

*Attractive period 33 acre Smallholding on the banks of the River Teifi. Llechryd. Near Cardigan.  
West Wales.*



**Vaynor Farm, Llechryd, Cardigan, Pembrokeshire. SA43 2PN.**

**£835,000**

**A/5299/RD**

**\*\* Attractive 33 acre smallholding \*\* Character period farmhouse with outstanding views over the Teifi Valley below \*\* A wealth of original features \*\* Accompanying modern purpose built outbuilding and traditional stone ranges \*\* Ideal for those with an equestrian interest \*\* Excellent change of use potential to the outbuildings \*\* A valuable agricultural, equestrian or commercial enterprise potential \*\* A peaceful and tranquil setting enjoying a wonderful outlook \*\* Potential for multi-generational living \*\* Useful range of stables \*\* An excellent combination of old and new along this favoured valley that must be viewed to be appreciated \*\***

The property is situated on the fringes of the village of Llechryd on the banks of the River Teifi. The village offers a good level of local amenities and services including primary school, community hall, village shop and post office, excellent public transport connectivity, wonderful riverside and country walks and lies some 5 minutes drive from the larger town of Cardigan. The market town of Cardigan offers a wider range of facilities and services including secondary school and 6th form college, community hospital, theatre and cinema, traditional high street offerings, retail parks, supermarkets, industrial estates and good employment potential. The Pembrokeshire Coast National Park is within 10 minutes drive of the property.



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## General



A historic and renowned property within the Teifi Valley landscape.

Vaynor originally formed part of a larger holding but has now been reduced to a total of 33 acres with the original period farmhouse overlooking the homestead and the lands below.

The house is not listed but provides a wealth of original period character features such as inglenook fireplaces, original tongue and groove panelling to walls, staircases and offers excellent spacious living accommodation throughout.

To the side of the main house are a range of modern and traditional outbuildings. The traditional stone range is still in good order and is constantly maintained and is surrounded by modern purpose built agricultural and equestrian buildings that offer potential to be re-used for those purposes or has a potential commercial use (stc).

The property has been used for suckler cows and calf rearing as well as for horses.

The property has an air source heat pump and solar panels. It has also been insulated.

The property enjoys a peaceful and tranquil setting along a quiet country lane below and a wonderful south facing aspect

over the Teifi Valley.

## THE FARMHOUSE

### Front Porch



Recently refurbished timbers under a slates roof with tiled flooring, glass panel door into:

### Reception Hallway

9' 2" x 13' 8" (2.79m x 4.17m) with original tongue and groove panelling to walls, original open staircase to first floor, radiator, multiple sockets, BT point.





### Sitting Room

21' 4" x 13' 9" (6.50m x 4.19m) with feature inglenook fireplace with oak mantle over, slate flagstone hearth, multi-fuel burner, window to front with views over the garden and Teifi Valley below, multiple sockets, radiator.



### Rear Inner Hallway



5' 6" x 23' 4" (1.68m x 7.11m) with external uPVC door, laminate flooring, radiator.

### Study



19' 1" x 5' 2" (5.82m x 1.57m) with dual aspect windows to rear and side, potential to be used as a ground floor bathroom, radiator.

### Dining Room



16' 0" x 12' 3" (4.88m x 3.73m) with feature stone fireplace

and surround with slate hearth, window to front, exposed beams to ceilings, laminate flooring.

### Kitchen

14' 4" x 19' 1" (4.37m x 5.82m) recently updated modern kitchen with wood effect worktop, double stainless steel sink and drainer with mixer tap, electric hobs, electric oven and grill with extractor over, oil Rayburn set within an original inglenook fireplace, tiled flooring, window to front enjoying views over the garden and Teifi Valley below, radiator, TV point, space for dining table, window to rear courtyard, rear porch with external door to outbuildings and rear courtyard, plumbing for washing machine.





### Rear Porch

with external door to rear courtyard, washing machine & dryer connections

### Utility Room



11' 5" x 14' 2" (3.48m x 4.32m) stepped down from the rear porch area with a range of base and wall units, tile effect vinyl flooring, side window.

## FIRST FLOOR

### Landing

8' 8" x 13' 4" (2.64m x 4.06m) accessed via original staircase enjoying a central position within this gallery landing area, original tongue and groove panelling to walls, window to rear allowing excellent natural light.



### Front Bedroom 1

14' 9" x 13' 8" (4.50m x 4.17m) double bedroom principal suite with windows to front enjoying views over the garden and Teifi Valley below, multiple sockets, radiator, fitted cupboards.





### En-Suite



7' 8" x 7' 6" (2.34m x 2.29m) enclosed tiled shower, WC, single wash hand basin, laminate flooring.

### Rear Bedroom 2

7' 3" x 11' 2" (2.21m x 3.40m) double bedroom, rear window overlooking rear fields, multiple sockets, radiator.

### Bathroom

7' 6" x 11' 9" (2.29m x 3.58m) a white bathroom suite including panelled bath, single wash hand basin on vanity unit, WC, airing cupboard, window to rear.



### Front Bedroom 3



15' 0" x 13' 9" (4.57m x 4.19m) double bedroom, window to front enjoying views over the Teifi Valley below, multiple sockets, radiator.

### Front Bedroom 4



9' 9" x 8' 2" (2.97m x 2.49m) double bedroom, window to front enjoying views over the Teifi Valley below, multiple sockets, radiator.

### EXTERNAL

#### To Front

The main house is approached via a designated driveway from the adjoining county road to a raised plot with front garden area laid to lawn and concrete and tarmacadam driveway circulating around the main house.

The front garden overlooks the Teifi Valley below and adjoining countryside.

Off this main driveway is a 2 acre paddock bound by mature hedgerows currently used for grazing.

The driveway continues to the side of the main house and provides access to 3 x stables.



## Stables



The first stable block, an Ascot design and manufactured stables with 2 x 12' x 12' stable block with concrete base, cement fibre roof, electric connection.

### Stable Block



18' 0" x 18' 0" (5.49m x 5.49m) of concrete block construction under a cement fibre roof with stable doors to front.

### Rear Courtyard Area

Being finished in concrete and tarmac running along the entire rear boundary of the property leading to the side of the house and also the outbuildings.

To the lower end of the house are 2 block built stables in a lean-to fashion off the main house.



### Stable 1

13' 0" x 13' 0" (3.96m x 3.96m)

### Stable 2

19' 0" x 12' 0" (5.79m x 3.66m)

Both of block construction with stable doors to front, electric connection and cement fibre roof.



## OUTBUILDINGS & FARM YARD



### Workshop

20' 1" x 24' 7" (6.12m x 7.49m) with sliding steel door to front, of block construction under a cement fibre roof, concrete base, electric connection, side window.



### Main Stable Block

24' 0" x 45' 0" (7.32m x 13.72m) housing 6 Monarch stable loose boxes with concrete base, water, multiple sockets, electric connections.



### Former Cow Shed

22' 0" x 45' 0" (6.71m x 13.72m) of steel frame and block construction being open ended to front, zinc panelling and roof, concrete base.



### Stone Range

14' 5" x 83' 0" (4.39m x 25.30m) a traditional stone outbuilding under a slated roof with original 'A' frames to ceilings and skylights over, dual aspect windows and doors to each side, formerly a calf shed and previously used as additional stable building.

### Dutch Barn and Lean-To



60' 0" x 50' 0" (18.29m x 15.24m) being open ended to front and previously used as a hay barn and calving shed for rearing young stock and also horse exercise.

### Hay Barn/Silage Pit

60' 0" x 40' 0" (18.29m x 12.19m) with high level drop-off and open ended to front with steel gates.



### Store Room



24' 0" x 21' 0" (7.32m x 6.40m) of block construction under a zinc roof with concrete base, steel doors to front, separate side silage pit (currently not used).

- Continuing concrete track leading down to:

### Lower Concrete Handling Area

With access to a range of modern buildings and also access onto the adjoining roadway. Access to Vaughan slurry store system and a range of outbuildings also.

### Cow Shed

21' 3" x 17' 7" (6.48m x 5.36m) of block construction under a cement fibre roof with double steel gates to front.

### Cubicle Building





60' 0" x 45' 0" (18.29m x 13.72m) of Atcost concrete building with concrete base, 58 cubicles.

External access to former cattle run and handling area and pedestrian access through to:

### Former Milking Parlour



36' 0" x 16' 0" (10.97m x 4.88m) also accessed from the lower concrete handling area, of block construction with original milking system in place.

### Cubicle Building

60' 0" x 30' 0" (18.29m x 9.14m) of stone and block construction under a cement fibre roof with 23 cubicles, steel doors to front and side.

Externally, central cattle run with central feeding troughs.



### Cattle Shed/Hay Barn/Storage

17' 0" x 28' 0" (5.18m x 8.53m) of stone construction under a tiled roof with original exposed 'A' frames to ceiling.

## Stone Outbuilding



77' 0" x 12' 0" (23.47m x 3.66m) a stone outbuilding with a

tiled roof, concrete base, steel gates to rear and side with access on to the rear muck storage area and onto the adjoining highway.

## THE LAND

Split into 3 separate enclosures with 14.4 acres being on the homestead side of the road including a large elevated paddock to the rear of the farmhouse with amazing views over the Teifi Valley.

On the northern side of the road is an 18.7 acre block of land split into 3 separate enclosures offering excellent grazing and cropping potential bound by the River Teifi to the north.

A highly productive area of grassland.





## MONEY LAUNDERING REGULATIONS

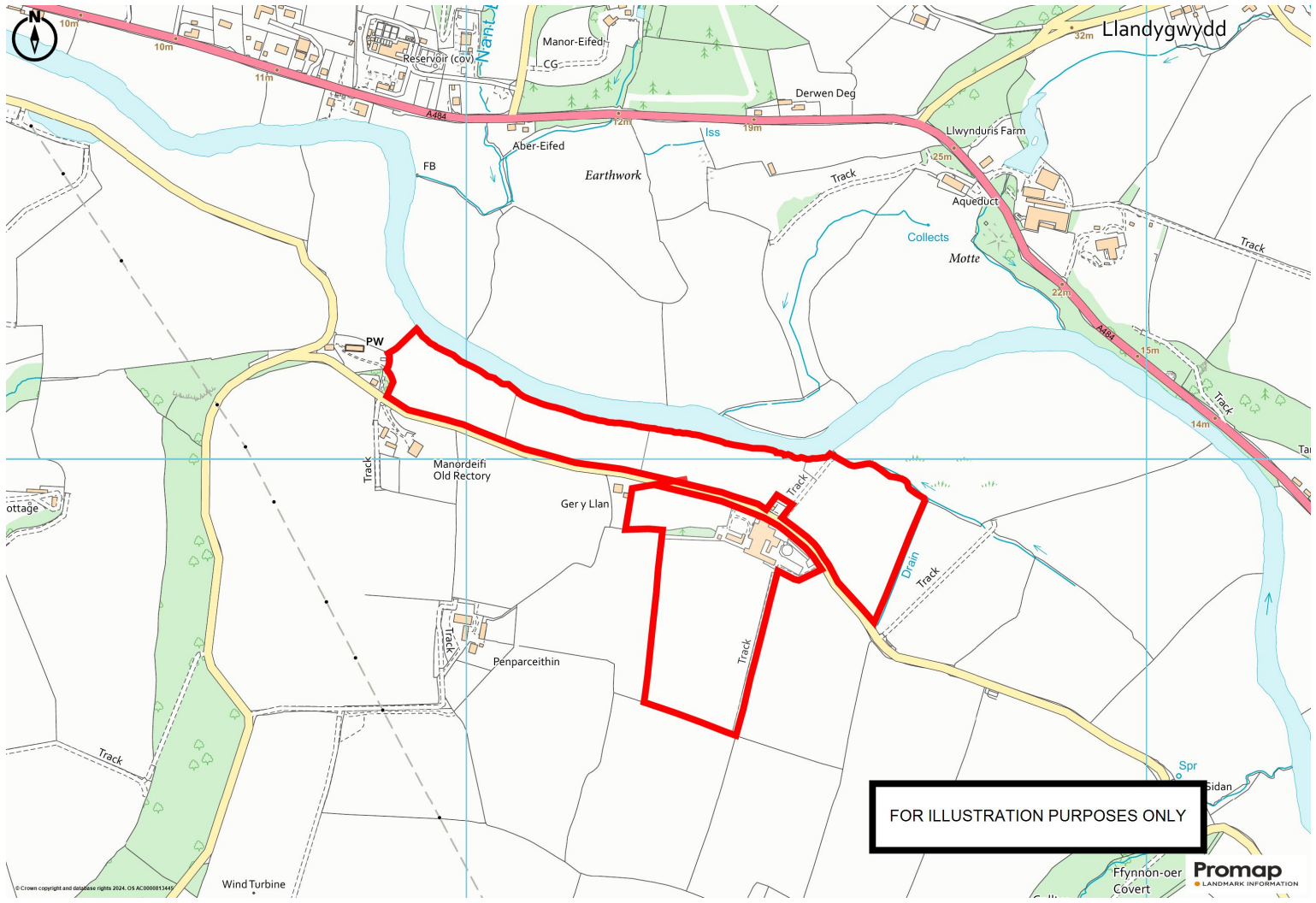
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

### Services

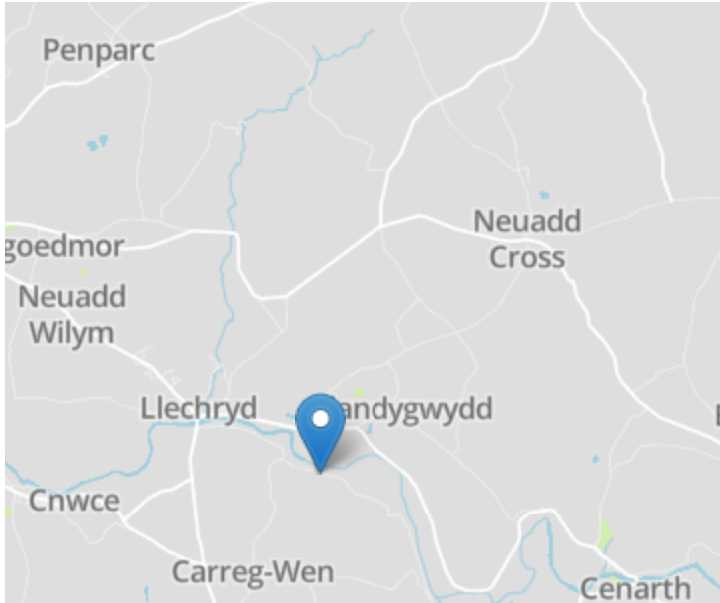
Services - Mains water, electricity and drainage.

Tenure - Freehold.

Council Tax - Band G.



FOR ILLUSTRATION PURPOSES ONLY



### Directions

From Llechryd head over the bridge signposted Boncath and Castell Malgwyn taking the immediate left hand turning signposted Abercych. Continue along this road for approximately 2 miles passing the 'S' bend around the chapel and continuing passing Ger y Llan bungalow on your right and Vaynor is the next property on the right hand side as identified by the Agents for sale board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	20	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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