

*Breath taking views. A beautifully situated 51 acre small farm/residential holding in the upper Aeron Valley. Just over a mile from the popular Village of Llangeitho, West Wales*



**Penrallt, Llangeitho, Tregaron, Ceredigion. SY25 6TR.**

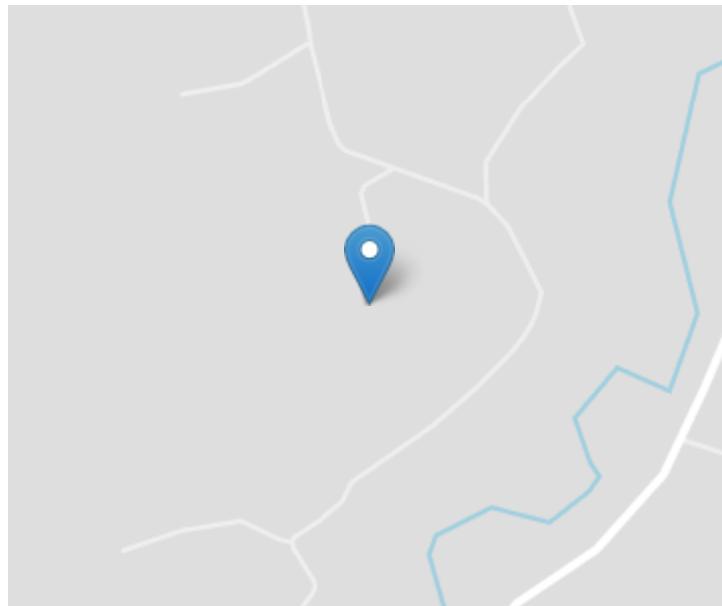
**REF: A/5114/LD**

**£925,000**

\*\*\* Breath taking location \*\*\* Beautifully situated approximately 51 acre small farm/residential smallholding in the upper Aeron Valley \*\*\* Offering a delightful lifestyle opportunity for those seeking the rural way of life

\*\*\* The farm comprises of a recently refurbished well appointed 4 bedroomed Family proportioned farmhouse with a modern kitchen and ample ground floor living accommodation \*\*\* A delightful converted barn/cottage offering generous 2 bedroomed accommodation - Possible holiday let or annexe \*\*\* Useful range of general purpose farm buildings - Sheep shed and Cattle store \*\*\* Healthy prolific pastures and Bluebell woodland \*\*\* The whole in a delightful South facing position enjoying far reaching views over the Village of Llangeitho and the Aeron Valley \*\*\* In total some 51 acres or thereabouts

\*\*\* Great income potential with holiday accommodation and further conversion opportunities \*\*\* Private setting with no near Neighbours - Located at the end of a concreted driveway \*\*\* A fantastic opportunity to acquire the perfect small farm that is in a popular Aeron Valley position \*\*\* A property of this calibre does not come to the market often - Contact us to day to view



## GENERAL DESCRIPTION



## LOCATION



Located in the very popular upper Aeron Valley on the edge of the Village of Llangeitho and approached over a short concreted driveway, 10 miles inland from the Georgian Coastal and Harbour Town of Aberaeron, just 4 miles from the Market Town of Tregaron, 10 miles from the University Town of Lampeter, to the South, and 15 miles South from the major Mid Wales University Town Coastal Resort and Administrative Centre of Aberystwyth.

Penrallt is a delightful beautifully positioned small farm. The homestead enjoys a delightful position and has been our Clients home for over 40 years. The farmhouse has been refurbished in recent times and offers ample Family sized accommodation.

Additionally there lies a second property which is a converted barn/cottage that offers generous 2 bedoomed accommodation and provides a perfect Family annexe or as a holiday let business (subject to consent).

The farm buildings further compliment the farm with a useful range of general purpose outbuildings with a Cattle store, adjoining cubicle barn and a Sheep shed that measures 90' x 38'.

The land extends to around 51 acres or thereabouts and is split into fifteen manageable paddocks all of which having water connection, being fully fenced and gated, and with good easy access points. The lower paddocks also enjoys a Bluebell woodland and a haven for the local Wildlife.

A property of this calibre and size does not come to the market often. It offers good lifestyle opportunities and possible income potential. The property offers more particularly the following.

## PENRALLT FARMHOUSE

### THE FARMHOUSE



### BOOT ROOM

11' 3" x 6' 8" (3.43m x 2.03m). With rear entrance door, access to the loft space, radiator, tiled flooring.



### CLOAKROOM

Fully tiled with low level flush w.c., pedestal wash hand basin, heated towel rail, spot lights.



### KITCHEN

19' 4" x 11' 6" (5.89m x 3.51m). A recently upgraded modern Kitchen with a range of wall and floor units with work surfaces over, breakfast bar, single sink and drainer unit with flexi mixer tap, solid fuel/wood burning Rayburn Range, Range Master 7 kilowatt electric cooker, tiled flooring with underfloor heating, Worcester oil fired central heating boiler, archway opening onto the Dining Room.



### DINING AREA

17' 9" x 10' 0" (5.41m x 3.05m). With tiled flooring, three Velux roof windows, 15ft bi-folding doors, radiator.



## DINING AREA (SECOND IMAGE)



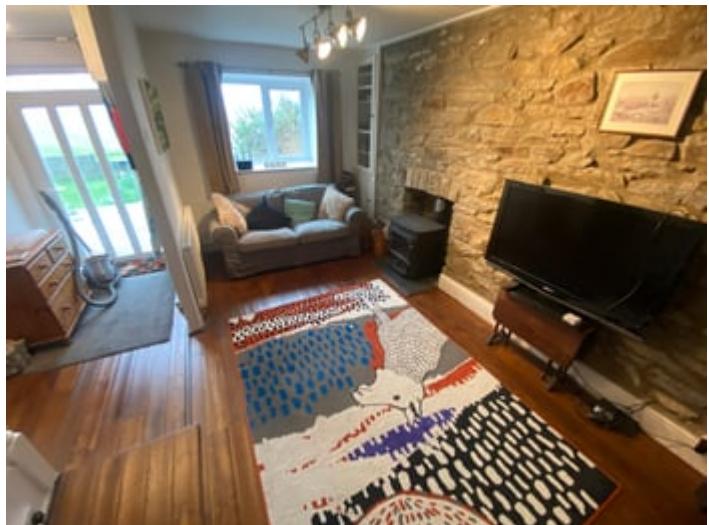
## LIVING ROOM

16' 4" x 13' 8" (4.98m x 4.17m). With a Mendip Somerton free standing cylinder style wood burner with full length glass front multi fuel stove, laminate flooring, two radiators, picture window enjoying views of the Aeron Valley, feature beams, exposed stone wall.



## SITTING ROOM

16' 5" x 17' 8" (5.00m x 5.38m). With a full length triple glazed front entrance door, Clear View multi fuel stove with an exposed stone wall surround, two radiators, staircase to the first floor accommodation, understairs cupboard, window looking into the Kitchen.



## FIRST FLOOR

### FRONT LANDING

With a feature slate wall.



## REAR BEDROOM 1

16' 0" x 10' 2" (4.88m x 3.10m). With large picture window enjoying views over the Aeron Valley, double radiator, wall to wall built-in wardrobes.



## BEDROOM 4/OFFICE

8' 6" x 6' 5" (2.59m x 1.96m). With radiator, picture window enjoying fantastic views over the Aeron Valley.



## FRONT BEDROOM 3

16' 4" x 7' 6" (4.98m x 2.29m). With radiator, picture window enjoying fantastic views over the Aeron Valley.



## REAR LANDING

With airing cupboard housing the pressurized hot water system that works across the oil fired boiler and the solar panels.

## FRONT BEDROOM 2

11' 9" x 11' 4" (3.58m x 3.45m). With picture window enjoying views over the Aeron Valley, built-in wardrobes, radiator.



## BATHROOM

A stylish and modern suite comprising of a jacuzzi bath with mixer tap and Triton shower over, low level flush w.c., vanity unit with wash hand basin, radiator.



## REAR OF THE FARMHOUSE



## YSGUBORDY

### THE COTTAGE



## YSGUBORDY - ENTRANCE PORCHWAY

Leading to

## YSGUBORDY - RECEPTION HALL

With an impressive vaulted ceiling and mezzanine walkway, radiator, cloak cupboard, Pine staircase to the first floor accommodation.



## YSGUBORDY - BEDROOM 1

18' 8" x 16' 3" (5.69m x 4.95m). Being 'L' shaped, with two radiators, double door built-in wardrobes.



## YSGUBORDY - BATHROOM

9' 8" x 5' 6" (2.95m x 1.68m). Having a 4 piece suite comprising of a Pine panelled bath, low level flush w.c., separate shower cubicle, pedestal wash hand basin with shaver point, radiator, large airing cupboard.



## YSGUBORDY - CONSERVATORY

15' 6" x 7' 7" (4.72m x 2.31m). Of UPVC construction.

## YSGUBORDY - OPEN PLAN LIVING/KITCHEN AREA

25' 0" x 18' 7" (7.62m x 5.66m). With triple aspect windows, feature fireplace with Oak surround (formerly Oak beams), two radiators.



## YSGUBORDY - KITCHEN AREA

11' 9" x 7' 7" (3.58m x 2.31m). A Pine fitted Kitchen with a range of wall and floor units, breakfast bar, single drainer sink unit, eye level double oven, 4 ring electric hob with extractor fan, plumbing and space for dishwasher.



## YSGUBORDY - UTILITY ROOM

9' 6" x 7' 3" (2.90m x 2.21m). With a Worcester oil fired boiler running all domestic systems within the property, fitted units with stainless steel sink, access to the loft space, Velux roof window, tiled flooring, rear entrance door.



## YSGUBORDY - FIRST FLOOR

### YSGUBORDY - MEZZANINE LANDING/WALKWAY

With Velux roof window.

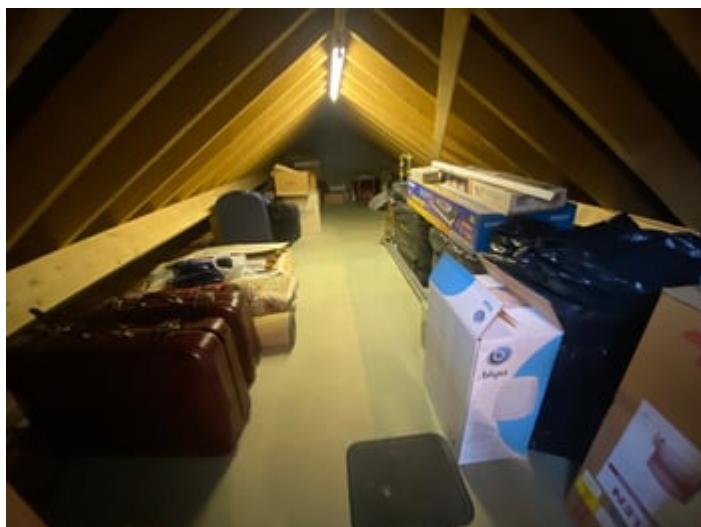
## YSGUBORDY - BEDROOM 2

18' 7" x 17' 1" (5.66m x 5.21m). With an impressive large picture window enjoying mesmerising views over the Aeron Valley, two built-in under eaves wardrobe space, two radiators, two Velux roof windows.



## YSGUBORDY - LOFT ROOM STORAGE

21' 4" x 17' 1" (6.50m x 5.21m). Being fully boarded and electricity connected.



## EXTERNALLY

## RANGE OF OUTBUILDINGS

Comprising of

## FORMER MILKING SHED

27' 6" x 18' 6" (8.38m x 5.64m). Of stone construction under a profile roof with electricity and water connection. Great potential for re-development. Formerly having Planning Permission as a holiday let (now lapsed).



## FORMER DAIRY

10' 0" x 9' 0" (3.05m x 2.74m). With fitted units, 1 1/2 sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer.



## FORMER PIG STY 1 (NOW CHICKEN SHED)

15' 10" x 25' 7" (4.83m x 7.80m).



## FORMER PIG STY 2/DOG KENNELS

12' 2" x 11' 0" (3.71m x 3.35m).

## USEFUL RANGE OF GENERAL PURPOSE OUTBUILDINGS

Comprising of

### LEAN-TO CUBICLE SHED

70' 0" x 20' 0" (21.34m x 6.10m). Of brick and cedarwood construction, double access entry points.



## CATTLE SHED

70' 0" x 26' 0" (21.34m x 7.92m). Of Brick and cedarwood construction with concrete flooring, automatic water troughs, double door entry point.



## CATTLE SHED (SECOND IMAGE)



## SHEEP SHED

20' 0" x 38' 0" (6.10m x 11.58m). Of steel, corrugated iron and block construction with Calf feeding troughs.



## WORKSHOP AREA

With electric and water connection.

## ATTACHED OPEN FRONTED GARAGE

18' 0" x 20' 0" (5.49m x 6.10m).

## SILAGE PIT/USEFUL YARD AREA



## FORMER SLURRY PIT

Now utilised as a pond area.



## THE LAND

This is a particular feature of this farm in that it surrounds the farmstead and is divided into traditionally sized sheltered and useful grazing enclosures. The land in total extends to around 51 ACRES, being well fenced and gated, and mostly enjoying good roadside access points. The majority of the land is clean, productive and capable of sustaining good stocking levels. The land is further enhanced by having useful ancient Bluebell woods which is a source of fuel, if so desired, and provides a most desirable backdrop and providing useful mixed use land. The land itself is mostly level but a number of fields are gently sloping. All the land has been managed and easily accessible by heavy machinery/ tractors.



## THE LAND (SECOND IMAGE)



## THE LAND (THIRD IMAGE)



## THE LAND (FOURTH IMAGE)



## THE LAND (FIFTH IMAGE)



## THE LAND (SIXTH IMAGE)



## GARDEN

To the front and side of the main farmhouse lies well maintained lawned garden areas all of which enjoying amazing vista points over the Aeron Valley.

## POSITION



## PLEASE NOTE

The whole is a Registered Holding and has its own CNP Number.

## AGENT'S COMMENTS

A highly desirable small farm/residential holding with good productive land and enjoying fantastic views.

## 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 - 'E'.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating to both the farmhouse and Ysgubordy, partially double/triple glazing privately owned solar panels, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

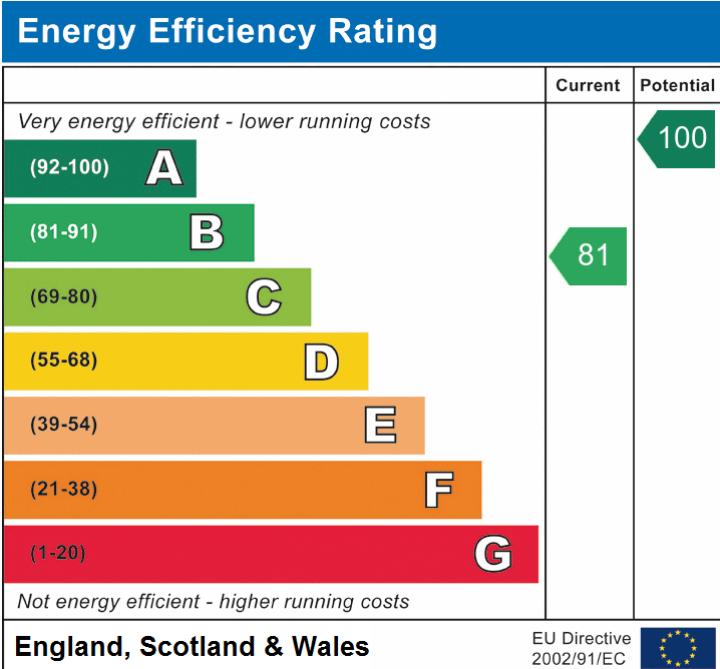
## Directions

From Lampeter take the A485 North towards Tregaron. Proceed through the Village of Llangybi to Llanio. Once reaching Llanio turn left onto the B4578 for Stags Head. Continue to Stags Head crossroads, turning left again for Llangeitho. Proceed into the Village of Llangeitho and by the Public House turn right in front of the Pub/Three Horse Shoes. Continue for approximately 200 metres, turning left by the Primary School. Continue along this lane, passing the Church, and proceed up the hill. As the hill levels out the entrance to Penrallt will be on your left hand side.

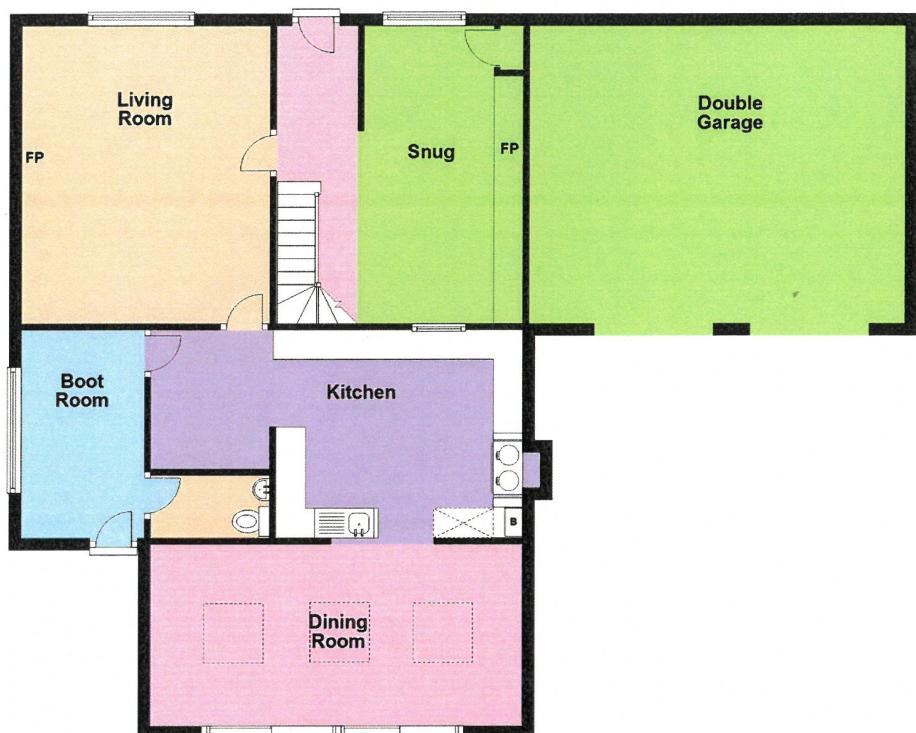
**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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](http://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



### Ground Floor



### First Floor

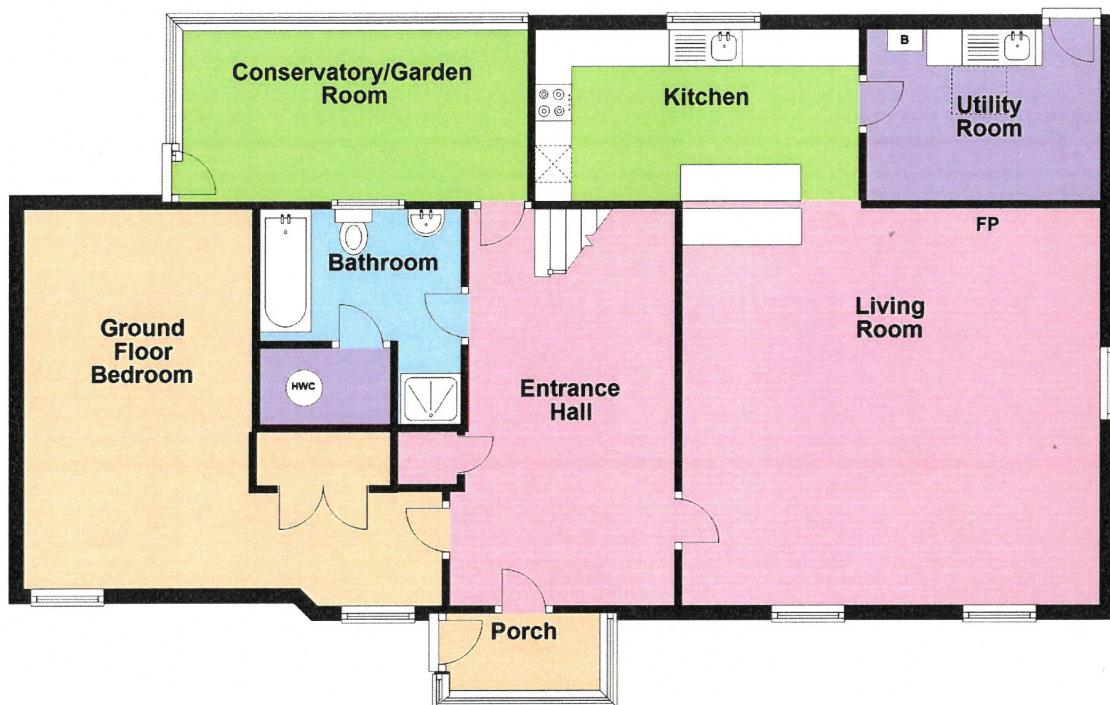


Total area: approx. 197.8 sq. metres (2128.9 sq. feet)

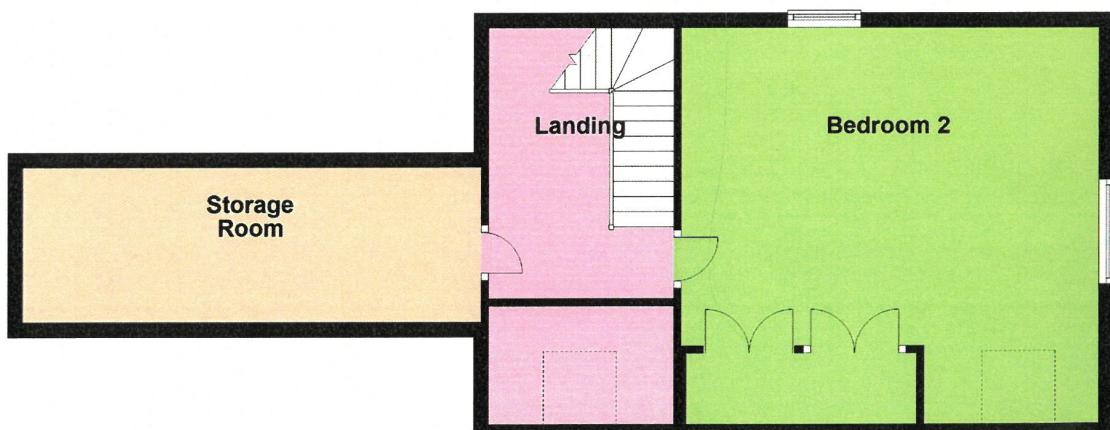
The floor plans are for guidance only.  
Plan produced using PlanUp.

**Penrallt, Llangeitho, TREGARON**

### Ground Floor



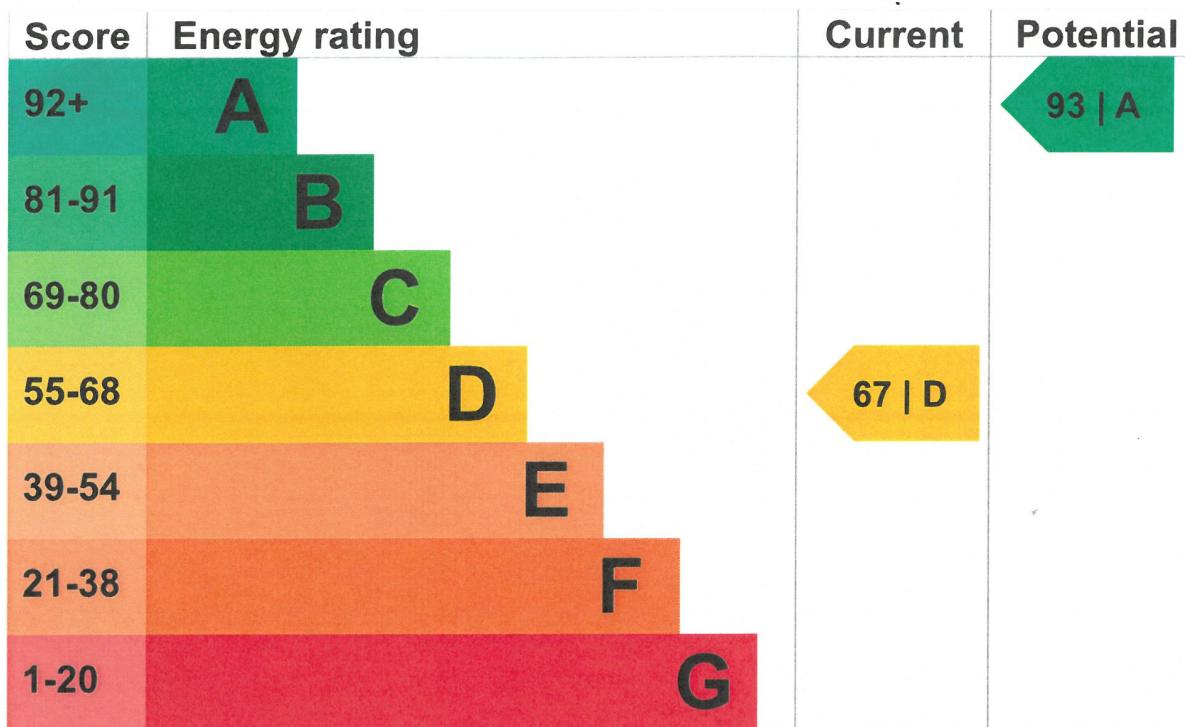
### First Floor



Total area: approx. 166.5 sq. metres (1792.7 sq. feet)

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

**Ysgubordy, Llangeitho, TREGARON**



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Granite or whinstone, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good

