

A well positioned lifestyle farm of 130 acres or thereabouts with character farmhouse, excellent range of workshops and studios, useful general buildings, agricultural lands and conservation areas.



Corgam Farm, Bwlchllan, Lampeter, Ceredigion. SA48 8QR.

£945,000

A/5259/A/AM -GUIDE PRICE -O.N.O.

The placing of Corgam on the open market provides prospective purchasers with a unique opportunity of acquiring a most desirable mixed farm. Ideal as an agricultural holding with diverse interest appeal, not only as an agricultural productive holding but also with potential for conservation having a part site of special scientific interest status and thus being particularly appealing to those with conservation interests in mind.*** Plus a most attractive conservation pond. ***Newly established orchard and forestry interests including various pockets of coniferous and mature woodland capable of being re-stocked and managed in accordance with modern forestry methods.*** The holding itself is beautifully situated above the Teifi Valley and extends in total to some 130 acres or thereabouts.*** The property includes a number of studios and lettable areas of accommodation plus a holiday cabin purposely equipped studios and workshops and also a wind turbine providing a useful second stream income.***



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

The farm is located high above the Teifi Valley between Lampeter and the Cardigan Bay coastline, 9 miles from the University town of Lampeter and 8 miles from the Georgian, coastal and harbour town of Aberaeron, 17 miles South of the University town and coastal resort and administrative centre of Aberystwyth.

GENERAL DESCRIPTION

The property enjoys superb far reaching views over the Teifi Valley to the South and is set amongst unspoilt countryside between the Teifi Valley and the Cardigan Bay coast which lies within easy reach at Aberaeron. This is a most unusual and diversely appealing property which as stated will conjure in prospective purchaser's minds an array of potential income earning possibilities.

The Farmhouse

Traditional well built farmhouse with South facing elevated site with far reaching views. Rendered elevations with oil fired central heating and double glazing and providing more specifically:-



Living room

27' 6" x 15' 7" (8.38m x 4.75m) overall. Front glazed entrance door to Lounge /Diner in open plan, with 3 radiators, pitch pine flooring. One log burner, 5 ring LPG gas hob with fitted worktop. Fitted bookcases.



Kitchen

17' 3" x 7' 3" (5.26m x 2.21m) with quarry tiled floor. Double Belfast mixer unit with mixer tap. Open units fully fitted in timber with slate and hardwood surfaced work surfaces.



Utility room/Pantry off

11' 8" x 7' 7" (3.56m x 2.31m) with quarry tiled floor and plumbing for automatic washing machine. Salting slabs.



Garden room/Studio

15' 2" x 9' 7" (4.62m x 2.92m) with quarry tiled floor, rear entry porch.



Walk-in Shower and Cloakroom

With bidet and shower cubicle off. W.c.

First Floor

The first floor approached by a timber staircase to landing.

Bedroom 1



9' 8" x 8' 5" (2.95m x 2.57m) with radiator.

Bedroom 2

8' 6" x 8' 6" (2.59m x 2.59m) with radiator.



Bedroom 3

11' 5" x 12' 6" (3.48m x 3.81m) with radiator. Fitted oak wardrobe suite along one wall.



Family Bathroom

With vanity unit, panelled bath, shower over, bidet, low level flush w.c., hand basin to vanity unit.

Bedroom 4

14' 9" x 8' 8" (4.50m x 2.64m) with radiator.

Externally

There is a most useful range of farm buildings offered with the property which encompass studios, workshops and an array of properties capable of being adapted and utilised for a number of alternative purposes. Some of these have been utilised in recent times by various artisans and artist studios and workshops and there is an unusual round studio or Art Gallery provided within the grounds also that has diversification appeal.

The Round House



Orchard



Main Agricultural Building

105' 0" x 50' 0" (32.00m x 15.24m) Is a steel framed building. This is utilised for livestock handling for cattle sheep and crop storage and has part concrete floor and fitted gating for animal housing.





Adjacent range of Workshops

Including a stone and slate Farm building Range divided into a number of studios.



Further Stone and Slate former Garage

Utilised as an engine house with all the electrical apparatus utilised for the turbine which is located on the land and produces a further stream of income of circa £4,000 per annum with 6 years to run from summer 2024.



Studio Cottage

Studio cottage in its own ground off the entrance drive, this has planning permission and provides large open plan living with a open plan room with kitchen area off. Has its own entrance lobby with an walk-in shower and w.c. and the veranda overlooking unspoilt conservation areas and this also benefitting from disabled facilities and set within its own 5 acres plot.



Studio cottage open plan room



The Grounds

The grounds of the farmhouse include various additional workshops and garages, some of which have been utilised as studios and again have capabilities of either providing additional facilities for home working or indeed providing additional facilities for homeworking or indeed providing additional streams if required. The farm buildings in their entirety are adaptable to a variety of enterprises and have potential for good income streams to be added.

The Garages

The garages provide a steel framed garage with an up and over roller shutter door, further general purpose building attached .



Cedar wood studio/artist workshop

Overlooking its own grounds near the round house.



The Grounds to the Farmhouse

The grounds to the farmhouse include a conservation pond plus there is also a further large wildlife pond located on part of the land. Included within the farm are the ruins of the former holding known as "Corgam Bach" now derelict set a short distance away from the main homestead and perhaps one day having alternative use potential for restoration subject to planning being obtained. The lands which extend to 130 acres encompass various pockets of woodland including some recently felled areas of Japanese larch and various additional pockets of mature coniferous crops. The lands are utilised for grazing purposes contained within numerous field enclosure which are well fenced and the whole having a delightful upland setting and providing farming possibilities of a diverse nature.

In total the holding extends to 130 acres or thereabouts.

The land



VIEWING

Viewing is strictly by prior appointment or engagement with the selling agents' Lampeter office Tel: 01570-423623 or lampeter@morgananddavies.co.uk

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

TENURE AND POSSESSION

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

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band 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

Private water supply, mains electricity, private drainage to septic tank, oil fired central heating, BT Telecom connection and broadband availability.

Directions

The property is located at grid reference number 579604 set off the B4576 Bwlchllan to Penuch Road. The property is best accessed by taking the A482 from Lampeter to Creuddyn Bridge, taking the B4337 for Talsarn. Continue through the village of Talsarn, turning right off the B4337 onto the B4342 signposted Llangeitho. Continue for approximately 2 miles taking the first left turning onto the B4576, proceed up the hill, approximately 1 mile turning left at the T-junction and then immediately right. Continue on the B4576, proceed for 3/4 of a mile and the entrance to Corgam is on the left hand side.



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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]