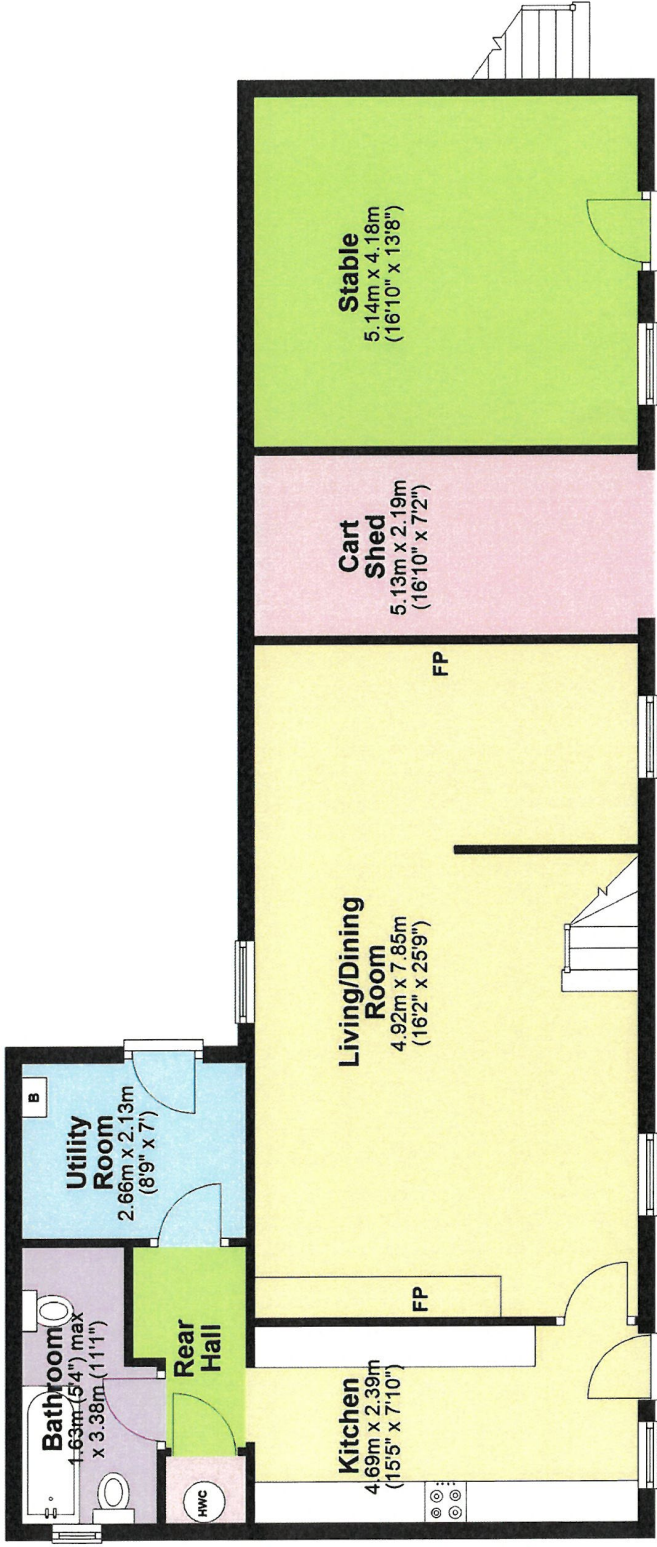
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 T Dŵan R Davies FMAEA FMAA Llŷon ap Dŵan Davies BA (Hons) MINEA, FMAA

Associates:
 Iwan Davies, Associate MINEA
 Neville Thomas, Associate

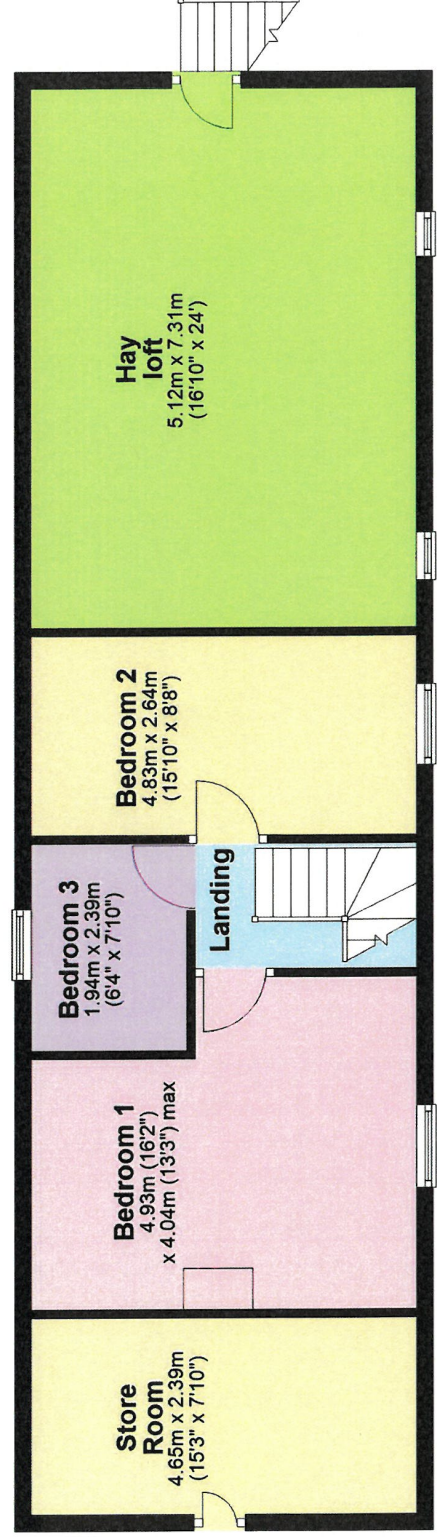
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For Identification Purposes Only

Ground Floor



First Floor



Total area: approx. 178.7 sq. metres (1923.1 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (43)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

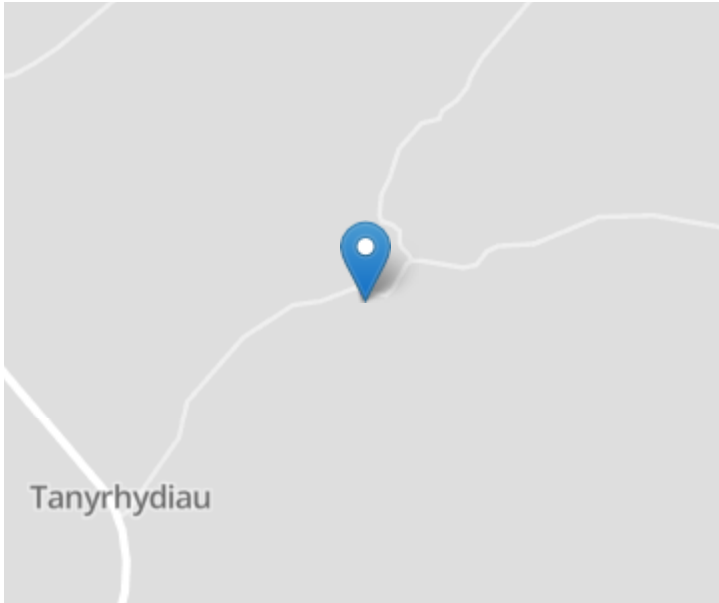
Any risk of coastal erosion? No

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

From Pontrhydfendigaid head North on the B4343 heading for Ffair Rhos. Continue on this road for approx 2 miles and take a right hand turning onto a no through road as identified by a Morgan and Davies arrow sign, Continue on this road for approx 0.3 of a mile and the property will be located on your right 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'.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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