

**** 200 Acre Coastal Farm, Early Growing Grazing Belt, Aberystwyth, Cardigan Bay, Mid Wales**



Tancastell Farm, Rhydyfelin, Aberystwyth, Ceredigion. SY23 4PY.

£2,000,000 Guide Price

A/5208/RD

**** 200 Acre Farm ** Coastal Frontage onto Cardigan Bay ** 1½ Miles to Aberystwyth Town Centre ** Great Redevelopment Opportunity ** Productive Pastureland in Early Growing Region ** Walking Distance to Aberystwyth South Beach ** One of the most renowned farms in the region to come to market in recent times ****

In a favoured location on the edge of town, a productive 200 acre farm comprising of a substantial former farmhouse (currently in two dwellings) together with mainly traditional outbuildings ripe for development.

The land is within short walking distance of the south beach, Aberystwyth. Aberystwyth is an important Mid Wales university and market town with employment opportunities at the university, Nation Library of Wales and Bronglais hospital. There is a good range of both local and national retailers at Aberystwyth in addition to all the major banks and secondary schools.



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GENERAL

The farm is located 1½ miles from the university and coastal resort of Aberystwyth in a delightful sheltered valley setting set off a private drive with extensive frontage to a council maintained road and just a short distance from the main A487 trunk road.

Seldom do farms become available on the early growing coastal belt. Part of the land at Tan y Bwlch is immediately adjacent to Aberystwyth south beach. The farm is easily accessible to the cycle path along the river Ystwyth and the popular All Wales coastal path (see plan).

The imposing and substantial stone and slate Georgian style farmhouse has a sheltered south facing location and is currently two separate dwellings, but can easily be converted back to a six bedroom farmhouse with its own grounds slightly isolated from the outbuildings.

The outbuildings are mainly traditional in nature (see photographs) and are ripe for development subject to the necessary consents being obtained.

The majority of the land is level, highly prolific and all land to pasture is capable of sustaining high stock levels throughout the year. Approximately 63 acres on the southern boundary is gently sloping Sheepwalk as highlighted on the plan.

The Farmhouses



The farmhouses which are in need of some modernisation provide the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

TANCASTELL NO 1.



Front Entrance

Side entrance door to:

Reception Hallway

with tiled floor and under stairs storage cupboard.

Kitchen/Dining Room

8' 9" x 20' 2" (2.67m x 6.15m) comprising single drainer stainless steel sink unit with mixer tap, basic base and eye level units and oil fired Rayburn. Plumbing for automatic washing machine, quarry tiled floor and windows to rear.





Living Room

20' 8" x 12' 7" (6.30m x 3.84m) fireplace with oak mantle and slate hearth, two windows to fore and recess cupboard.



FIRST FLOOR

Landing

with steps to:

Through Bedroom

6' 8" x 9' 0" (2.03m x 2.74m) with part sloping headroom and doors to:

Bedroom 1

12' 7" x 9' 0" (3.84m x 2.74m) with part sloping headroom and window to rear.



Shower Room

11' 1" x 7' 5" (3.38m x 2.26m) with part sloping headroom, WC, wash hand basin, bath and shower, window to rear.



Bedroom 2

11' 4" x 12' 7" (3.45m x 3.84m) with window to fore.



Bedroom 3

12' 9" x 15' 3" (3.89m x 4.65m) with window to fore.



TANCASTELL NO 2.



GROUND FLOOR

Reception Hallway

with doors to:

Living Room

16' 8" x 17' 0" (5.08m x 5.18m) (max) with open brick fireplace and room heating range set on a slate hearth. Under stairs storage cupboard and former access/connecting door to Tancastell 1. Door to:





Kitchen

10' 5" x 8' 8" (3.17m x 2.64m) comprising single drainer stainless steel sink unit, base units with integrated electric hob and cooker, eye level units and window to rear, tiled splashback and cooker point.



Sitting Room

10' 9" x 17' 2" (3.28m x 5.23m) with feature stone fireplace and window to fore.



FIRST FLOOR

Landing

with doors to:

Bedroom 1



10' 9" x 17' 0" (3.28m x 5.18m) with feature fireplace, slimline electric heater and window to fore.

Bedroom 2



6' 6" x 9' 2" (1.98m x 2.79m) with slimline electric heater and window to fore.

Bathroom

6' 3" x 5' 9" (1.91m x 1.75m) comprising WC, wash hand basin, bath with Aqua shoer over and screen, part tiled.



Bedroom 3

10' 8" x 16' 3" (3.25m x 4.95m) with slimline electric heater and window to fore, former access to Tancastell 1.



EXTERNALLY

THE OUTBUILDINGS

Slightly isolated from the farmhouses and briefly comprise of a range of traditional outbuildings comprising of:

- * Former wash house/Cart house.
- * Granary.
- * Stables and cow shed, some with loft over within a courtyard.
- * Cavity block loose boxes 15' x 32'.
- * 4 bay brick built loose box 48' x 22'.
- * Former cow shed 16' x 65'.
- * 5 bay hay barn and further corrugated iron hay barn.





THE LAND

A single block of land extending in total to 200 Acres or thereabouts. The land extends from the public highway on the eastern boundary to the Tanybwllch beach or Cardigan Bay to the west and the river Ystwyth and cycle path towards the northern boundary.

63 acres along the coastal boundary is elevated and sloping in nature and best described as useful sheep walk rising to about 144m above sea level and bordering the popular All Wales Coastal Path.

The remainder of the land is level in nature appearing to be highly productive and more suitable for growing a range of forage crops. The land is suitable for grazing livestock most of the year. Approximately 32 acres extending to High Water Mark is designated as a SSSI.







TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING REGULATIONS

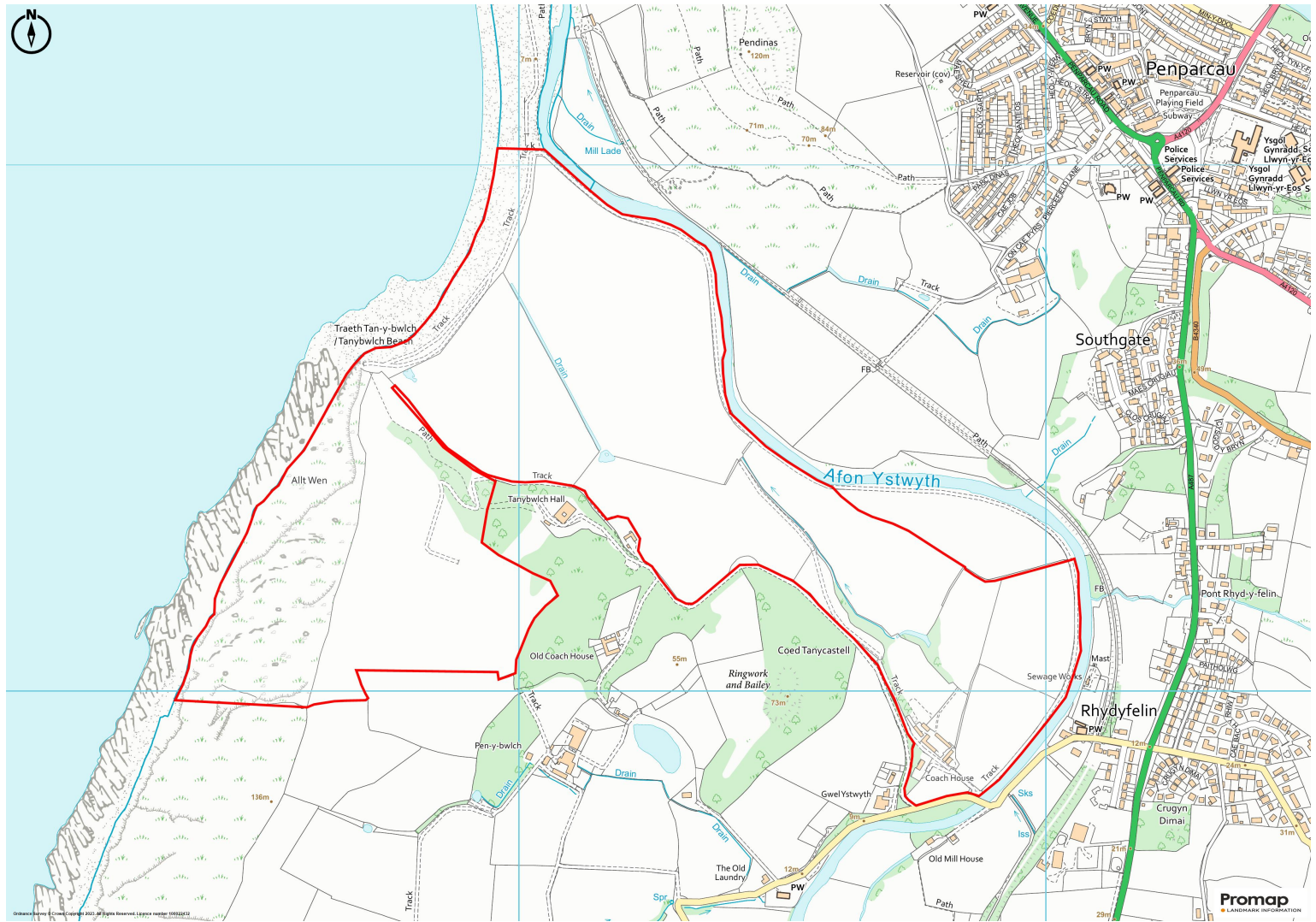
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

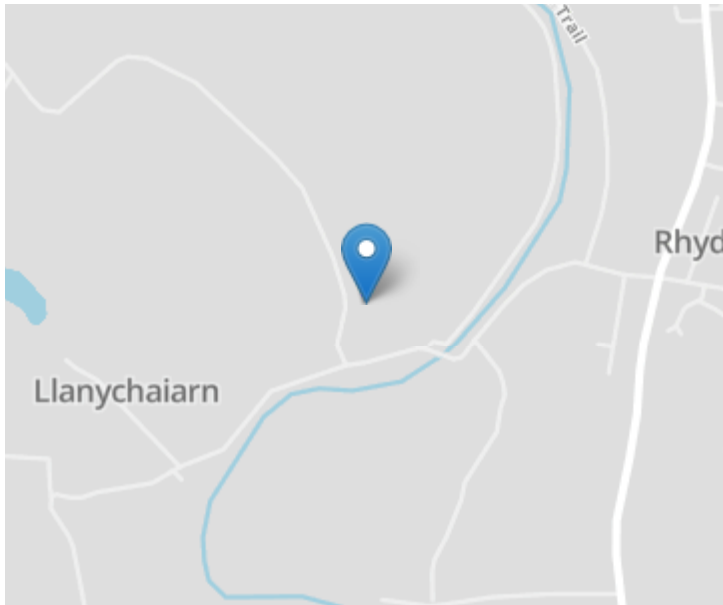
Services

Mains electricity and private water source. A mains supply is nearby. Private drainage.

The farm is freehold with vacant possession on completion.

Council Tax Band D (per property).





Directions

From Aberystwyth proceed south for approximately 2 miles on the A487 coastal trunk road to Rhydyfelin. At the crossroads, turn right and proceed for approximately $\frac{1}{4}$ of a mile before turning right to Tancastell immediately after the bridge.

(OS grid reference SN58803 78908)

For further information or to arrange a viewing on this property please contact :

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