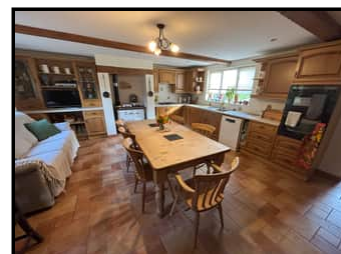


A very well situated and exceptionally appealing small farm of 36.8 acres just 1.5 miles from Cardigan.



Cwmarch Farm, Penparc, Cardigan, Ceredigion. SA43 2AB.

£875,000

A/5552/AM - GUIDE PRICE -O.N.O.

A beautifully situated small farm having diverse appeal for agricultural, residential or commercial purposes. Conveniently positioned just 0.5 mile off the main arterial coast road and close to the Teifi Valley and coastline.*** The property is well equipped and has a comfortably appointed family farmhouse with character accommodation, 5 bedrooms, 2 bathrooms.*** There is an excellent comprehensive range of traditional stone and slate farm buildings including an office, workshop, storage facilities and animal housing and an extensive range of more modern general purpose buildings that serve and appeal to a wide range of potential users.*** This includes a modern detached 2,400 sq. ft. building. *** There is healthy prolific pastures surrounding the homestead giving a good level of privacy with a private drive all in a delightful setting close to the coast.*** In total 36.814 acres (14.898 ha).***



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Location

Cardigan is a very popular coastal town on the North Ceredigion coast close to the Pembrokeshire border with Ceredigion and lies on the A487 coast road. The property lies 0.5 mile South of the A487 at the village of Penparc which offers a good range of amenities with a wider range of facilities at Cardigan, which lies on the Ceredigion coastline.



Property Description

The placing of Cwmarch on the open market provides prospective purchasers with a rare opportunity of acquiring a particularly convenient small farm in a sought after location within easy and close proximity to amenities of the area just 1.5 miles from the town of Cardigan in the lower Teifi Valley and close to the Ceredigion Heritage coastline. The village of

Penparc lies within walking distance and is in a very popular coastal position and offers a wide range of amenities including junior school, garages, convenient store and petrol station and Places of Worship. The farmhouse is very comfortably appointed, family proportioned and built traditionally of stone and slate and commands a position overlooking the farmyard which is clean and well presented. It is set within its own attractive landscaped gardens with various outhouses. The farmhouse benefits from full double glazing and is oil fired centrally heated with 5 bedrooms and 2 bathrooms. There is a most useful range of general purpose buildings which suit agricultural lifestyle purposes, equestrian or commercial use and ideal for those seeking a property with diverse and lifestyle appeal. The buildings are further complimented by a modern recently constructed general purpose building of some 2,400 sq. ft, ideal as a workshop or for business use purpose.





The Land Description

The land lies healthy and prolific and surrounding the homestead, so as not to detract from the residential qualities of the holding and approached via its own clean private drive which helps to provide around the year services. There is two small ponds located on the land with a small conservation area. This is a very appealing diverse property which is worthy of early inspection by the discerning buyer.



The Farmhouse

Built traditionally in the solid stone local manner with rendered elevations under a Welsh slated roof and incorporating various original features complimented by more modern amenities and facilities for family occupation. It provides more particularly as follows:-



Side Entry Hall

8' 9" x 6' 8" (2.67m x 2.03m) with built-in cupboards, Belfast sink, flagstone floor,



Cloakroom off

With w.c. and half tiled.

Rear Boot room

9' 1" x 4' 6" (2.77m x 1.37m) with separate rear entry door.

Kitchen/Diner

21' 7" x 18' 0" (6.58m x 5.49m) with fireplace incorporating a Rayburn Oil Fired Range. Fitted floor and wall cupboard with single drainer sink unit. 4 ring LPG gas hob, automatic dishwasher space, fan over and eye grill. Tiled floor.



Utility room

8' 2" x 6' 1" (2.49m x 1.85m) with single drainer sink unit, fitted cupboards and space for automatic washing machine.



Inner Hall

With flagstone floor, radiator, 2 built in cupboards, built-in airing cupboard with Grant oil fired central heating boiler.

Walk-in Victorian style Pantry

14' 4" x 7' 1" (4.37m x 2.16m) with flagstone floor, original salting slabs and fitted shelves.



Living room

14' 3" x 15' 4" (4.34m x 4.67m) With Inglenook feature fireplace with exposed beam incorporating various bread ovens and a log burning stone. Built-in glazed corner unit exposed beamed ceiling.



Hallway

With black and red quarry tiled floor, radiator, exposed beams.

Front Conservatory

19' 5" max x 9' 3" (5.92m x 2.82m) With doors to exterior. Ceramic tiled floor, two radiators. Double glazed windows and Velux window to roof.



Front Reception room/Parlour

14' 5" x 10' 7" (4.39m x 3.23m) With radiator and original fireplace.

First Floor

The first floor is approached by a traditional staircase with a spacious galleried landing.

Bedroom 1



Bedroom 2

14' 2" x 11' 2" (4.32m x 3.40m) With radiator.



Bedroom 3 (single)

7' 8" x 6' 6" (2.34m x 1.98m) With radiator.



Bedroom 4

15' 0" x 11' 0" (4.57m x 3.35m) With radiator.

Rear Landing

With built-in airing cupboard, copper cylinder and electric immersion heater and separate Linen cupboard.

Family Bathroom

8' 8" x 7' 3" (2.64m x 2.21m) Fully tiled with pedestal wash hand basin. Panelled bath, low level flush w.c., electric shower over bath, radiator.



Main Bedroom Suite with Second Bathroom

8' 1" x 7' 4" (2.46m x 2.24m) With shower, w.c. and wash hand basin.



Dressing room

7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom 5

17' 7" x 14' 4" (5.36m x 4.37m) With built-in wardrobe and radiator.

Externally

The property is approached over its own private hard based concrete drive over a cattle grid from a Council maintained

roadway. The yard is divided into several separate areas which comprise of extensive concrete gravelled and tarmacadamed areas which serve a wide compliment of farm building, the grounds and amenity areas of the farm. Surrounding the farmhouse are attractive well manicured gardens which provide lawns, well stocked flower beds, fruit trees with post and rail fencing and vegetable growing beds and patio.

Range

70' 0" x 16' 0" (21.34m x 4.88m) A Range adjoins the farm yard of stone and slate construction comprising Y Gegin Fach (The Little Kitchen) which is converted as an office which has its own Inglenook fireplace and flagstone floor and exposed beamed ceiling and ideal for home working.

The remainder of this Range is divided into various pens and loose boxes.



Modern Steel Framed Building/Workshop

60' 0" x 40' 0" (18.29m x 12.19m) With concrete floor, asbestos cement clad roof and electricity connected.



Range Number 2 on opposite side of Farmyard

Comprises of



Lean-to

30' 0" x 12' 2" (9.14m x 3.71m) divided into various parts including former dairy and tank room.

Stone and Slate Range

40' 0" x 18' 0" (12.19m x 5.49m) Comprising of a barn and former stable.

Rear Range of buildings comprise

General Purpose Buildings

52' 6" x 33' 0" (16.00m x 10.06m) Of steel, cement, asbestos and concrete floor and part block.



Further Barn

48' 0" x 23' 0" (14.63m x 7.01m) Of block, concrete and cement asbestos roof.

Lean-to

28' 0" x 51' 0" (8.53m x 15.54m)

Further Barn

28' 0" x 16' 7" (8.53m x 5.05m) (These buildings have been in the past utilised for cattle and animal housing and are ideal for Stables or livestock rearing or storage purposes.)

These buildings are served from concrete yards which are all gated.

In all a very useful Range of outbuildings.

The Land

The land is divided into numerous healthy all free draining enclosures which are ideal for grazing or amenity purposes and have a wide diversity of appeal.

In all an exceptional holding in a particularly convenient location lying just 200 m above sea level and in an area ideal for those seeking a lifestyle and alternative use opportunities.



Land Plan



Money Laundering

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.

Viewing

The property is 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

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

Services

Mains water, mains electricity, private drainage to septic tank, oil fired central heating. There are no footpaths.



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MATERIAL INFORMATION

Parking Types: Garage.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

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

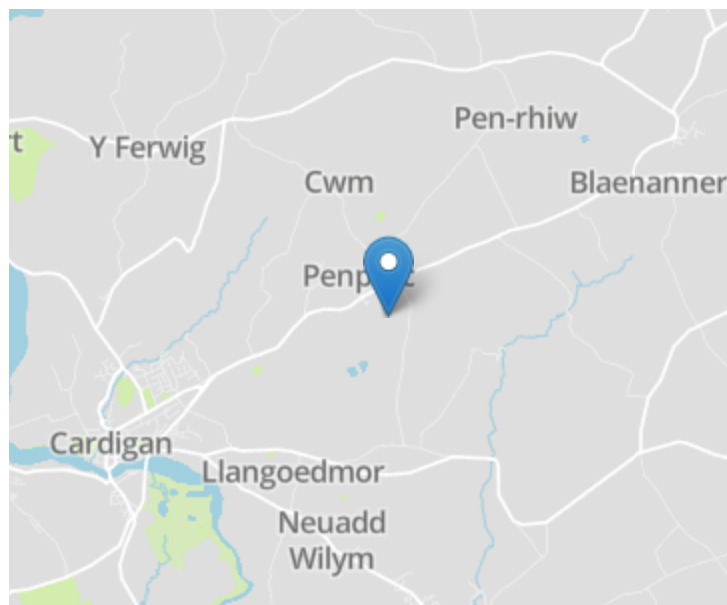
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? Yes

Construction Type

Traditional



Directions

The property is best approached by taking the A487 North from Cardigan into the village of Penparc, by Robert Davies motors, the smaller of the two garages on the right hand side turn right for Llangloedmor. The entrance to the property is the second entrance on the right hand side signposted Cwmarch. Proceed over the cattle grid down to the homestead.

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

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