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A good quality healthy and well situated stock rearing farm of 142.8 acres (57.8 ha) in a very sought after agricultural locality, 8 miles from Lampeter.

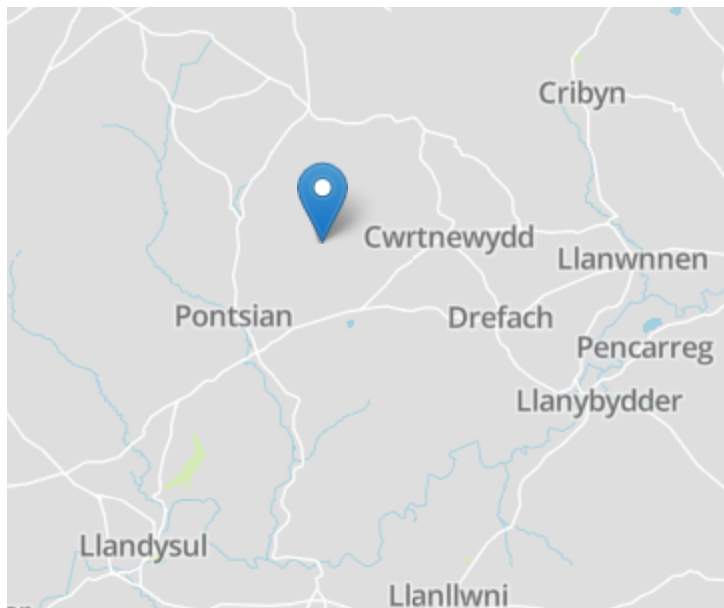


Brynllywd, Pontsian, Llandysul, Ceredigion. SA44 4UG.

A/5144/AM - GUIDE PRICE

£1,400,000

The property has the benefit of a very comfortably appointed family farmhouse with full oil-fired central heating and double-glazing offering 3/4 bedroomed accommodation plus 2/3 reception rooms and 2 bathrooms. There is an excellent range of farm buildings, general purpose steel framed building of 3,100 sq. ft. plus additional traditional buildings and ranges, some of which may suit conversion.*** The land, a particular feature of the holding is healthy, well farmed, productive and split into good sized modern blocks which are well fenced and gated and having the benefit of good private water supplies.*** In all the farm is well situated and well-equipped for a variety of agri and potentially alternative uses. In total extending to 142.8 acres (57.789 ha).***



Property Description

The placing of Brynllwyd on the open market provides prospective purchasers with an opportunity of acquiring a rarely available farming opportunity in what continues to be a very sought after agricultural locality. The area is renowned for its grass growing potential and ability with good free draining soil type and mildly influenced by the relative proximity of the coastal influences of the Cardigan Bay coastline nearby. The property has a strategic site close to the major marketing and amenity centres of the area which include Newcastle Emlyn, Llanbydder, Lampeter, Tregaron and only 22 miles North of the strategic town of West Wales, namely Carmarthen.

Village facilities are close by at Llanbydder and Llandysul. The farm is well equipped with a modern up-to-date comfortably appointed centrally heated and double glazed extended 3/4 bedroomed family farmhouse with a good range of buildings and having further potential for extensification of the accommodation on site if required. There are traditional stone ranges and also an excellent modern general-purpose building built within the last 10 years of 3,100 sq. ft. which would be a valuable add on to any agricultural or rural business enterprise. There are further farm buildings including cubicle sheds, barns and various other outhouses.

The Land is a particular feature of this farm which is set centrally within its own lands and much of the land is served off a Council road and lying within a ring fence. The farm itself lies at between 200 and 300 ft above sea level.



Location

Located close to the Vale of Clettwr, 6 miles from the town of Llandysul and 8 miles from the University town of Lampeter and climatically influenced by being only 12 miles inland from the Cardigan Bay coastline. A well-situated grass producing residential stock farm in a very sought-after agricultural locality within easy reach of marketing and amenities centres.

The Farmhouse

The Farmhouse is substantially built of the traditional manner with stone rendered and block built cavity 2 storied addition to the rear. The accommodation being family proportioned and benefitting from oil fired central heating and full double glazing. There is an overgrown garden to the rear of the farmhouse.

The accommodation provides more particularly as follows:-



Ground Floor

Reception Hall

Entrance door half glazed UPVC to reception hall.

Reception room front/Bedroom 4 (if required)

14' 0" x 9' 8" (4.27m x 2.95m) with brick fireplace and radiator.

Living room

16' 0" x 14' 1" (4.88m x 4.29m) with brick fireplace, built-in cupboard and radiator.



Living/Dining room (Rear)

14' 6" x 13' 6" (4.42m x 4.11m) with brick built recessed fireplace with Stovax oil burner, built-in cupboards, clothes airer, tiled floor, side entry door to exterior



Kitchen

16' 1" x 10' 1" (4.90m x 3.07m) with floor and wall cupboards, new indesit electric cooker and hob. Extractor fan over. Double drainer stainless steel sink unit. Tiled floor, radiator.



Utility room off

16' 0" x 6' 6" (4.88m x 1.98m) with tiled floor, Trianco Oil fired central boiler, running domestic systems. Rear entry door, sink unit with base cupboards, radiator.



Shower room off

With Shower cubicle, direct fed shower unit, low level flush w.c. and radiator.

First Floor

Landing

The first floor is approached by a timber staircase from the hall to the landing with a built-in airing cupboard housing a copper cylinder with immersion heater and loft hatch. Overall 20' 3" x 6' 1" (6.17m x 1.85m).

Bedroom 1

14' 6" x 14' 1" (4.42m x 4.29m) with double window and radiator.



Bedroom 2

14' 1" x 10' 0" (4.29m x 3.05m) with double window and radiator.



Bathroom

11' 4" x 6' 6" (3.45m x 1.98m) with 3 piece suite comprising of panelled bath, pedestal wash hand basin, low level flush w.c. Built-in linen cupboard and radiator.

Bedroom 3

13' 8" x 14' 8" (4.17m x 4.47m) with two built-in cupboards and radiator. Door entry to recess over garage for possible further conversion if desired, subject to consents being obtained.

The Farmyard and Setting

The Farm has a South facing location with far reaching views over the surrounding unspoilt countryside of the Teifi Valley and its unspoilt wide ranging aspects. The property is located at the end of a quiet Council maintained roadway (no through road).

The farmyard is hard based and comprises of concrete and

tarmacadamed areas and two entry points to the yard itself.



The Farm Buildings

These comprise of a range of farm buildings a most useful range suiting a diversity of uses. which comprise more particularly: -

General Purpose Store Building

21' 0" x 14' 0" (6.40m x 4.27m) of stone, brick and corrugated iron roof

Lean-to Garage

16' 10" x 11' 9" (5.13m x 3.58m) To rear of dwelling, housing water purification and borehole operational systems.



Isolation Bull pen and enclosed run

Lean-to Workshop

17' 3" x 15' 3" (5.26m x 4.65m) with loft over.



Main General Purpose Steel Framed Building

62' 0" x 50' 0" (18.90m x 15.24m) of block, steel framed construction with corrugated roof and sides with 2 roller shutter doors, one chain, one electrically operated. This providing a modern up-to-date building.





Traditional Stone and Slate Range

55' 0" x 18' 0" (16.76m x 5.49m) with a Lean-to Loose Box
18' 0" x 16' 0" (5.49m x 4.88m)

Lean-to Open Pole Barn at rear

Dutch Barn

73' 0" x 48' 0" (22.25m x 14.63m) with two Lean-to's to
either side incorporating part cubicles, part barn storage and
of steel framed construction.



Enclosed Slurry pit

Cubicle Shed and Barn adjacent.

70' 0" x 37' 0" (21.34m x 11.28m)



The Land

The land is a particular feature of the farm and must be
walked to be fully appreciated of its productive capacity. It is
noted as being a well-equipped and operational farm and has
in the past been utilised for dairying but more latterly for
livestock production and livestock rearing including suckler
cows and lamb fattening.

The holding itself is particularly well situated and readily
accessible and the agents recommend early inspection.

In total extending to 142.8 acres (57.789 ha) or thereabouts.

Land to South West



Land to Eastern Side



Land to Western side



Agent's Comments

Freehold for Sale by Private Treaty

Sole Selling Auctioneers Morgan and Davies, 12 Harford Square, Lampeter, Ceredigion, SA48 7DT Tel: 01570-423-623

e-mail: lampeter@morgananddavies.co.uk

Services

We are informed by the current Vendors that the property benefits from private water supply, mains electricity, private drainage. Oil fired central heating.

Directions

The property is well positioned at the end of a Council "No through Road" and is best approached by taking the A475 West from Lampeter towards Newcastle Emlyn, proceed through the villages of Llanwnnen and Drefach and once reaching Drefach straight over the roundabout and over the

next bridge and up the steep hill to Cwmsychpant. Once reaching the village of Cwmsychpant turn right on leaving the village and at the next staggered crossroads proceed straight across going ahead along a "No through Road". Brynllwyd is located at the road's termination.

