

*Breath taking location. A delightful country smallholding set in approximately 15.2 acres.  
Cwrtnewydd, near Llanybydder, West Wales*



**Bryngwyn Farm, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YR.**

**£550,000**

**REF: A/5411/LD ... Offers in the region of**

\*\*\* Offers in the region of £550,000 \*\*\* Breath taking location \*\*\* A delightful country smallholding of great appeal \*\*\* Set within its own land of approximately 15.2 acres \*\*\* A refurbished 3 bedroomed detached bungalow \*\*\* Useful range of modern outbuildings - Barn, workshop, stables and steel framed multi purpose barn \*\*\* Well kept private grounds with a variety of herbaceous plants, shrubbery and trees \*\*\* Vegetable growing garden with raised beds and two greenhouses \*\*\* Orchard \*\*\* Young woodland planted in 2018/2019 with over 400 species of native trees \*\*\* High productive grazing paddocks - Well fenced and gated with partially newly planted hedge rows \*\*\* Wild flower meadows - Red and White clovers

\*\*\* Magnificent views overlooking the Cambrian, Preseli and as far as Penyfan Mountain Ranges \*\*\* Close to a bridleway with great out riding \*\*\* Dark skies - Ideal spot for Astronomers \*\*\* A rural position on the outskirts of the popular Village Community of Cwrtnewydd \*\*\* A short drive to Lampeter, Llanybydder and the Cardigan Bay Coast \*\*\* A property with a lot to offer \*\*\* The property is subject to an Agricultural Occupancy Restriction - Further information below via the Sole Selling Agents



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## LOCATION



The property enjoys an elevated position with magnificent views over the Cambrian, Preseli and as far as Penyfan Mountain Range. It is located on the outskirts of the popular Village Community of Cwrtnewydd, nestled between the Teifi Valley and the Coast, within easy travelling distance to the Market Towns of Llanybydder and Lampeter, also being close to Llandysul, Newcastle Emlyn, Aberaeron and the Ceredigion Heritage Coastline with its many sandy beaches and secluded coves, such as Llangrannog, Aberporth, Tresaith and New Quay.

## GENERAL DESCRIPTION



A period approximately 15.2 acre country smallholding set in a private location and sitting nicely within its own land. The property has undergone refurbishment in recent years and now offers high end 3 bedroomed accommodation with a modern kitchen and bathroom. It enjoys the benefit of oil fired central heating, double glazing and B.T. Broadband connection.

Externally there is a modern range of outbuildings offering impressive Animal housing, workshop space, etc. The land is split into seven well managed paddocks being fenced and gated with partially newly planted hedge rows and offers productive land.

The young woodland is located to the bottom of the paddocks and has over 400 native tree species planted in 2018/2019. Therefore the property offers itself nicely to a range of Buyers.

With its elevated position a particular feature of the property is its 360 degree views. A property of this calibre does not come to the market often.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## ENTRANCE PORCH

Accessed via a UPVC front entrance door and tiled flooring.



## RECEPTION HALL

With spot lighting, radiator and laminate flooring.

## LIVING ROOM

22' 3" x 13' 3" (6.78m x 4.04m). With a large picture window enjoying great views over the land and the countryside beyond, open fireplace housing a cast iron multi fuel stove, two radiators, spot lighting and laminate flooring.



## LIVING ROOM (SECOND IMAGE)



## CONSERVATORY

13' 2" x 16' 1" (4.01m x 4.90m). Of UPVC construction with uv/light reduction foiled glass, radiator, patio doors to the garden area and tiled flooring.



## UTILITY ROOM

9' 9" x 7' 3" (2.97m x 2.21m). With fitted units with a stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer and UPVC rear entrance door.

## SEPARATE W.C.

With low level flush w.c. and pedestal wash hand basin.

## KITCHEN

16' 0" x 10' 11" (4.88m x 3.33m). A stylish Shaker style fitted kitchen with a range of wall and floor units with hardwood work surfaces over, single sink and drainer unit, eye level double oven, integrated fridge and dishwasher, 5 ring LPG hob with extractor hood over, spot lighting, ceramic slate effect flooring, upright radiator and double aspect windows.



**KITCHEN (SECOND IMAGE)**



## BEDROOM 3

13' 9" x 11' 0" (4.19m x 3.35m). With engineered oak flooring, radiator and views over the front garden.



## BATHROOM

Newly completed stylish suite, being fully tiled, with a walk-in shower facility, multi drawer vanity unit with a wash hand basin and enclosed w.c., lighted mirror, spot lighting, extractor fan and chrome heated towel rail.



## **WALK-IN SHOWER ROOM**

7' 5" x 5' 9" (2.26m x 1.75m). Can be converted to offer itself as a further bedroom, office, studio, etc.



## **BEDROOM 2**

11' 6" x 10' 8" (3.51m x 3.25m). With pillar radiator, spot lighting and enjoying views over the rear garden.



## **BEDROOM 2 (SECOND IMAGE)**



## **BEDROOM 1**

11' 6" x 10' 9" (3.51m x 3.28m). With radiator, spot lighting, access to the boarded and insulated loft space via a drop down ladder and enjoying views over the front garden.



## **EXTERNALLY**

### **BARN**

64' 0" x 35' 0" (19.51m x 10.67m). concrete flooring and water and electricity connection. Please note the roof is in need of attention.



### **FORMER GARAGE/GOAT SHEDS**

32' 0" x 17' 6" (9.75m x 5.33m). Of breeze block construction with light and power points.



### **LEAN-TO STORE**

## STEEL FRAMED MULTI PURPOSE BARN

45' 0" x 37' 0" (13.72m x 11.28m). With various direct field and yard access, concreted flooring, electricity, lighting and water connection, four enclosures with removable gates suitable for Livestock/Horse pens.



MULTI PURPOSE BARN (SECOND IMAGE)



MULTI PURPOSE BARN (THIRD IMAGE)



## THE LAND

In total the property extends to approximately 15.2 ACRES and is split into seven well managed paddocks, being fenced, gated and recently partially planted hedge rows. All paddocks enjoy easy access from the yard area, are interconnecting and have good level of productive pasture and can withstand good stocking levels.



THE LAND (SECOND IMAGE)



THE LAND (THIRD IMAGE)



## THE LAND (FOURTH IMAGE)



## YARD AREA

A gravelled gated hard standing area with good access to the land, outbuildings and the residence.

## YOUNG WOODLAND

Of approximately 400 mixed native trees planted in 2018/2019 centrally located within the land.



## YOUNG WOODLAND (SECOND IMAGE)



## GARDEN

The property itself is surrounded by its own garden area being private and well sheltered with an abundance of herbaceous plants, shrubbery and trees.



## GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)



## VEGETABLE GROWING GARDEN

A terraced garden area with a range of raised beds, TWO GREENHOUSES and an orchard.



## SPA

Base and power outlet for Spa.

## FRONT OF PROPERTY



## FRONT OF PROPERTY (SECOND IMAGE)



## REAR OF PROPERTY



## VIEW FROM PROPERTY



## POSITION



## AGRICULTURAL OCCUPANCY RESTRICTION

Please note that the property has an Agricultural Occupancy Restriction.

## AGENT'S COMMENTS

A most appealing country smallholding set in a breath taking and elevated position.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## **COUNCIL TAX**

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

## **MONEY LAUNDERING REGULATIONS**

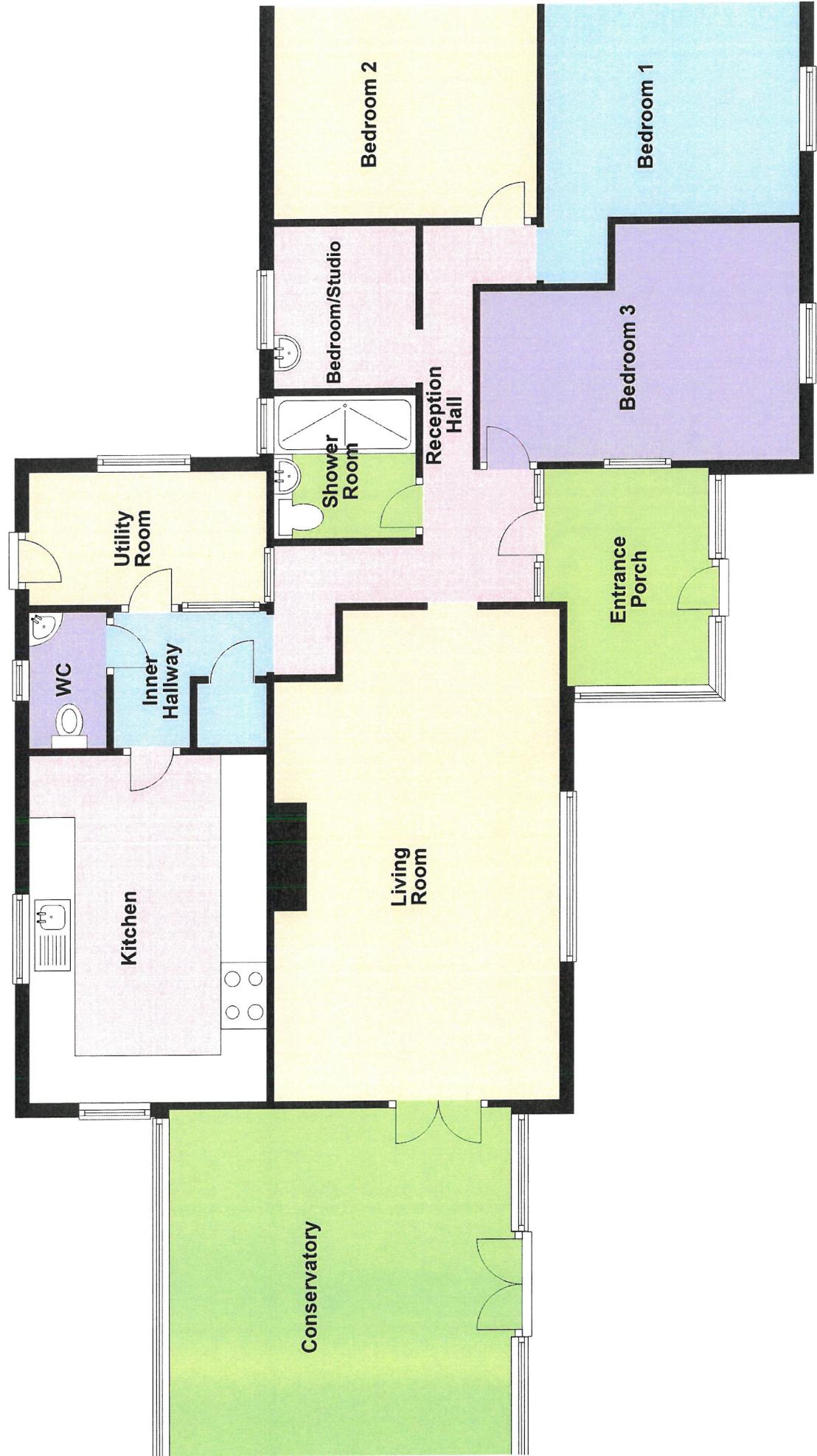
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

## **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations.

## Ground Floor

Approx. 143.3 sq. metres (1541.9 sq. feet)



**Total area:** approx. 143.3 sq. metres (1541.9 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.



CC

**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (62)

**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

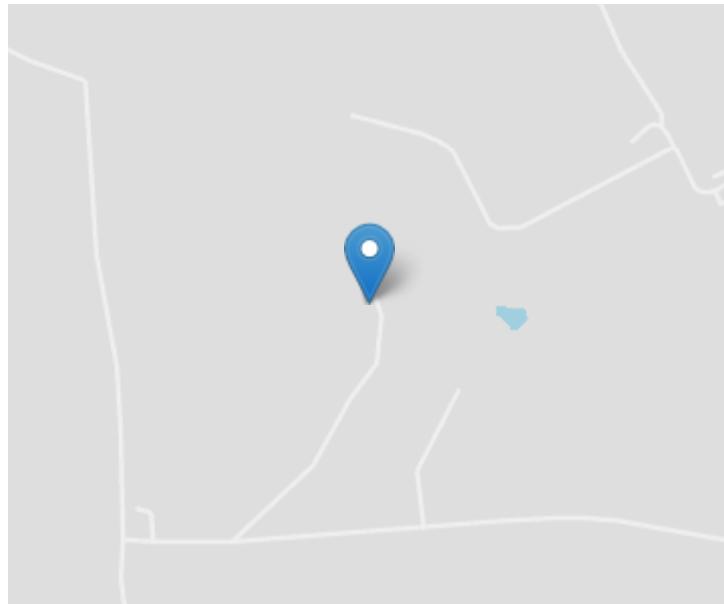
**Is the property listed?** No

**Are there any restrictions associated with the property?** Yes

**Any easements, servitudes, or wayleaves?**

No

**The existence of any public or private right of way?** No



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	90	
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Lampeter take the A475 Newcastle Emlyn road. Continue to the Village of Drefach turning right onto the B4338. Continue to the Village of Cwrtnewydd. In the Village centre rather than follow the road around to the right, continue straight on, i.e., take the second left on a small country lane. Continue on this road for approximately a mile and take the left hand turning. Continue for a further 300 yards and take the right onto a 'No Through' road. Continue on this road for a further mile and the entrance to Bryngwyn Farm will be on your right hand side, with 2 large wooden gates between the barns as identified by the property name sign. what3words will point you to where the property lies on the map - tokens.plantings.circle

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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

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

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