





Overview

The farm extends to 94 acres comprising a 3-bedroom traditional Welsh farmhouse, in need of renovation and modernisation, a range of both traditional stone cowshed and barns, with excellent potential for conversion, subject to obtaining the necessary planning consents, and further modern farm / equestrian buildings.

The land in all amounts to approximately 90 acres surrounding the home stead and in its entirety ranges from gently sloping to level pasture with some low-lying parcels to the southern boundary, suitable for mowing / cutting and grazing.

Location

Pantrhew Fawr lies in Llwynygroes, an unspoilt small rural village in Mid Ceredigion, situated 10 miles inland from the popular Cardigan Bay / Ceredigion Coastline at Aberaeron, whilst being 5 miles equidistance from the University Town of Lampeter and the Market Town of Tregaron. The popular local village of Llangelynwedd lies within 2.5 miles offering a primary school, village shop, public house and places of worship.



FARMHOUSE

Being a detached two storey dwelling of a traditional stone construction, under a pitch slate roof, benefitting from rendered external elevations and UPVC double glazing and rainwater goods.

The farmhouse is set overlooking the farmyard and benefits from a forecourt garden laid to lawn with patio area, flower beds and shrubs, along with a side parking area. A further garden area with greenhouse is set away from the main garden.

Internally, the farmhouse briefly comprises the following:

Entrance Hall: 1.84m x 2.57m (6' 0" x 8' 5")

Door to front and stairs to first floor.

Parlour: 3.83m x 4.46m (12' 7" x 14' 8")

Window to front, fireplace and radiator.

Living Room: 4.66m x 5.09m (15' 3" x 16' 8")

Windows to the front and side, carpet flooring and stone fireplace with electric fire.

Kitchen - Breakfast Room: 3.95m x 3m (13' 0" x 9' 10")

Oil fired Stanley / Rayburn supplying hot water and heating.

Door to side, window to side, tiled flooring and storage cupboards.

Galley Kitchen: 4.55m x 2.16m (14' 11" x 7' 1")

Base and wall units, with integrated electric cooker and hob, extractor fan above, stainless steel sink and plumbing for washing machine.

Window to rear and skylight above.

Family Bathroom: 2.12m x 2.16m (6' 11" x 7' 1")

Bath tub, W.C, wash hand basin and radiator. Window to front.





First Floor

First Floor Landing. Radiator. Attic hatch.

Bedroom 1: 2.91m x 4.66m (9' 7" x 15' 3")

Window to front, carpet flooring, storage cupboard and radiator.

Bedroom 2: 2.28m x 3.46m (7' 6" x 11' 4")

Window to front, carpet flooring and radiator.

Bedroom 3: 4.17m x 4.63m (13' 8" x 15' 2")

Window to sides and front, carpet flooring and radiator.

Attic / Airing Cupboard: 3.68m x 4.07m (12' 1" x 13' 4") Window to side, hot water tank and original floor boards.

EXTERNALLY

Adjoining Former Coal Shed / Log Store

Traditional stone construction attached to the rear of the farmhouse under a pitched slate and sheeted roof, comprising:

Coal Shed: 4.68m x 4.00m (15' 4" x 13' 1")

Store: 4.95m x 2.26m (16' 3" x 7' 5")

Adjoining Carport: 3.63m x 5.05m (11' 11" x 16' 7")

Traditional stone and concrete block under a corrugated iron sheeted roof. Housing oil tank.





Outbuildings

Former Dairy: 2.03m x 2.95m (6' 8" x 9' 8")

Brick built, fibre cement roof, timber door and windows.

Former Cowshed 1

Traditional stone construction under a pitched slate roof, part of which is in poor order. The building offers excellent conversion potential, subject to obtaining the necessary planning consents, extending to 4.84m x 16.59m (15' 11" x 54' 5").

Adjoining Former Calf Shed: 4.85m x 5.92m (15' 11" x 19' 5")

Concrete block construction under a corrugated iron sheeted roof. Poor order.

Former Cowshed 2

Traditional stone build under a pitch slate roof, benefiting from loft storage.

Pen 1: 4.64m x 3.43m (15' 3" x 11' 3") - 2 stalls

Pen 2: 5.23m x 3.34m (17' 2" x 10' 11") - 2 stalls

Open Area: 5.97m x 8.88m (19' 7" x 29' 2") 4 loose boxes/enclosures.

Pen 3: 5.33m x 8.51m (17' 6" x 27' 11")

Lean-to Log / Hay Store

Log Store: 5.89m x 2.27m (19' 4" x 7' 5")

Hay Store: 5.84m x 2.43m (19' 2" x 8' 0")

Modern Loose Housing Building

Concrete block construction under a pitched corrugated iron sheeted roof and split into four enclosures extending to 7.21m x 17.86m (23' 8" x 58' 7").





Dutch Hay Barn and Lean-to

6-Bay Hay Barn being of a corrugated iron clad, with part box profile sheeted elevations and concrete block walls, and concrete floor, extending to 6.14m x 29.20m (20' 2" x 95' 10") and lean-to extending to 5.02m x 24.90m (16' 6" x 81' 8").

Silage Clamp: Earth bank and concrete floor.

Former Dog Kennels



Farmland

The land is ringfenced around the farmstead, contained in easy to manage stockproof fenced enclosures with strategically placed water troughs.

The land is gently sloping to level in nature, being laid to pasture, suitable for cutting / mowing and grazing, and classified as freely draining slightly acid loamy soils. The area of low-lying land along the southern boundary is suitable for seasonal grazing and cutting, with scope for improvement and is classified as slowly permeable seasonally wet acid loamy and clayey soils.

The majority of the land is classified as Grade 3b with areas of Grade 4 land according to the Agricultural Land Classification Map 2 produced by the Welsh Government.





Further Information

Tenure

We understand that the property is held on a Freehold basis.

Energy Performance Certificate

EPC Rating F (26).

Services

We understand the property benefits from mains electricity, both a mains water and private supply along private drainage via a cess-pit. None of the services have been tested.

Council Tax Band

Band D - approx £2,200 per annum for 2025-2026 for Ceredigion County Council.

Wayleaves, Easements and Rights of Way

The property is sold to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

I.A.C.S

We understand the property is registered.

Basic Payment Scheme

We understand that all the agricultural land is registered for the Basic Payment Scheme.

IMPORTANT NOTICE: Rees Richards & Partners gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rees Richards & Partners does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Planning

All planning related enquiries to Ceredigion County Council Planning Department. Neuadd Cyngor, Ceredigion, Penmorfa, Aberaeron, SA46 0PA. Tel: 01545 570881

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £900,000.

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Rhys James at Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021
Email: rhys.james@reesrichards.co.uk

What 3 Word / Post Code

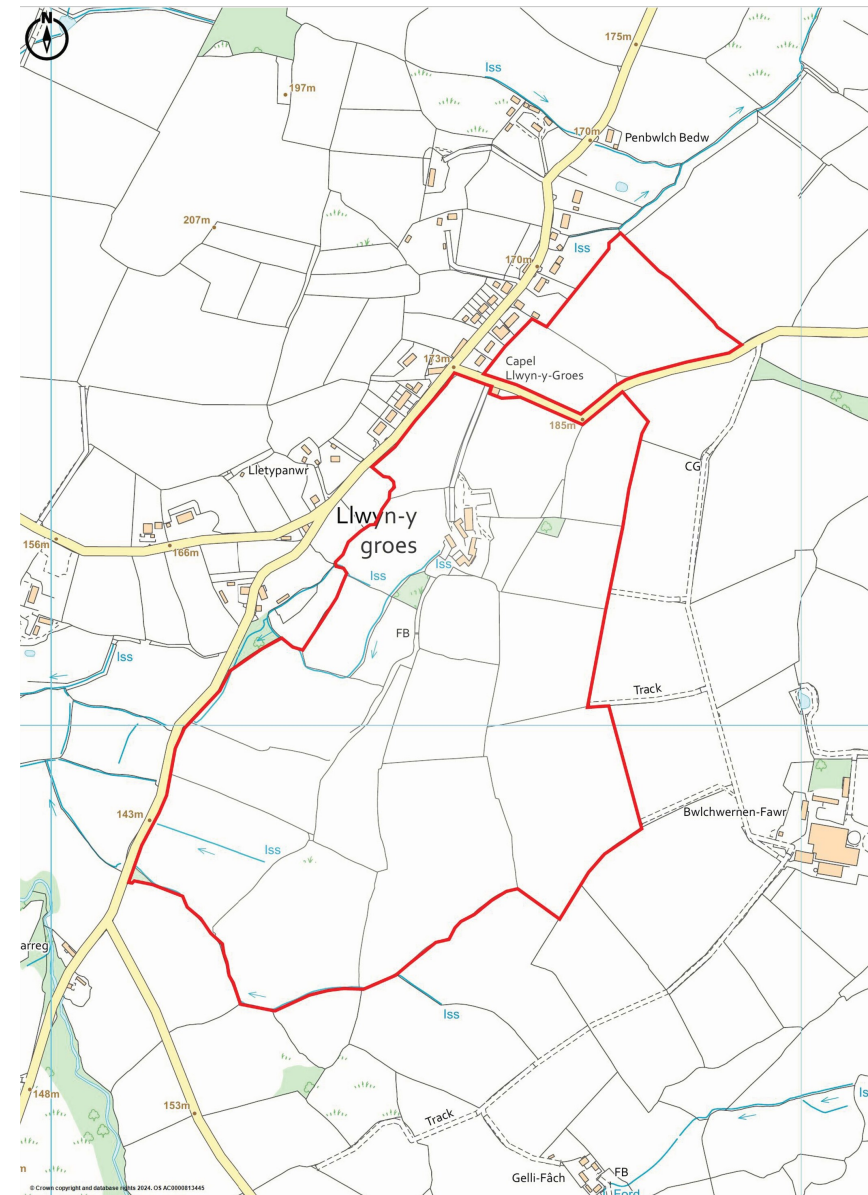
unless.dolly.evaded / SY25 6QA

Local Authority

Ceredigion County Council, Neuadd Cyngor, Ceredigion, Penmorfa, Aberaeron, SA46 0PA. Tel: 01545 570881

For identification purposes only

For identification purposes only



Floorplan

Ground Floor



First Floor







Swansea Head Office
Druslyn House
De la Beche Street
Swansea
SA1 3HH
Tel: 01792 650705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ
Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX
Tel: 01834 526 126

DX: 39568 SWANSEA1
F: 01792 468 384
property@reesrichards.co.uk
reesrichards.co.uk

