

*Attractive 51.8 Acre traditional Teifi Valley Farm with option of additional 42.4 Acres. Near Llandysul - West Wales.*



**Rhyd-y-Ceir, Capel Dewi, Llandysul, Carmarthenshire. SA39 9NA.**

**£945,000**

**Ref A/5329/RD**

**\*\*A traditional 51.8 Acre farm and homestead\*\*Highly productive grassland in early growing region\*\*Large Period farmhouse overlooking the original homestead\*\*Modern range of useful livestock cubicle housing with slatted floors with slurry store\*\* Storage buildings\*\*Immaculately presented and well maintained\*\*Central field tracks and good general connectivity\*\*Part roadside frontage to fields\*\*Edge of village location with attractive countryside outlook\*\*Ideal for those seeking a modern farm/smallholding\*\*Potential for those with an equestrian interest\*\*Ideal diversification project with potential to convert the existing outbuildings to a range of commercial and/or tourism led development\*\*Former milking parlour, slatted slurry storage system\*\*For Sale due to retirement\*\*Option to purchase an additional 42.4 Acres\*\*. ONCE IN A GENERATION OPPORTUNITY - NOT TO BE MISSED !**

The property is situated near the village of Capel Dewi, strategically positioned along the popular Teifi Valley. The village provides place of worship, community hall and has an award winning community shop. Residents generally rely on the larger town of Llandysul for their day to day needs including primary and secondary schools, doctors surgery, mini supermarkets, petrol stations and good public transport connectivity to Carmarthen and the M4 to the south and the Cardigan Bay coastline to the West.



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## GENERAL

An immaculately presented farm of historic significance.

The farm appears on historic maps dating back to pre 1826 with the original farmhouse being adapted to provide a large but comfortable family residence with double bedrooms throughout and an excellent standard of living accommodation.

The farmhouse provides a large, comfortable and well maintained family residence flanked by two original stone and slate outbuildings, used previously for animal housing and also the former milking parlour and dairy.

These original outbuildings are supported by modern steel frame buildings being well laid out and fully orientated to allow easy farming and movement of animals under shelter of buildings.

The farm has more recently been used for beef, cattle and sheep purposes but historically has been part of a dairy set up.

The modern cubicle buildings are supported by a slatted slurry system with a capacity in excess of 1,000 cubic metres between all buildings.

The property enjoys roadside frontage with field access at this point, although an historic Roman track runs centrally through the property allowing ease of access to all fields and eventual connecting access to the B4459 Llandysul to Pontsian road. At present this is only suitable for agricultural traffic or pedestrian crossings. There are no rights of way and/or public footpaths.

The land itself is highly productive and has been sympathetically managed to provide a highly successful level of cropping and flexible grazing options.

Adjoining the farm is an additional 42.4 Acres which are available subject to negotiation. (Please note that this highly

productive block of land is only available as an option to purchase with Rhydyceir homestead, it is not available separately at present).

The Farmhouse Accommodation provides as follows-

## GROUND FLOOR

### Entrance Hallway

49' " x 7' 7" (14m x 2.31m) being L shaped, accessed via glass panel door, timber flooring, side window, multiple sockets, radiator.



## Sitting Room



14' 3" x 18' 1" (4.34m x 5.51m) a large family living room with feature log burner on slate hearth, timber flooring, dual aspect windows to front and side overlooking the farmyard, multiple sockets, TV point.

## Dining Room

11' 6" x 14' 7" (3.51m x 4.45m) providing potential additional living or bedroom space, timber flooring, window to front overlooking farmyard, multi fuel burner on a slate hearth, multiple sockets, radiator.



## Kitchen

18' 9" x 13' 2" (5.71m x 4.01m) custom made Sycamore kitchen base units with 2 x sycamore worktop, 1½ stainless steel sink and drainer with mixer tap, plumbing for dishwasher, space for free standing fridge freezer, electric Rangemaster cooking range with induction hobs with extractor over, tiled flooring, space for dining table, dual aspect windows to rear and side garden areas, BT point.





### Study/Office

9' 4" x 14' 2" (2.84m x 4.32m) accessed from the hallway with useful office space with fitted shelving, window to rear garden, multiple sockets, BT point, timber flooring.



### Ground Floor Bedroom 1

9' 5" x 10' 1" (2.87m x 3.07m) a double bedroom with window to rear garden, multiples sockets, radiator.



### En Suite

9' 6" x 6' 5" (2.90m x 1.96m) with jack and jill facility with entrance door to hallway. Provides a recently installed modern bathroom suite including 1600 mm shower unit with side glass panel, single wash hand basin and vanity unit, multiple sockets, dual aspect windows to rear and side, radiator.



## Utility Room

6' 6" x 8' 6" (1.98m x 2.59m) accessed from the entrance hallway and benefiting from its own external glass door to the front courtyard, side window, stainless steel sink and drainer, plumbing for washing machine, tiled flooring, electric heater.



## FIRST FLOOR

### Landing

With window to front overlooking the farmyard, radiator. Access to part boarded Loft space.



### Front Bedroom 2

18' 0" x 14' 2" (5.49m x 4.32m) a large double bedroom with dual aspect windows to front and side overlooking the farmyard, fitted wardrobe, multiple sockets, radiator.



### Rear Bedroom 3

14' 1" x 13' 5" (4.29m x 4.09m) a double bedroom with dual aspect windows overlooking front and rear gardens and views over the adjoining fields, multiples sockets, radiator.



### Bathroom

9' 4" x 8' 1" (2.84m x 2.46m) a recently installed modern white suite including a walk in shower with side glass panel, a roll top bath, single wash hand basin and vanity unit, w.c. wood effect flooring, dual aspect windows to rear and side, heated towel rail.



### Rear Bedroom 4

9' 5" x 15' 9" (2.87m x 4.80m) a double bedroom, window to rear overlooking garden and fields, multiple sockets, radiator, corner single wash hand basin and electric hot water tap.



### Front Bedroom 6

11' 6" x 14' 7" (3.51m x 4.45m) Double Bedroom, window to front overlooking front farmyard, multiple sockets, radiator

### Rear Bedroom 5

9' 4" x 10' 9" (2.84m x 3.28m) a double bedroom, window overlooking rear garden and fields, multiple sockets, radiator.



## EXTERNALLY

### To the Front



The property sits in an elevated position overlooking the farmyard with front patio area providing access to the front door and also to the Utility Room. Side footpaths leads through to -

### Rear Garden Area

With a gravelled path and seating area.



### To the Side

To the side of the main house with extending lawn and also rear shrubbery with mature planting and gated access to the adjoining rear track to the fields.

### Further Garden Area

To the opposite side of the house is an extended garden area predominantly laid to lawn enjoying a slightly elevated position, again with access to the adjoining fields and outbuildings.



### Central Concrete Forecourt Area

Ideal for animal handling and parking of farm machinery and providing access to all buildings on the farm yard.



### Stone and Slate Outbuilding 1

Currently split into a storage room and also the Milking Parlour and Dairy of stone construction under a Welsh slated roof, rendered to front. Side Outbuilding with former compressor.



### Room 1



15' 3" x 21' 8" (4.65m x 6.60m) with exposed A frames to ceiling, high level windows, front and rear doors, concrete base, electric connection. Rear door access into -

### Lean to Storage Room

25' 8" x 10' 7" (7.82m x 3.23m) with water storage tank linking to the dairy parlour and cubicle buildings. Pedestrian door to rear muck yard area.

### Former Dairy

With 3,800 litre Fullwood tank. Side single wash hand basin, pedestrian access door into -



### Former Parlour

14' 6" x 17' 6" (4.42m x 5.33m) with former working parlour equipment, lower pit and access to -





### **Cattle Handling Area**

43' 0" x 9' 2" (13.11m x 2.79m) with slatted flooring and gated access to front yard area and cubicle buildings.

### **Calving Pen**

19' 0" x 40' 0" (5.79m x 12.19m) with high level window to side, gated access to front, of block construction under a box profile roof.



### **Cow Shed/Cubicle Building**

80' 0" x 60' 0" (24.38m x 18.29m) being open ended to the side for external feeding, 75 cubicles, steel and gated doors to side, slatted slurry floor storage system. Steel frame construction with cement fibre roof.

To the rear is a 8 tonne cladded cake bin.



### **Rear Cubicle Building**

47' 0" x 44' 0" (14.33m x 13.41m) with additional 27 cubicles (minimum) with a slatted slurry store system beneath, steel framed building with Yorkshire boarding with part box profile roof.

Concrete handling area and feed store to front.



**Hay Barn / Animal Housing Unit**

22' 5" x 45' 04" (6.83m x 13.82m) a Dutch barn style building of steel framed construction being zinc clad.



**Side Store and Big Bale Storage Yard area.**

Has connecting access roads to the fields.



**Stone Outbuilding 2**

Fully refurbished in recent times with a modern roof but with a rendered front.

Room 1 - currently a log store with sliding door to front with concrete base.

Room 2 - currently utilised as a storage room with 2 separate grain store units, concrete base, connecting door into -





**Sheep Shed 1**

40' 0" x 55' 0" (12.19m x 16.76m) Modern steel framed building providing the ideal sheep shed and lambing unit. A double Dutch Barn style building with side lean-to's. Central concrete path and recently installed new steel framed door with Yorkshire boarding cladding,

Steel framed building with Yorkshire boarding to sides, electric and water connection.

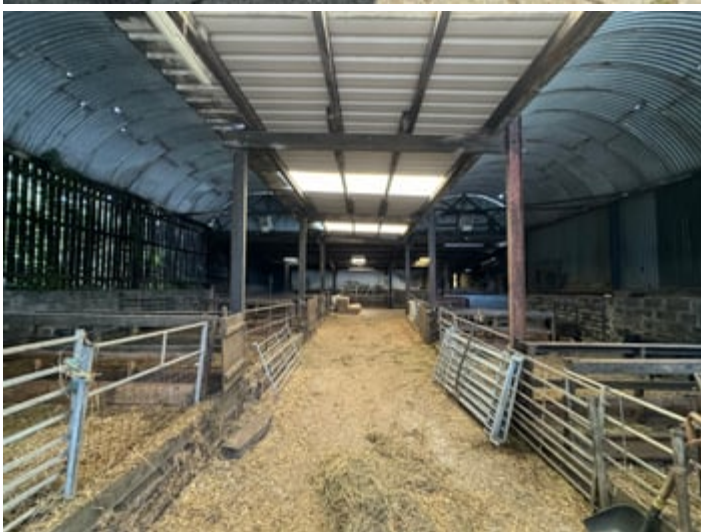


**Rear Animal Housing Unit.**



**Front Sheep Shed**

30' 0" x 30' 0" (9.14m x 9.14m) with water and electric, concrete base. Separate access points to front yard.





### Multi Purpose Building

50' 0" x 60' 0" (15.24m x 18.29m) currently part cubicle building and part storage unit with 33 young stock cubicles / slatted slurry storage system, concrete base and water connections.

Lower lean-to space with machinery storage.



### Side Sheep Run

a highly efficient sheep handling yard connected to the sheeo shed and access to front yard



### Sheep Shed

75' 0" x 60' 0" (22.86m x 18.29m) a modern steel frame building with Yorkshire boarding cladding under a cement fibre roof, water and electric connection, stainless steel sink and drainer with mixer tap, electric hot water system and enjoying front yard access leading to the adjoining fields and handling areas.



## The Land

The land comprises a total of 51.8 Acres of highly productive grassland split into 8 separate enclosures which are well fenced and gated (always positive community regarding fences and gates) with part woodland area where there is a small stream.

The farm sits in an elevated position with highly productive grassland and water connection to fields and road frontage in places.

It is considered that the farm would be an excellent add on to an existing holding or as an independent farm for those seeking to enjoy the rural qualities of life.





### OPTION OF ADDITIONAL LAND.

There is an opportunity to purchase an additional 42.4 Acres as part of the farm sale. This land is split into 6 highly productive enclosures, currently used for cropping and grazing purposes. The land enjoys inter connecting gates and animal handling areas and also pedestrian crossing points through the fields. The land enjoys road frontage from 2 separate access points off two separate roads.

The land has excellent connectivity to the adjoining road network and would be a great 'add on' to the 51.8 Acre farm currently on offer.

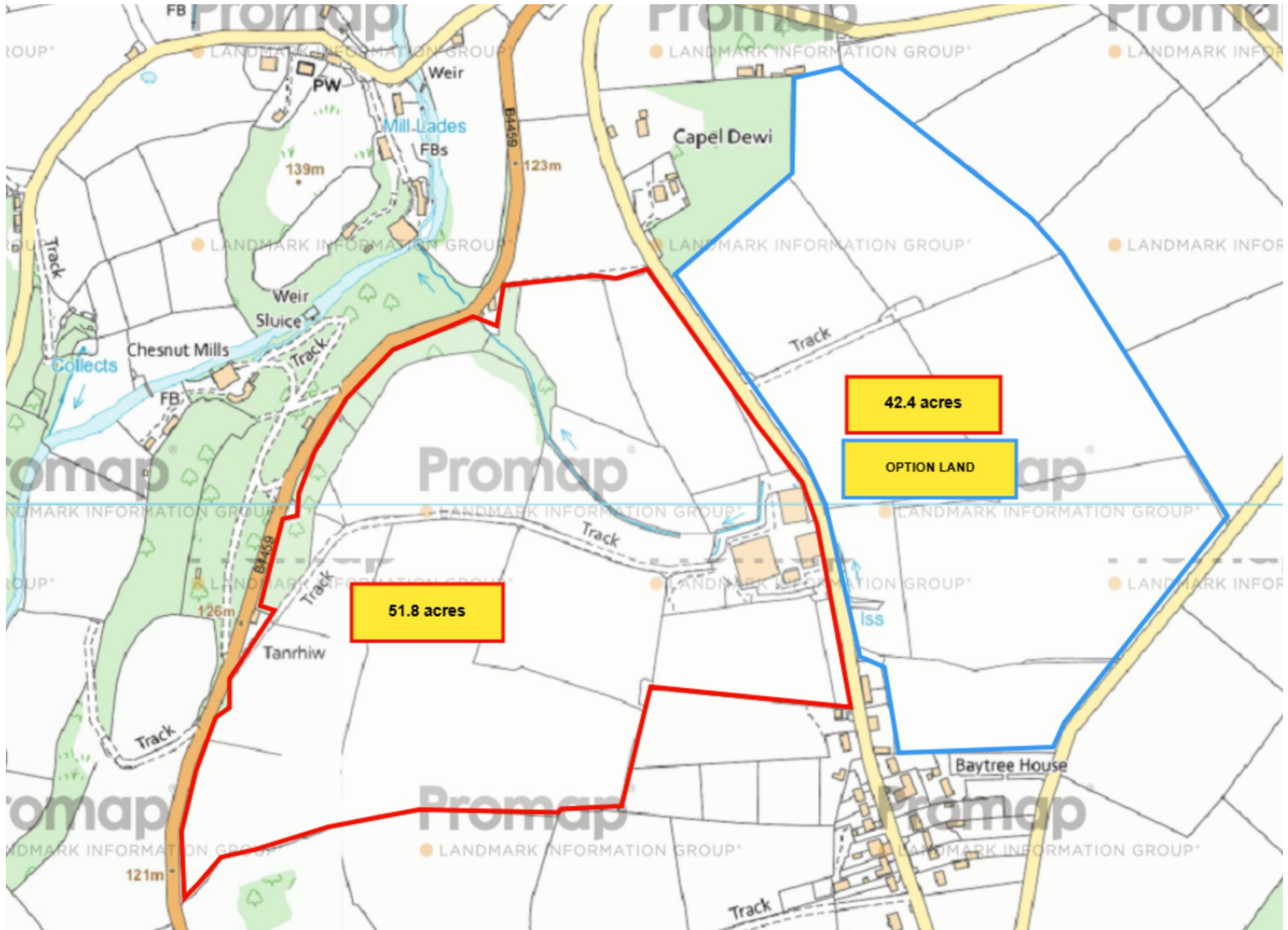




### Services

We are advised that the property benefits from Mains Water and Electricity. Private Drainage. Oil Fired Central Heating.

Council Tax Band - E (Ceredigion County Council).







### Directions

Travelling from Pencader on the B4559 carry straight across at Llanfihangel-ar-Arth, over the bridge, then immediately turn right and at first V in the road, keep left up hill and follow road until bungalows on right, pursue another 100 yds where there's the entrance on the left " as identified by the Agents for sale board.

Travelling from Rhydowen, take the B4459 road sign posted Llanfihangel Ar Arth. Continue along this road for approximately 2 miles, entering the village of Capel Dewi. As you enter the village of Capel Dewi, take the left hand turning on the village crossroads opposite the church, climbing up the hill and after some 1/2 a mile the entrance to Rhydyceir is on your right hand side as identified by the Agents for sale board.

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

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