

Regulated by:



Since 1989

A Charming Period 8 Acre Small Holding. 3 Bedroom Farmhouse with 1 Bedroom annexe. 5 Minutes drive from the popular market town of Newcastle Emlyn.



Soar Farm, Cenarth, Newcastle Emlyn, Carmarthenshire. SA38 9RB.

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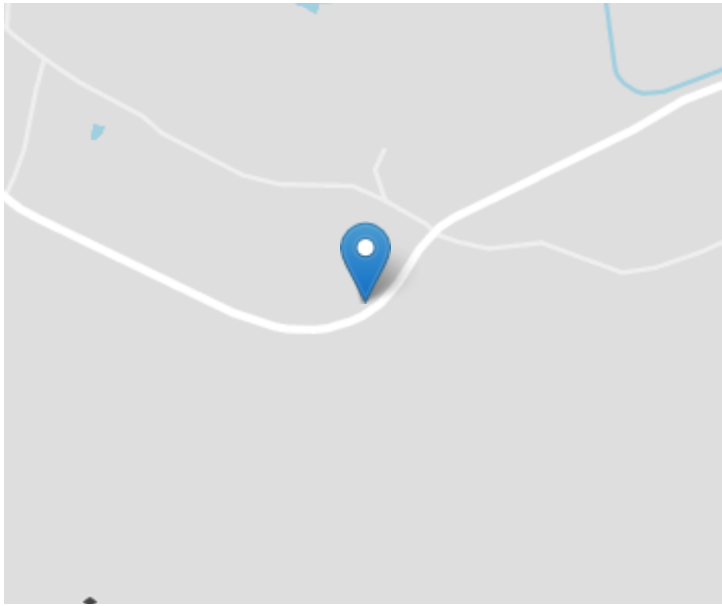
£525,000

**** Looking for a unspoilt character smallholding? Look no further! ** Period 3 Bedroom Farmhouse with converted former dairy attached ** Perfect home with an income / multigenerational living ** 8 acres of slightly sloping land ** Charm and character throughout ** 40' x 12' workshop ** Derelict stone barn on the land ** Only 5 minutes drive from the popular market town of Newcastle Emlyn to the east and the popular village of Cenarth to the West ****

The property comprises of - Front Lounge, dining room, bathroom, utility room, kitchen. First floor - 3 double bedrooms. Former dairy - open plan lounge/dining/kitchen, character sitting room, bathroom. First floor - double bedroom, en suite.

The property is located on the edge of Cenarth. Cenarth is located in a beautiful valley which banks the River Teifi, famous for its salmon leaping waterfalls, coracle making history etc. A lovely place to live. The towns of Cardigan and Newcastle Emlyn are each within a 10 minutes drive offering a comprehensive range of shopping and schooling facilities.

Only some 15-20 minutes from several popular sandy beaches along the picturesque West Wales coastline.



stone feature fireplace, double panel radiator, front aspect window, stairs to first floor.



Character Front Sitting Room

19' 6" x 12' 8" (5.94m x 3.86m) Via hardwood door, there are feature stone fireplaces to each end, one with a wood burning stove on a slate hearth, exposed beams to ceiling, double panelled radiator, front aspect window.



Dining Room

13' 5" x 11' 8" (4.09m x 3.56m) with exposed ceiling beams,

Rear Hallway

19' 6" x 6' 0" (5.94m x 1.83m) with lovely original large slate slab flooring, side exterior half glazed exterior door, central heating radiator.



Rear Larder / Utility Room

8' 6" x 8' 5" (2.59m x 2.57m) with plumbing for automatic washing machine and cupboard housing the hot water copper cylinder tank.

Kitchen/ Breakfast Room

13' 2" x 12' 7" (4.01m x 3.84m) with tiled floor, farmhouse style pine units comprising of base cupboards with Formica working surfaces, matching fitted wall cupboards, stainless steel single drainer sink unit with mixer taps, Ideal Mexico oil fired central heating boiler. Stable type side exterior door.



Downstairs Bathroom

11' 8" x 4' 4" (3.56m x 1.32m) White suite providing a 'P' shaped bath with shower above, shower screen, pedestal wash hand basin, low level flush WC, part tiled walls, marly tiled floor.



FIRST FLOOR

Double bedroom 1

13' 0" x 8' 5" (3.96m x 2.57m) with front and side aspect windows and a built in cupboards, views over adjoining countryside.



Bedroom 2

9' 9" x 9' 1" (2.97m x 2.77m) with access to large under eaves store room/Loft at rear.



Double bedroom 3

13' 2" x 9' 6" (4.01m x 2.90m) with front and side aspect windows, double panel radiator. Exposed timber floors.



THE ANNEXE - PARLWR GODRO/OLD MILKING PARLOUR provides -

Open Plan Kitchen/Dining Room

19' 9" x 12' 2" (6.02m x 3.71m) overall with a part tiled floor, side aspect windows. The kitchen area is fitted with a range of base and wall cupboard units, stainless steel single drainer

sink unit h&c, an old Rayburn cooking range (not known if functional) central heating radiator, side stable door.



Sitting Room/2nd Bedroom

13' 5" x 7' 4" (4.09m x 2.24m) with central heating radiator.

Bathroom



7' 5" x 5' 6" (2.26m x 1.68m) with a white suite providing a bath, wash hand basin and toilet.

Large character living room

18' 5" x 13' 0" (5.61m x 3.96m) with walls in pointed stonework, a fireplace housing a woodburning stove, exposed original ceiling A beams.



FIRST FLOOR

Double Bedroom

17' 7" x 9' 9" (5.36m x 2.97m) approached via staircase from the Living Area, a range of fitted wardrobes, door to -



En Suite

Provides W.C, Shower and wash hand basin. (in need of updating)

Externally

The Land

The Land extends to some 8 acres, being mostly pasture land with mixed broadleaf woodland. The land is intercepted by the road. The house sits in approximately 2.5 acres of land and the further 5.5 acres is on the other side of the road. Dilapidated steel frame barn. Derelict stone and slate barn with potential for conversion (STP).





Workshop
 40' 0" x 12' 0" (12.19m x 3.66m) Block workshop with power and lights connected. Double doors to front, 2x windows to front.

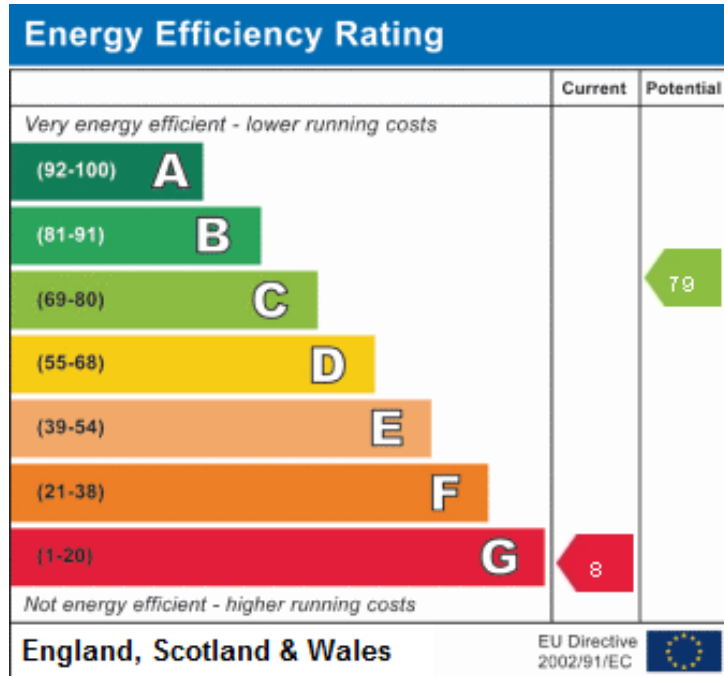


Services
 We are advised the property benefits from mains electricity. Private water via borehole with filtration system. Private drainage to septic tank. LPG gas central heating.
 Freehold.

Council tax band 'D'

Directions

The property is best approached by taking the A484 from Newcastle Emlyn towards Cardigan. Follow this road for approximately 2 miles and you will see the property on the right hand side identified by the agents 'for sale' board.



H.M. LAND REGISTRY

TITLE NUMBER

WA 858625

ORDNANCE SURVEY
PLAN REFERENCE

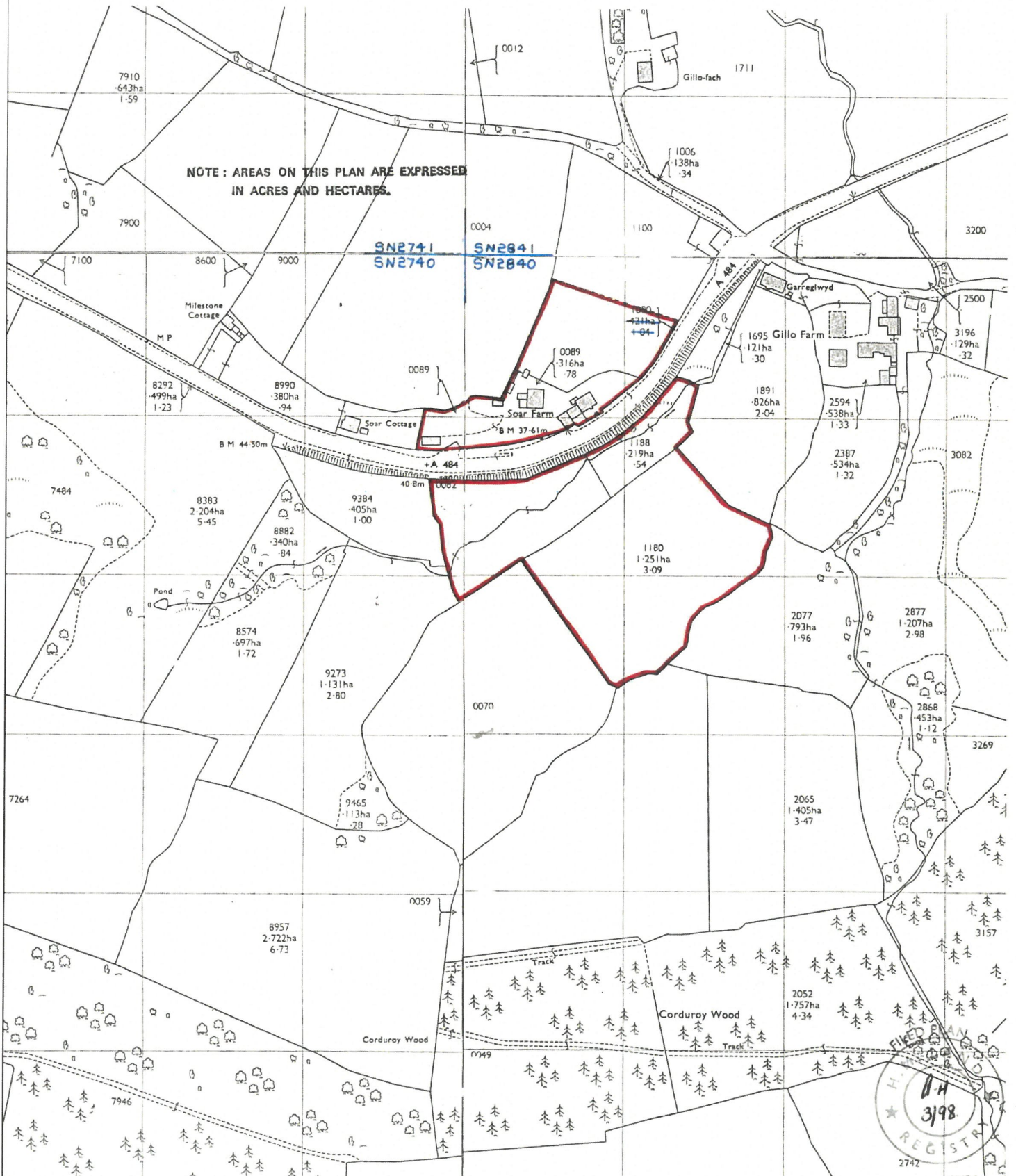
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Scale
1/2500

ADMINISTRATIVE AREA

CARMARTHENSHIRE/SIR GAERFYRDDIN

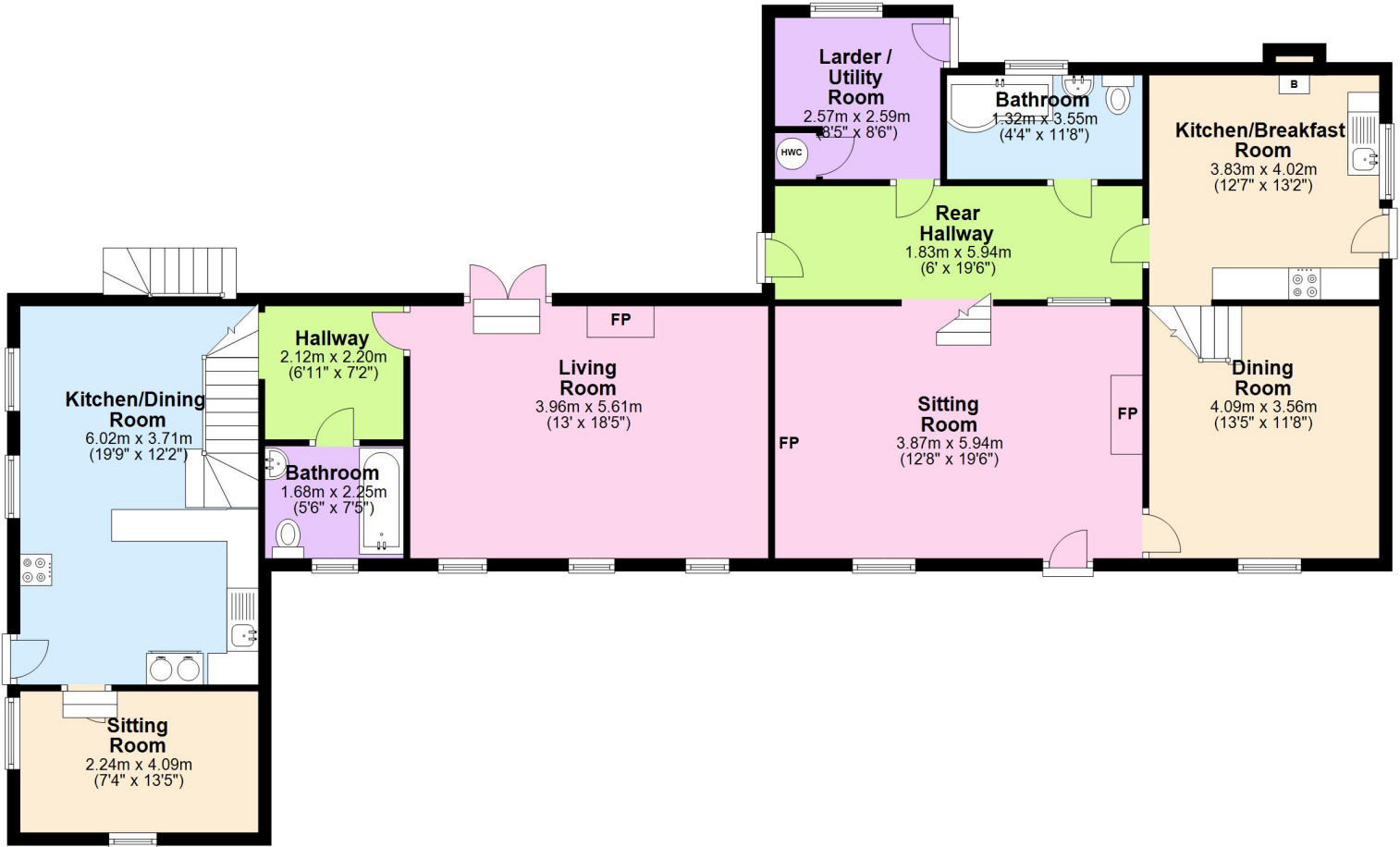
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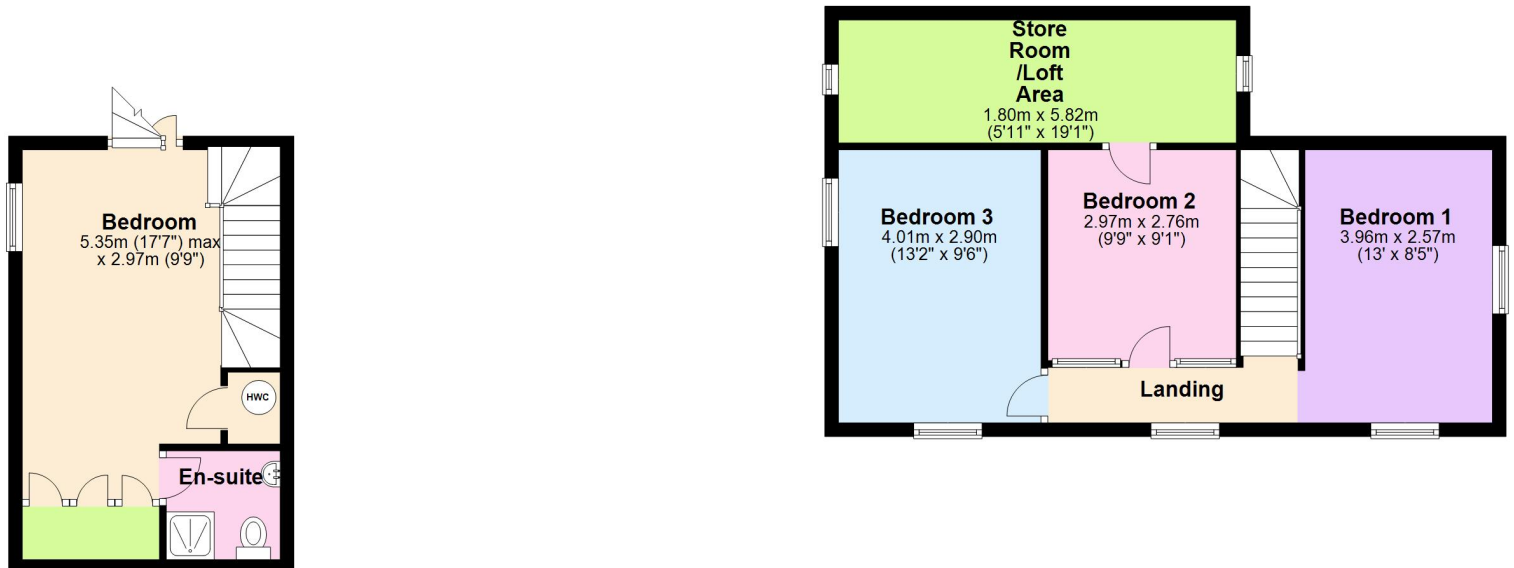
Ground Floor

Approx. 139.8 sq. metres (1504.5 sq. feet)



First Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



Total area: approx. 210.4 sq. metres (2264.7 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Soar Farm, Cenarth, Newcastle Emlyn