

*34 acre smallholding set in rural surroundings & peaceful countryside. Trefenter. Near Aberaeron/Aberystwyth/Tregaron. West Wales.*



**Morfa Du, Trefenter, Aberystwyth, Ceredigion. SY23 4HE.**

**£595,000**

**Ref A/5364/RD**

**\*\* Historic 34 acre smallholding \*\* Peaceful and rural setting with distant views to coast \*\* Private lane access \*\* Spacious 3/4 bed character farmhouse \*\* Ideal for those seeking a change of pace and life \*\* Suitable for those with an equestrian interest \*\* Recent grant insulation and heating work \*\* A great character smallholding set in a wonderful rural location that must be viewed to be appreciated \*\***

The property is situated near the hamlet of Trefenter conveniently positioned between the larger villages of Bethania and Llangwyrhaf. The village relies on nearby Llanrhystud for its day to day needs including primary school, village shop and post office, mini supermarket, petrol station, local public houses, excellent public transport connectivity and access to the West Wales coastline. The university town of Aberystwyth is some 25 minutes drive from the property with a wider range of local amenities and services including regional hospital, Network Rail connections, National Library, Welsh Government and council offices, retail parks, traditional high street offerings, supermarkets, industrial estates and large scale employment opportunities.



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## GENERAL

A 34 acre historic smallholding strategically positioned between the larger towns of Aberystwyth, Tregaron and Aberaeron with the Cardigan Bay coastline being within 20 minutes drive of the property.

The property boasts a period character original farmhouse which has been subject to modernisation in recent time including grant insulation work and new air source heating system.

The 34 acres surround the property around the private lane owned by Morfa Du.

## ACCOMMODATION

### To Front

Accessed via glass door into:

### Lounge

15' 1" x 17' 6" (4.60m x 5.33m) into a character living room with feature log burner with stone wall surround, red and black quarry tiled flooring, window to front, radiator, part tongue and groove panelling to walls, open staircase to first floor, connecting door into:





## Ground Floor Bedroom 1/Dining Room/Study

7' 1" x 18' 1" (2.16m x 5.51m) double bedroom, window to front, radiator, tiled flooring, log burner on slate hearth, connecting door into:



## Bathroom

16' 8" x 9' 7" (5.08m x 2.92m) recently refurbished to provide a modern bathroom suite with feature central jacuzzi bath, 1600mm wide shower unit with side glass panel, dual aspect windows to front and side, tiled flooring, radiator, spotlights to ceiling.



## Kitchen

7' 3" x 18' 4" (2.21m x 5.59m) accessed from the lounge area with oak effect base and wall units, 1½ stainless steel and drainer with mixer tap, space for electric oven, plumbing for dishwasher, tiled flooring, radiator, external door to side garden, spotlights to ceiling.







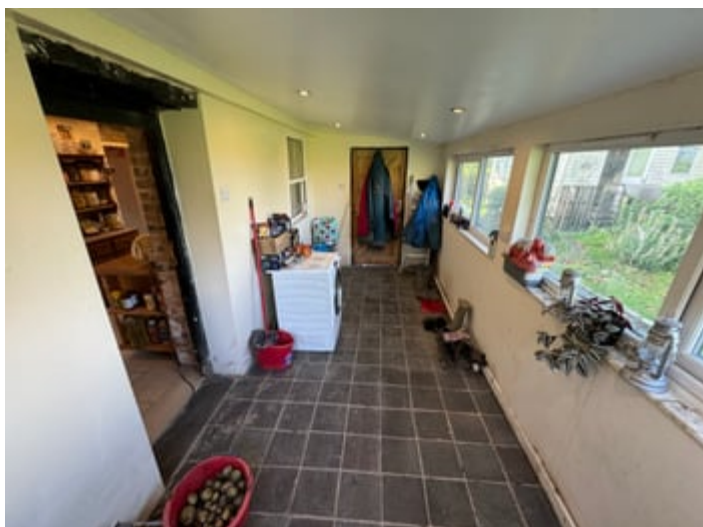
### Utility Room/WC

7' 1" x 6' 9" (2.16m x 2.06m) with plumbing for washing machine, WC, Belfast sink with mixer tap, side window, fully exposed stone walls, heated towel rail, tiled flooring.



### Rear Porch

6' 7" x 16' 8" (2.01m x 5.08m) with external door to garden, quarry tiled flooring, rear windows to garden, spotlights to ceiling, radiator.



## FIRST FLOOR

### Landing

With access to loft, part tongue and groove panelling to walls, radiator, exposed timber flooring.



### Bedroom 2

8' 8" x 14' 8" (2.64m x 4.47m) double bedroom, window to front, timber flooring, part tongue and groove panelling to walls, radiator, multiple sockets.







### Bedroom 3

5' 6" x 8' 4" (1.68m x 2.54m) currently used as a linen room with window to front, radiator, multiple sockets, timber flooring.

### Bedroom 4

6' 8" x 14' 7" (2.03m x 4.45m) double bedroom, open fireplace with slate hearth, timber flooring, window to front.



## EXTERNAL

### HOUSE GARDEN

Front and rear garden area predominantly laid to lawn with distant sea views to the coast, side static caravan used for storage purposes







## PROPERTY ENTRANCE

The property is approached via its own private gravel driveway with land owned by the property on one side and leading through to the farmyard.



## FARMYARD

### Workshop

24' 0" x 18' 0" (7.32m x 5.49m) of timber construction with zinc cladding with vehicle inspection pit, side windows, concrete base, multiple sockets, connecting door through to:



### Store Room

7' 3" x 17' 7" (2.21m x 5.36m) concrete base, zinc cladding, dual aspect windows to front and side, side rain water collection point with electric pump for water supply to stables.

### Stable Building

24' 0" x 41' 0" (7.32m x 12.50m) 3 loose boxes and 2 folding boxes, open ended to front.





### Side Hay Barn

Open ended to front.



### YR HEN MOFRA DU

16' 0" x 42' 0" (4.88m x 12.80m) Stone and slate range being the former workers cottage being capable of reinstatement with notable features such as the original fireplace, this would be subject to the necessary consent. Split into 2 separate rooms with 2 stable loose boxes, side window, water connection, connecting door into:



### Store Room

With period open fire, side stable door to farmyard.

### Zinc Lean-To

27' 0" x 18' 0" (8.23m x 5.49m) Zinc panel timber frame building, open ended to front and used for storage purposes.

### Storage Containers

3 x 20' storage containers.



## THE LAND

Totalling 34 acres and split into 6 different fields with gravelled track entrance to each field allowing dry feeding areas.







## DUCK POND

Side duck pond located between the house and the farmyard.



## 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

Services - the property benefits from mains water and electricity. Private drainage. Air source central heating

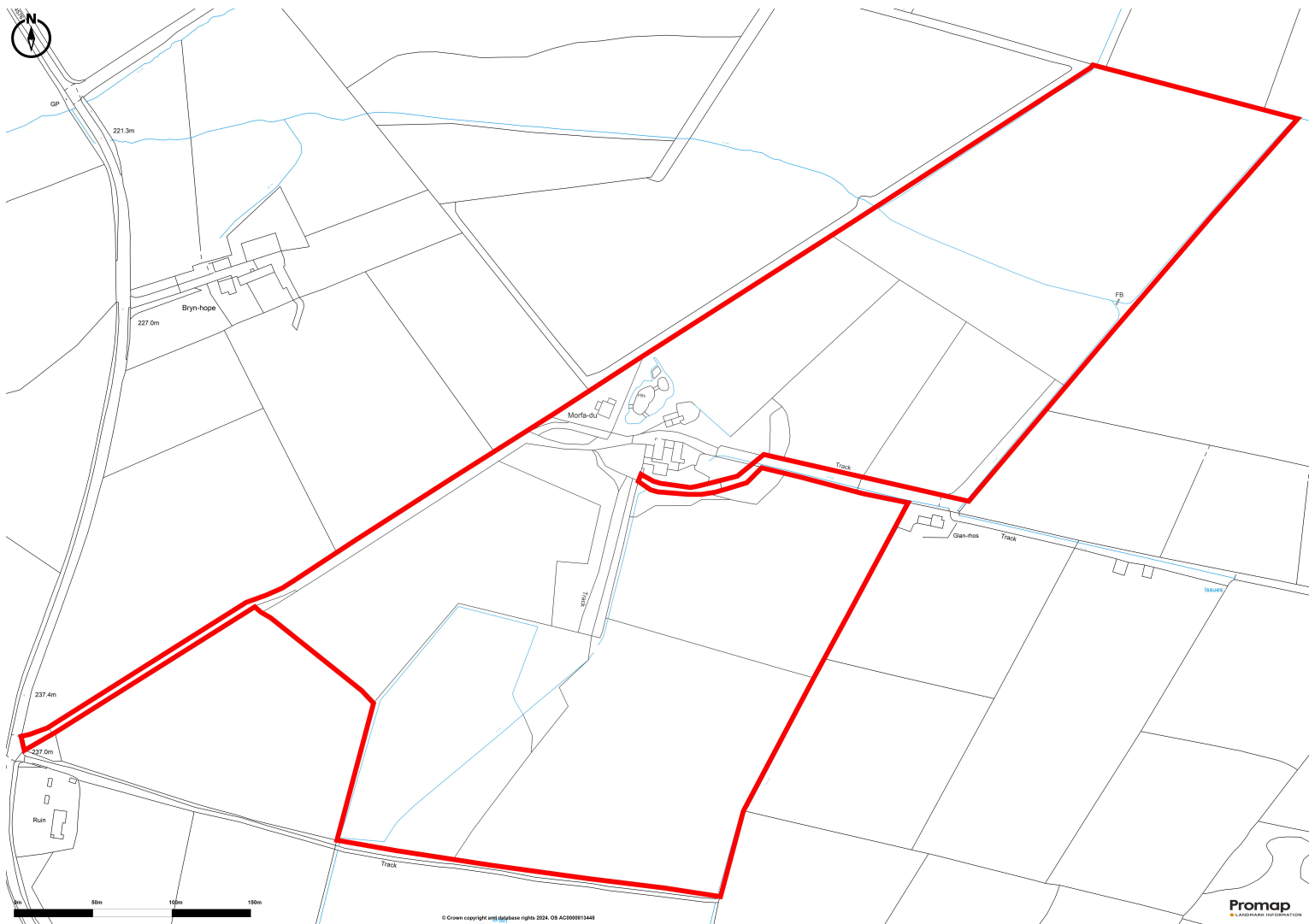


system.

Council tax band - D.

Tenure - Freehold.





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## MATERIAL INFORMATION

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**Council Tax:** Band D

**Council Tax:** Rate 1354

**Parking Types:** Driveway. Private.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** C (73)

**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

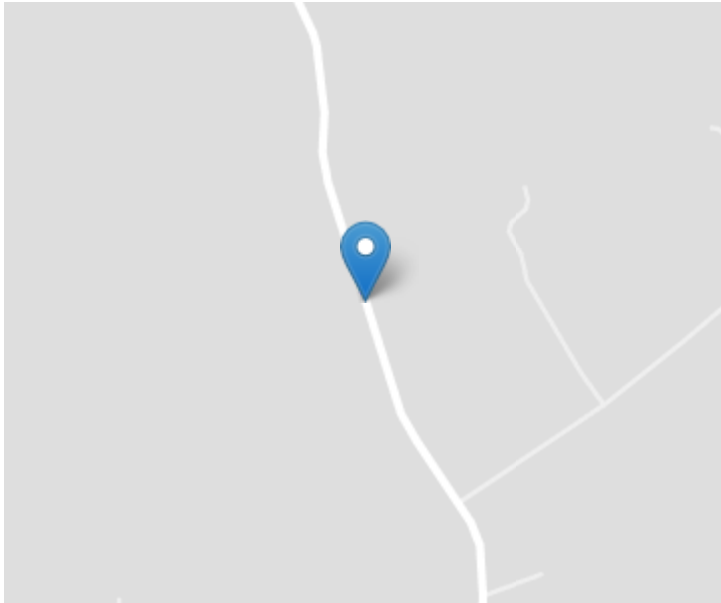
**Is the property listed?** No

**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

The property is best approached from Aberaeron by taking the A487 north. Turn right on the B4577 signposted Penant/Tregaron and continue through the villages of Pennant, Cross Inn and on reaching Bethania turn left onto the B4576 signposted Llangwryfon. Continue for approximately 3 miles and after a sharp right hand turning for Trefenter (don't turn for Trefenter -follow the B4576) the property is the next lane after approximately ½ mile on the right hand side identified by the access lane for Morfa Du.

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         | 100   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            | 73      |   |
| (55-68) <b>D</b>                            |         |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| 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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