

A rare and exciting redevelopment opportunity to acquire a period family sized 4 bedroomed farmhouse, together with separate 2 bedroomed period adjacent cottage for renovation, plus a further derelict farmhouse together with extensive farm buildings, healthy pastures and amenity land. 5.6 acres approx. Cellan, Nr. Lampeter West Wales



Pistyll Einon with Cae Garw, Cellan, Lampeter, Ceredigion. SA48 8JD.

£498,500

A/5588/AM

Guide Price:

*** A rare and exciting redevelopment opportunity to acquire a period family sized farmhouse *** Offering 4 bedroomed accommodation *** Together with separate period adjacent cottage for renovation, offering 2 bedroomed accommodation *** Plus a further derelict farmhouse *** Extensive farm buildings *** Healthy pastures and amenity land. *** 5.6 acres approx*** Includes and excellent compliment of farm buildings which are again offering diverse appeal for workshops, potential for conversion to holiday accommodation ,storage or business usage ***

The main farmhouse has recently been partially refurbished offers 4 bedrooms together with separate detached although adjacent period cottage known to date back to the 18th century together with accommodation for further restoration.



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

The placing of Pistyll Einon with Cae Garw on the open market provides prospective purchasers with an opportunity to acquire a very diversely appealing country property in the Upper Teifi Valley, 4 miles from the University town of Lampeter.

The properties lies off a quiet district lane and has far reaching views along the valley and towards the former Roman Gaer of Cellan. The main farmhouse has recently been partially refurbished offers 4 bedrooms together with separate detached although adjacent period cottage known to date back to the 18th century together with accommodation for further restoration.

In addition there is an extensive range of stone and other multi span farm buildings suiting a variety of enterprises together with healthy productive pasture and former homestead known as Cae Garu on the opposite side of the land which is now derelict.

In total the property comprises 5.6 acres or thereabouts

The property has been in the same family since the early 1970s and has diverse appeal over many sectors. The homestead comprises of 2 independent dwellings although lying immediately adjacent to one another, set within their own parcels of land, with pleasant views across the valley and towards the Teifi Valley in the distance.

The farmstead is traditional and would have served a far large holding at one time and includes an excellent compliment of farm buildings which are again offering diverse appeal for workshops, potential for conversion to holiday accommodation ,storage or business usage.

In addition, there is an area of land surrounding the homestead which extends to 1 acre and on the opposite side of the farm lane offered with the property is a further tract of land extending to some 4 acres or thereabouts known as Cae Garw which would have, at one time, been its own holding extending to 4.5 acres or thereabouts now derelict and potentially appealing for those seeking a further opportunity for remodelling, re development of alternative use subject to the appropriate consents being obtained.

The land associated with this is rich in wildlife flora and fauna of the Upper Teifi Valley which is noted as an Area of Outstanding

Natural Beauty and rich in conservation.

In total the property comprises 5.599 acres (2.265 ha) or thereabouts.

PISTYLL EINON FARMHOUSE

Oil heated and plumbed although non functioning. Comprises more particularly as follows:-



RECEPTION HALL

17' 6" x 7' 3" (5.33m x 2.21m) via UPVC front entrance door.



RECEPTION ROOM



16' 7" x 11' 6" (5.05m x 3.51m) with stone fireplace and side shelves.

KITCHEN

15' 6" x 8' 4" (4.72m x 2.54m) New refitted with terrazzo tiled floor and fitted floor and wall units. 1.5 bowl sink unit. 'Grant' oil fired boiler. Side half glazed entry door.



DINING ROOM

15' 8" x 12' 0" (4.78m x 3.66m) with stone fireplace.

FIRST FLOOR

LANDING

Approached via internal timber staircase.

BEDROOM 1



13' 9" x 13' 0" (4.19m x 3.96m) with built in airing cupboard. Copper cylinder and immersion heater. Radiator

BEDROOM 2

11' 5" x 9' 3" (3.48m x 2.82m) with radiator.



BEDROOM 3

11' 6" x 11' 2" (3.51m x 3.40m) with radiator.



BEDROOM 4

7' 8" x 7' 3" (2.34m x 2.21m)



FAMILY BATHROOM

10' 1" x 4' 7" (3.07m x 1.40m) with panelled bath, low level flush wc., pedestal wash basin. Radiator.



EXTERNALLY

GARDEN AND GROUNDS

Enclosed forecourt, side garden area. Terraced grounds above.

PISTYLL EINON COTTAGE

GENERAL

The cottage comprises a period farmhouse thought to date back to the 1700s (18th century) and built of solid stone elevations under a corrugated formerly likely to have been thatched corrugated iron roof. Overall providing a period cottage with immense character and suitable as a holiday let, further residential accommodation or potentially incorporated to provide additional accommodation for the main farmhouse which lies immediately adjacent.

The two properties are detached from one another. The accommodation on the ground floor provides open plan living overall 30'4 x 16'2 dividing as

Kitchen Area: with fitted floor cupboards, single drainger sink unit, former oil fired boiler (non functioning) Tiled flooring

Living Area: Provides Inglenook period fireplace with open stone flooring with cast iron stove (not tested)



RECEPTION ROOM



COTTAGE KITCHEN



LIVING ROOM



FIRST FLOOR

LANDING

Approached via internal timber staircase. Airing cupboard with electric immersion heater.

BEDROOM 1

13' 7" x 16' 5" (4.14m x 5.00m)



BATHROOM

With 3 piece suite comprising panelled bath, pedestal wash hand basin, low level flush wc

BEDROOM 2

18' 0" x 10' 0" (5.49m x 3.05m)



REAR OF COTTAGE



THE FARM BUILDINGS

General

A particular feature of Pistyll Einon is its wider array of farm buildings that would once have complimented a large stock rearing unit but are now suiting a variety of alternative enterprises including equestrian, business, leisure, recreation or conversion possibilities subject to the appropriate consents being obtained.

They comprise more particularly as follows:-

THE YARD AND SETTING



FARMHOUSE AND BARN



DUTCH BARN

30' 0" x 18' 0" (9.14m x 5.49m) with steel uprights, part block and corrugated iron roof.



BARN INTERIOR



STONE RANGE

60' 0" x 18' 0" (18.29m x 5.49m) 2 Storied with corrugated iron roof. An ideal conversion prospect with adjacent rear lean to (60' x 8'0 over 2 stories.

LEAN TO CATTLE / SHEEP SHED

55' 0" x 18' 0" (16.76m x 5.49m) of steel frame construction and corrugated iron roof and sides.

STONE BARN

46' 0" x 18' 0" (14.02m x 5.49m) Adjacent to the farmhouse. Stone barn with slated roof being an old cow shed and stable.

Lean to of corrugated iron 18' x 10'0'

CAE GARW RUIN

GENERAL

Cae Garw ruin comprises a range of former farm buildings and farmhouse now completely derelict and lying centrally within its own parcel of land of some 4.5 acres on the opposite side of the lane from the main homestead of Pistyll Einon.

This runs down to the base of the valley including land rich in conservation interest.

In total the property on offer comprises of 5.599 acres (2.,265ha)

CAE GARW RUIN



LAND AROUND CAE GARW



LAND TO SOUTH WEST



AGENTS COMMENT

Rarely does a property of such diverse appeal become available on the open market in this part of Wales. It has considerable possibilities for a wide variety of potential users and early inspection is recommended enjoying a beautiful hillside location in the Upper Teifi Valley.

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.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

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

VIEWING

Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 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'.

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

Services

We are informed by the current Vendors that the property benefits from private water supply from spring source, mains electricity, private drainage system , oil fired central heating (not tested), telephone subject to B.T. transfer regulations and broadband availability.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: E (42)

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 Lampeter take the A482 south over Lampeter bridge to Cwmann. Do not turn right for Llanybydder but carry on up the hill and take the next turning left onto the B4343 for Cellan and Llanfair. Proceeding to the village of Cellan, and once reaching the upper part of the village, you will see the War Memorial and bus shelter on the right. Turn right and then immediately left at the War Memorial. Continue along this lane for approx 1/4 mile it being very narrow!

Proceed over the steel bridge continuing up the lane and again being very narrow proceed straight ahead at the next 'T' junction up the hill keeping the farm on the left.

Continue along this lane for approx 1.5 miles and Pistyll Einon will be seen at the top of the hill on the left hand side of the lane as identified by the Agents 'For Sale' board.

Grid Ref No: 626 487

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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>



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