

50 acre Farmstead together with 2/3 bed derelict dwelling set in rural surroundings & peaceful countryside. Trefenter. Near Aberaeron/Aberystwyth/Tregaron. West Wales.



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

£745,000

REF A/5364(A)/RD

** Historic 50 acre Farmstead ** Peaceful and rural setting with distant views to coast ** Private lane access ** Including former dwelling with potential for reinstatement (stc.) ** 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 Llangwryrffon. 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 50 Acre farmstead 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 useful range of outbuildings include a set of stables, a former 'Yr Hen Morfa Du' farmhouse which has the potential to be reinstated into a dwelling (stc.).

Also situated nearby is a 2/3 bed detached derelict dwelling (known as Glanrhos) which could also be an exciting redevelopment project (stc).

The 50 acres surround the property around the private lane owned by Morfa Du.

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 4



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

EXTERNALLY

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



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.





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 50 acres with gravelled track entrance to each field allowing dry feeding areas.





DUCK POND

Side duck pond located between the house and the farmyard.



GLANRHOS COTTAGE

GENERAL

The property comprises of a derelict 2/3 bedroom dwelling split across 2 floors.

The property is original stone construction under a slated roof which has part caved in. Internally there are remnants of the existing slate flagstone flooring as well as the original fireplaces on either gable end.

To the side of the main dwelling is a former cow shed/pig sty. This has the potential to be included within the footprint of the proposed dwelling.

The property is set within its own curtilage with fields surrounding the southern and eastern boundaries of the property.





PLANNING PERMISSION

The sellers have secured pre-application correspondence from Ceredigion County Council planning department enquiring the potential reinstatement of the existing derelict dwelling known as Glanrhos into new dwelling providing 2/3 bedroom accommodation with extension on the side.

The pre-application was dated 1st February 2024 and is confirmed in principle to be in line with current planning policy and is therefore applicable in this sale.

The planning officer concludes in his general opinion that "The reinstatement of the dwelling would meet current planning policy requirements on the basis that:

"1. The original dwelling has not been demolished or fallen into such a state of disrepair so it no longer has a substantial appearance of a dwelling."

This is due to the retention of substantial parts of the external walls especially front and rear elevations, opening for doors or windows, roof, chimney stacks. The officer recognises that while the roof has partly collapsed, the main walls, openings and chimney stacks remain. Such the LPA considers that the building continues to have a substantial appearance of a dwelling.

"2. The building is capable of renovation."

The LPA understands that while the property is in a poor state of repair it is capable of a renovation. Any future applications should be accompanied by a structural survey.

"3. The LPA must be satisfied that this is not a temporary or mobile dwelling."

The LPA confirmed that they are satisfied the building is not temporary or mobile in nature.

The LPA conclude that 'With having regard to the above it is considered that they are in a position to support the principal of reinstatement of the building as a dwelling subject to other local planning policies being met.

The LPA has confirmed that they have no concerns regarding extending the residential accommodation to the adjoining single storey outhouse providing the proposal does not result in a separate and independent unit of accommodation.

Based on this pre-application response we believe a planning application in future would be welcome by the LPA and purchasers should rely on this response. Any queries regarding the LPA response, should be directed at the Planning Department on 01545 570881.

A full copy of this pre-application response is available from the sole selling agents.

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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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

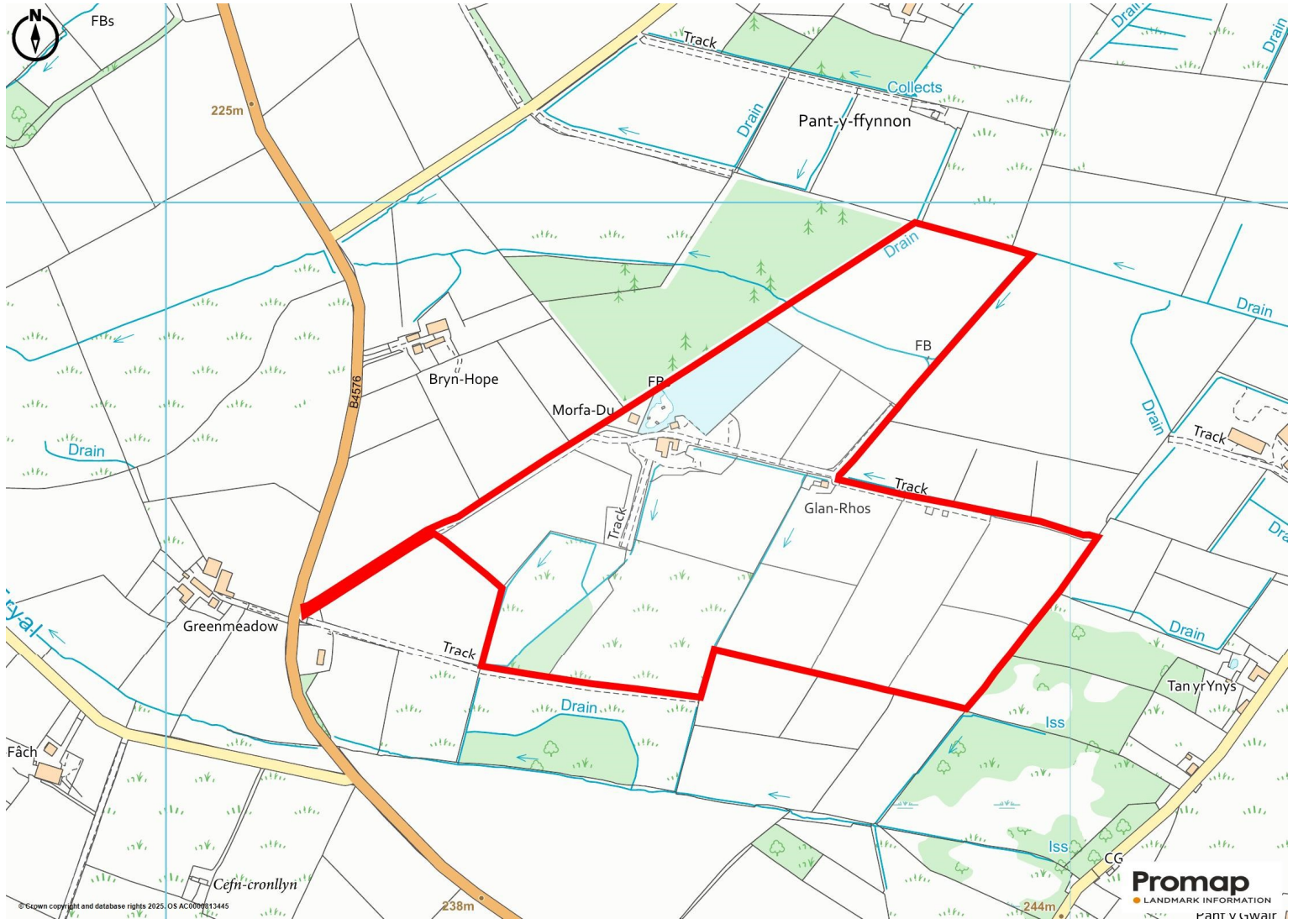
To keep up to date please visit our Website, Facebook and Instagram Pages

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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Promap
LANDMARK INFORMATION
PART V (LWAIR)

MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate 1354

Parking Types: None.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private 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

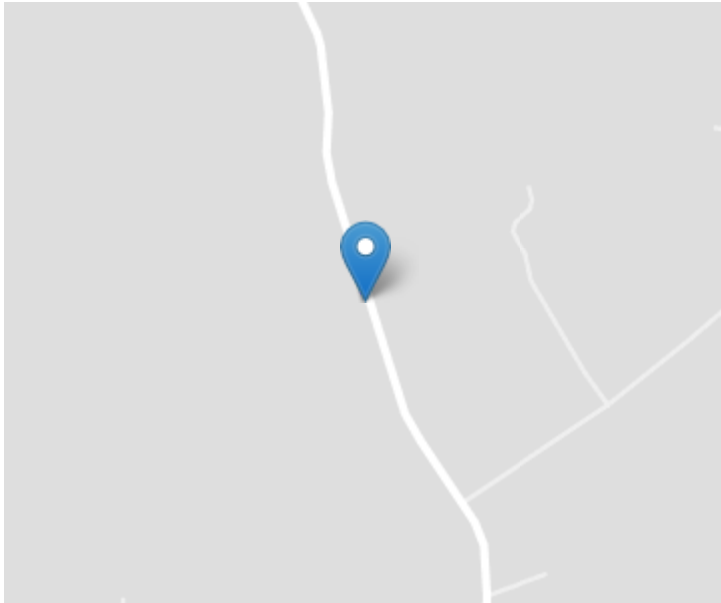
Any risk of coastal erosion? No

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+) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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