

*An improvable 14.2ACRE Smallholding. Useful range of outbuildings with commercial use/diversification potential. Private setting with distant coastal views. Near New Quay /*



**Nant Y Gwrdd, Llanarth, Ceredigion, West Wales. SA47 0QT.**

**£550,000**

**Ref A/5482/RD**

\*\*An improvable 14.2 ACRE Smallholding\*\*Private setting with distant coastal views\*\*Useful range of outbuildings\*\*Highly productive grassland in early growing region\*\*Outbuildings with potential for conversion for commercial led uses (stc)\*\*Spacious 4/5 bed farmhouse\*\*Modern steel framed buildings\*\*Private lane access\*\*A great opportunity within this favoured coastal belt to secure an historic and renowned smallholding\*\*10 minutes drive equi distant to Aberaeron and New Quay\*\*

The property is situated on the fringes of the coastal villages of Llanarth and Mydroilyn. Llanarth offers a good level of local amenities and services including village shop, petrol station and post office, public house, primary school, places of worship, church hall, active community hall and good public transport connectivity. The property lies equidistant 4 miles from the Georgian harbour town of Aberaeron with its comprehensive school & community health centre and the fishing village of New Quay with its local cafes, bars, restaurants and sandy beaches.



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**CARMARTHEN**  
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## GENERAL

A great offering to the market place providing an opportunity to secure your own farm or an extension to an existing holding being locally renowned farm with highly productive grassland within this early growing area enjoying a private and secluded setting with the main holding sitting centrally within the farm.

A former Dairy , stock rearing and fattening farm used for silage, harvesting and arable purposes as well as good grazing. The land is mainly level to undulating in nature and all useable by farm machinery.

The land is predominantly south facing enjoying distant views towards the coast.

The house offers comfortable 4/5 bed living accommodation, recently re-decorated with potential for a wonderful family home.

The holding provides an useful range of modern steel framed buildings, some in need of attention, as well as adjoining silage pit and slurry silo.

An useful property within close proximity to the A487 coast road and the popular towns of Aberaeron and New Quay. Within an easy commuting distance of Lampeter, Aberystwyth and Cardigan.

## THE FARMHOUSE

### Entrance Hallway

with oak flooring, understairs cupboard, radiator, electric socket.



### Lounge

17' 10" x 15' 0" (5.44m x 4.57m) with feature log burner on slate hearth, window to front, radiator, corner TV point, multiple sockets, side window, exposed beams to ceiling.



## Study/Office



17' 0" x 7' 0" (5.18m x 2.13m) with fitted shelving, dual aspect windows and glass panel door to garden, radiator, multiple sockets, exposed beams to ceiling.

## Dining Room

14' 10" x 11' 1" (4.52m x 3.38m) with oak flooring, window to front, exposed beams to ceiling, radiator, multiple sockets, opening into:



## Kitchen

15' 0" x 12' 1" (4.57m x 3.68m) with custom made oak kitchen base and wall units with granite worktop, 'Belling' electric oven with induction hobs and extractor fan over, plumbing for dishwasher, dual aspect windows to front and side, central kitchen island with granite worktop with deep saucepan drawers with breakfast bar seating area, oak larder unit, slate flooring, radiator.





**Former Pantry/Boot Room**



16' 0" x 6' 0" (4.88m x 1.83m) tiled flooring, radiator, connecting door to:



### **Utility Room**

9' 10" x 9' 1" (3.00m x 2.77m) washing machine connection, range of base units, tiled flooring.



### **Rear Hallway**

with external uPVC door.

### **Ground Floor Wet Room**

with open shower, heated towel rail, single wash hand basin, WC.



### **Rear Lean-To Porch**

10' 0" x 8' 0" (3.05m x 2.44m) dual aspect windows to garden, side pedestrian door, Belfast sink.



## FIRST FLOOR

### Main Landing



### Bedroom 1

15' 0" x 12' 0" (4.57m x 3.66m) double bedroom, window to front overlooking farmyard, radiator, multiple sockets.



### Bedroom 2



12' 0" x 7' 0" (3.66m x 2.13m) currently with fixed bunk beds but suitable as a double bedroom with window to front overlooking farmyard, radiator, multiple sockets.

### Bedroom 3

11' 1" x 15' 0" (3.38m x 4.57m) double bedroom, window to front, multiple sockets, radiator.



### Family Bathroom

with modern white bathroom suite including roll top bath, WC, single wash hand basin and vanity unit, fitted cupboard, exposed beams to ceiling, tiled flooring, side window.



### Rear Landing

with exposed beams to ceiling, 2 x Velux rooflights, exposed timber flooring.

### Box Room

7' 0" x 9' 1" (2.13m x 2.77m) (potential bedroom/study) with Velux rooflight, electric socket, radiator.



### Bedroom 4

12' 1" x 15' 1" (3.68m x 4.60m) double bedroom with dual aspect windows to front and side overlooking garden and

adjoining fields, radiator, multiple sockets.



### En-Suite

with WC, single wash hand basin, side window, radiator.

### EXTERNALLY

#### Farm Entrance & House Gardens

The property is approached via a private driveway from the adjoining county road to the central farmyard with the house located in an elevated position.

To the front of the house is a cleared garden area with footpaths leading through to a recently re-worked and re-levelled garden area providing a wonderful private amenity space to the rear of the farmhouse, enjoying all day sunshine.

The farmyard and the farm buildings are located to the front of the farm house in close proximity and are served off a hard based farm access lane and concrete handling area.





### **The Farm Buildings**

The farm buildings comprise more specifically as follows:



### Further Lean-To Building

82' 0" x 80' 0" (24.99m x 24.38m)



### Loose Housing Buildings

110' 0" x 60' 0" (33.53m x 18.29m) of steel stanchion construction with cement asbestos roof.



### Above Ground Slurry Store





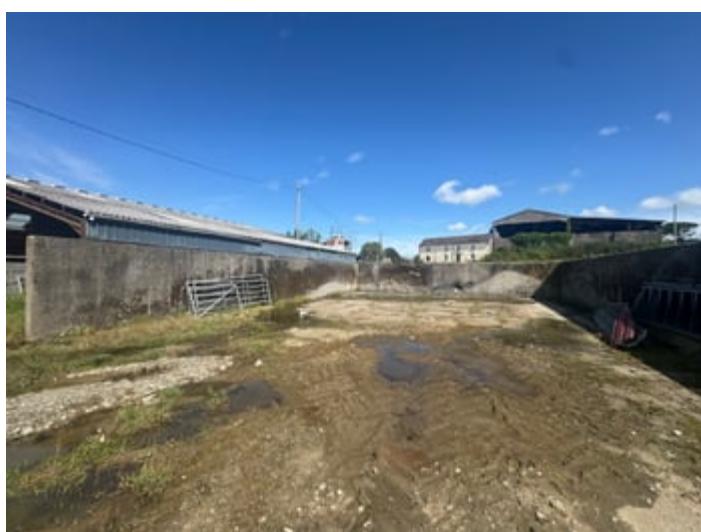
### Silage Clamp

60' 0" x 40' 0" (18.29m x 12.19m)



### Former Parlour/Dairy

20' 0" x 20' 0" (6.10m x 6.10m)



### Loose Cattle Building

60' 0" x 40' 0" (18.29m x 12.19m) adjacent



### Hay Barn

60' 0" x 45' 0" (18.29m x 13.72m) of block, steel and asbestos construction.



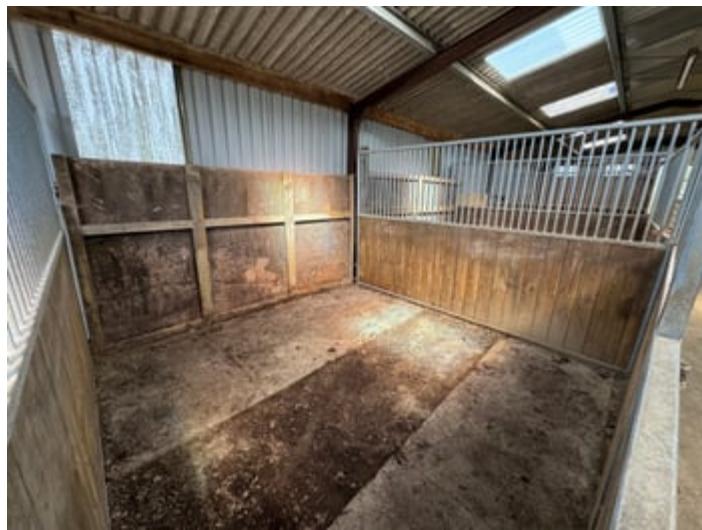
### Stable Block

60' 0" x 30' 0" (18.29m x 9.14m) of steel frame with sheeted roof and sides with individual stables fitted to the interior thereof.



**3 Bay Machinery Shed with rear len-to**

60' 0" x 30' 0" (18.29m x 9.14m)





## THE LAND

The total land acreage measures approximately 14.2 acres or thereabouts and is divided into good sized traditional enclosures, fenced for stock containment with good pasture leys,

There is good natural water supplies to the property but also mains water available.





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 ARRANGEMENTS**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 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'.

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

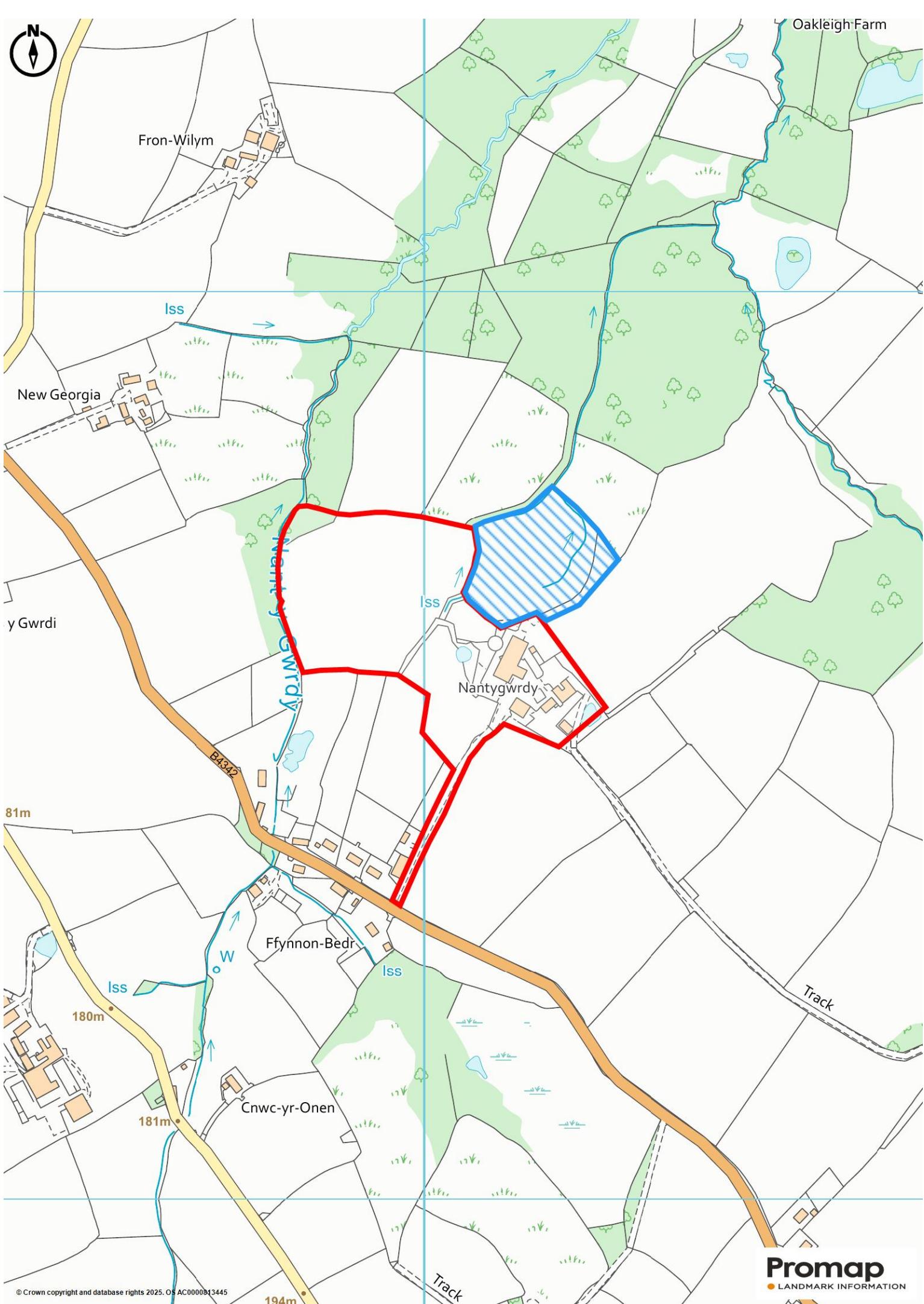
## **Services**

The property is serviced by private and mains water, mains electricity, oil fired central heating, uPVC double glazing. Private drainage to septic tank. Telephone and broadband availability.

Council Tax Band E (Ceredigion County Council).

## **MONEY LAUNDERING REGULATIONS**

The successful purchaser will be required to produce



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** 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

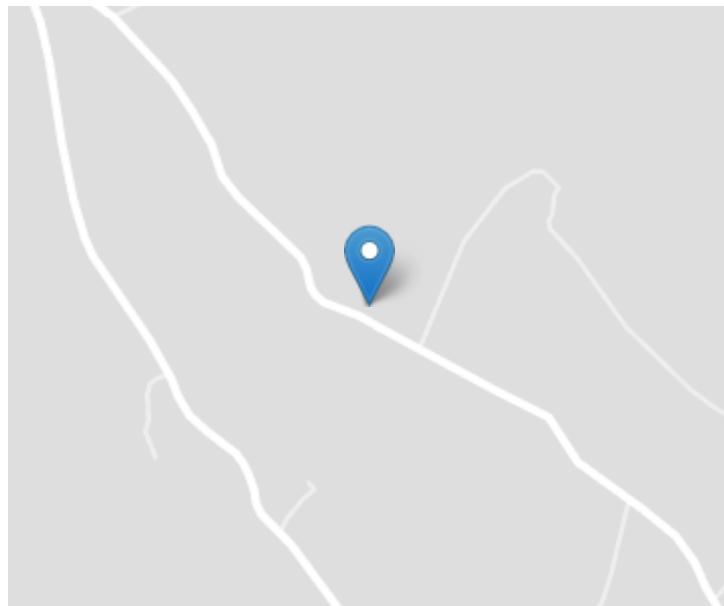
Any risk of coastal erosion? No

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? No



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(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

## Directions

Travelling south from Aberaeron on the A487 towards Cardigan, proceed through the villages of Ffos y Ffin and Llwyncelyn. On leaving Llwyncelyn after some 1 mile or so you will reach a crossroads identified by some rusted aluminium railings. Take the left hand turning here signposted Mydroilyn and continue along this road passing through the next crossroads signposted Felinfach/Ystrad Aeron and Llanarth and proceed towards Mydroilyn on the B4342 ignoring turnings to your right hand side and left hand side and continue down into the dip and as you start rising out you will notice a row of bungalows on your left hand side. After the last bungalow (Cwm Nant) take the immediately left hand turning onto Nant y Gwrdy Lane and proceed down the track to the farmyard.

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

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