

*A substantial 33 acre smallholding located in a picturesque Valley setting bordering the River Teifi.  
Bancyffordd, near Llandysul*



**Cwmisdwr Farm, Bangor Teifi, Llandysul, Ceredigion. SA44 5BE.**

**£595,000**

**REF: A/5622/ID**

**\*\*A substantial 33 acre smallholding set in a picturesque Valley location bordering the River Teifi\*\*6 bedroomed farmhouse with great potential to split into two dwellings\*\*Perfect for multi generational use\*\* Separate 1 bedroomed cottage\*\*Private and peaceful location\*\*Located at the end of a 'No Through' road\*\*Highly fertile grassland\*\*Range of useful outbuildings\*\*Further land available by separate negotiation amounting to 44 acres\*\***

Located in quiet rural surroundings close to the scattered rural Hamlet of Bangor Teifi enjoying a sunny Southerly aspect on the Banks of the River Teifi. The property is close to the Village Communities of Henllan and Horeb and within close travelling distance to the Towns of Llandysul and Newcastle Emlyn with their wide range of amenities. The property is within easy reach of Cardigan with its wider range of amenities and facilities and only half an hour's drive from Carmarthen and the M4 Motorway. The property is half an hour's drive to the Cardigan Bay Coastline with its several popular sandy beaches.



**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

## GENERAL DESCRIPTION

Cwmisdwr Farm is an idyllically located smallholding amounting to some 33 acres of land situated in the Teifi Valley bordering the River Teifi. A substantial property offering 6 bedrooomed accommodation that can be divided into two separate properties if desired. Perfect for those seeking multi generational living or a home with an income.

There is further land available, subject to further negotiation, an 8 acre block and a 2 acre block.

The property deserves to be viewed to be fully appreciated.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### MAIN ENTRANCE HALL

With UPVC wood effect half glazed door, timber flooring, central heating radiator, staircase to the first floor accommodation, understairs storage cupboard.



### LIVING ROOM

21' 6" x 16' 2" (6.55m x 4.93m). A spacious room with double glazed window to the front, exposed stone fireplace with slate hearth and timber mantle, display shelves, central heating radiator, wall lights, door into



### SITTING ROOM/BEDROOM 5

16' 4" x 10' 3" (4.98m x 3.12m). With double glazed window to front, central heating radiator, timber shelf unit/China cabinet.



### LOUNGE



15' 1" x 13' 4" (4.60m x 4.06m). A comfortable room with double glazed window to the rear, laminate flooring, central heating radiator, brick fireplace with timber mantle.

## RECEPTION ROOM

15' 9" x 12' 11" (4.80m x 3.94m). With double glazed window to front, central heating radiator, wood effect laminate flooring, wall lights, open fireplace with mantle above, T.V. plinth to side.



## DINING ROOM

24' 4" x 9' 10" (7.42m x 3.00m). With wood burning stove on a brick hearth, double glazed to rear, T.V. point, service hatch into Kitchen, door into



## SIDE HALLWAY

With UPVC double glazed door into Scullery.

## BOILER ROOM

9' 0" x 8' 1" (2.74m x 2.46m). With ceramic tiled flooring, window to rear, UPVC half glazed exterior door, housing the Warm Flow oil fired central heating boiler, door into

## STORE ROOM

9' 1" x 8' 5" (2.77m x 2.57m). With window to rear.

## SIDE HALL

With ceramic tiled flooring, access to the loft space, door into

## KITCHEN

13' 1" x 9' 10" (3.99m x 3.00m). With double glazed window to rear, range of fitted base and wall cupboard units with Formica work surfaces above, stainless steel single sink with mixer tap, electric double oven and 4 ring electric hob, pull out extractor fan, ceramic tiled flooring, central heating radiator.





### RECEPTION ROOM 3/BEDROOM 6

14' 4" x 12' 10" (4.37m x 3.91m). With double glazed window to rear, central heating radiator, wood effect laminate flooring, door into



### BATHROOM

9' 9" x 7' 10" (2.97m x 2.39m). Having a 3 piece suite comprising of a corner bath, vanity unit with wash hand basin, dual flush w.c., wet room with Triton T80 electric shower above, frosted window to rear, fully tiled walls, central heating radiator.



### UTILITY ROOM



10' 3" x 7' 7" (3.12m x 2.31m). With UPVC half glazed door to the side, range of fitted base and wall cupboard units, plumbing for automatic washing machine, space for tumble dryer, stainless steel drainer sink with mixer tap, ceramic tiled flooring, door into store cupboard.

### FIRST FLOOR

#### LANDING

With central heating radiator, airing cupboard with hot water tank and immersion heater, door into



#### BEDROOM 1

13' 6" x 9' 9" (4.11m x 2.97m). With double glazed window to rear, views overlooking the fields, central heating radiator, T.V. point, built-in wardrobe.



**BATHROOM**



6' 10" x 6' 8" (2.08m x 2.03m). Having a 3 piece suite comprising of a panelled bath with hot and cold taps, pedestal wash hand basin, low level flush w.c., half tiled walls, frosted window to rear.

**BEDROOM 2**

12' 4" x 11' 6" (3.76m x 3.51m). With double glazed window to front, central heating radiator, fitted wardrobe, access hatch to the loft.



**BEDROOM 3**

12' 5" x 10' 4" (3.78m x 3.15m). With double glazed window to front, central heating radiator, fitted wardrobes and dressing table.



**BEDROOM 4**

16' 8" x 12' 0" (5.08m x 3.66m). With double glazed window to front, central heating radiator, fitted wardrobes and dressing table.





## COTTAGE

The cottage has been used by regular customers over the years.

## ENTRANCE PORCH

Accessed via a hardwood door into

## SHOWER ROOM

8' 6" x 5' 6" (2.59m x 1.68m). With ceramic tiled flooring, walk-in shower with electric shower above, low level flush w.c., pedestal wash hand basin.



## KITCHEN/DINING ROOM

13' 6" x 7' 0" (4.11m x 2.13m). With fitted cupboards units, space for electric cooker, stainless steel sink, window to side, airing cupboard housing the hot water tank with immersion heater.



## SITTING ROOM/BEDROOM

13' 10" x 8' 10" (4.22m x 2.69m). With window to rear.



## BEDROOM

15' 6" x 6' 4" (4.72m x 1.93m). With window to side, central heating radiator.

## EXTERNALLY

### PARKING AND DRIVEWAY

The property is approached via a 'No Through' Council

maintained road with access onto the main yard with ample private parking for several vehicles.



**ADJOINING LEAN-TO CAR PORT**

To the front there is an ADJOINING LEAN-TO CAR PORT with parking for two cars.



**SEPARATE BLOCK BUILT SINGLE GARAGE**

With corrugated asbestos roof.



**FURTHER BLOCK BUILT TWIN GARAGE/WORKSHOP**

Under a box profile roof.

**MAINLY BLOCK AND PART STONE WALLED PIGGERY**

With internal pens under a combination of asbestos and box profile lined roof.

**FURTHER ADJOINING WORKSHOP**

Of similar construction.

**STONE AND SLATE 18 TIE FORMER COW SHED**

**FURTHER 5 TIE SECTION WITH LOFT OVER**

**ADJOINING DAIRY**

Ripe for conversion (subject to planning).





**BLOCK BUILT POTATO STORE**

**TWO BAY DUTCH BARN WITH LEAN-TO**

15' 0" x 20' 0" (4.57m x 6.10m).

**3 BAY DUTCH BARN**

With implements.



**FODDER STORE SHED**

## The Land

The land extends to some 33 acres or so surrounding the homestead, bordering the river Teifi. The majority of the land is level to gently sloping, and is of high quality, fertile grassland. The fields are internally fenced, with mainly barbwire on the river aspects. The property also offers some mature woodland and good water points. There is further land available, which include a block of 8 acres, coloured ORANGE on the plan. 2 acre paddock with fishing rights as coloured BLUE on the plan. Please note, there is sign of Japanese knotweed on the river banks in this field. The field has owned single bank fishing rights.





### **Rights of Way**

There is a footpath and bridle path following the former railway line which intercepts the property. There is also a right of way for fishermen to the river bank.

### **TENURE AND POSSESSION**

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

### **COUNCIL TAX**

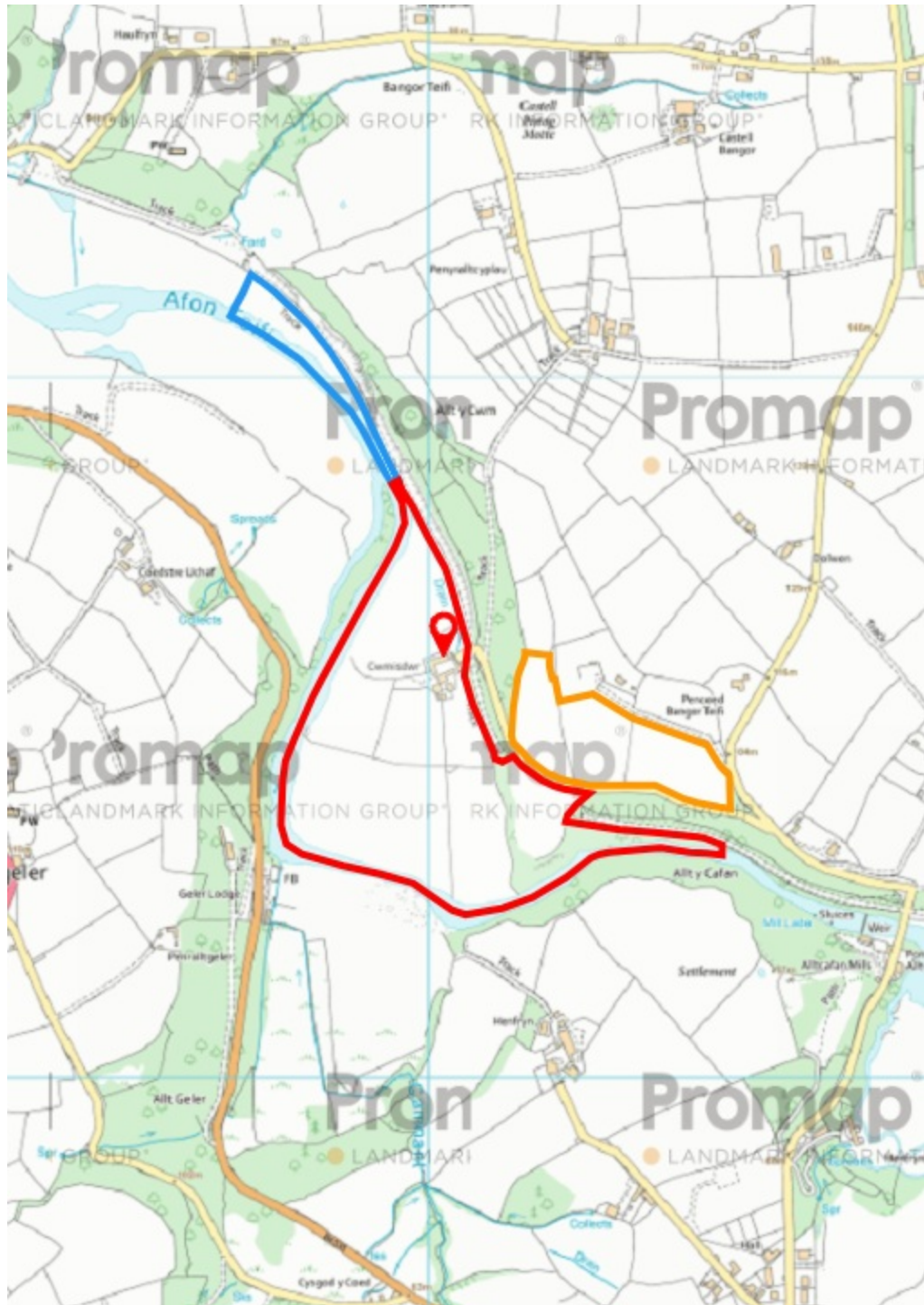
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed.

### **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 to a septic tank, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Driveway. 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:** E (50)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

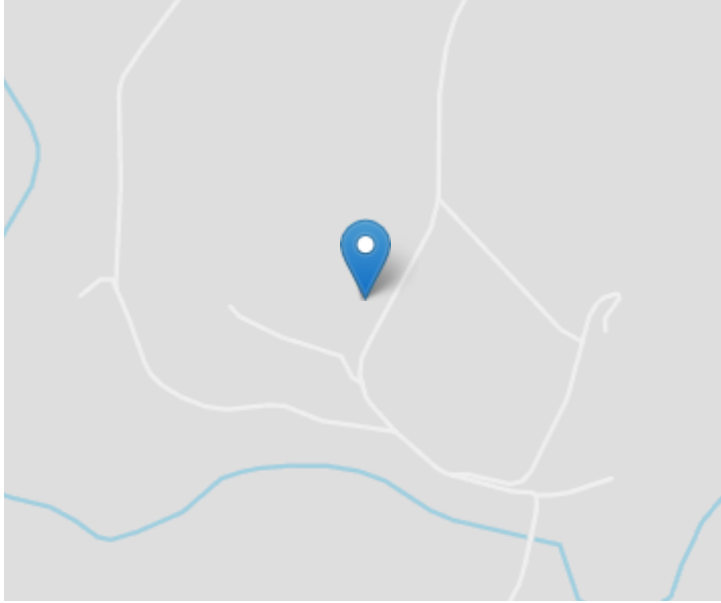
**Any risk of coastal erosion?** No

**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?** Yes



### Directions


From the village of Pentrecwrt turn right on the A486 Llandysul - Saron road by the Black Horse Inn onto the B4335 heading for Llangeler/Newcastle Emlyn. Carry on for some 300 yards and you'll come to the Plas Parke Inn. turn right immediately after, and carry on some 1/2 mile and the entrance to the property is on the left identified by the agents for sale board.

**VIEWING:** Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571 600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(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 	

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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



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