

*An approximately 14.2 acre rural lifestyle holding with a cabin, orchard and off grid features.
Cwmann, near Lampeter, West Wales*



**Land Lying to the South East of Gelliddewi Isaf, Cwmann, Lampeter,
Carmarthenshire. SA19 8EG.**

£180,000

REF: A/5602/LD

*** An approximately 14.2 acre rural lifestyle holding with off grid features *** Timber built cabin with lean-to shower room *** Log store, workshop and raised compost toilet *** Solar panels for electricity *** Private water supply via a stream with an underground reservoir

*** Four quarter acre paddocks with water supply and Animal shelters being secure and fenced *** Four productive Apple tree orchards *** Accessed via a private drive leading to the parcel of land which thereafter has its own private track recently being re-surfaced

*** Rural location surrounded by open farmland with fantastic views over the Teifi Valley *** Perfectly suiting those with off grid living in mind *** Suiting general Animal grazing, woodland or lifestyle use (subject to consent) *** An excellent opportunity for off grid self sufficiency living or hobby farming



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LOCATION

The subject land is located in an upland location overlooking the Teifi Valley and lies within close proximity to the rural Village of Parcyrhos on the outskirts of Cwmann. Cwmann offers convenient living whilst being on the outskirts of the University Town of Lampeter which offers Schooling, Leisure facilities along with a Doctors Surgery, Chemists, Opticians, etc.

GENERAL DESCRIPTION

A rare opportunity to acquire an appealing 14.2 acre parcel of rural land enjoying a peaceful countryside setting and offering excellent potential for those seeking a self sufficient or lifestyle property. The land is divided into various paddocks well suited for grazing, horticulture or small scale agricultural use.

Access is via a track leading to the holding recently being re-surfaced providing a sense of privacy and seclusion.

The property benefits from a cabin, workshop together with solar panels and private water supply from the stream creating excellent potential for sustainable and off road living.

In addition the land features productive Apple orchards adding both charm and practicality for this versatile rural property. An unique opportunity for those looking to embrace country living, lifestyle use or a rural retreat (subject to consent).

The property commands a rural location surrounded by open farmland enjoying privacy and tranquillity whilst also being convenient to the nearby University Town of Lampeter.

The land consists of the following:-

CABIN

18' 0" x 8' 0" (5.49m x 2.44m). Of timber construction comprising of a KITCHENETTE AREA with sink unit, gas cooker and gas boiler for the hot water. LIVING AND SLEEPING AREA with a built-in bed and wood burning

stove.



CABIN (SECOND IMAGE)



CABIN (THIRD IMAGE)



LEAN-TO SHOWER ROOM

With in-built shower and washing machine.

LOG STORE

12' 0" x 7' 0" (3.66m x 2.13m).

RAISED COMPOST TOILET



WORKSHOP

14' 0" x 8' 0" (4.27m x 2.44m). With electricity supplied from the solar panels.



PRODUCTIVE FRUIT TREE ORCHARDS

There are four designated orchards offering self sufficiency.



PADDOCKS

There are four quarter acre fenced and gated paddocks with

water supply and Animal shelter and a further 2 well fenced 1 acre paddocks. There are also various larger paddocks for conservation use but could also be utilised for general Animal grazing.



PADDOCKS (SECOND IMAGE)



PADDOCKS (THIRD IMAGE)



THE LAND (FIRST IMAGE)**THE LAND (SECOND IMAGE)****THE LAND (THIRD IMAGE)****TRACK ACCESS**

The property is accessed via a private drive having full rights of way that leads to the parcel of land which thereafter has its own private track recently being re-surfaced.

**ELECTRICITY SUPPLY**

The property will be sold with 1.6 kilowatt (four solar panels) with 200 amp lithium battery with 240v inverter to the cabin and workshop.

**WATER SUPPLY**

The property enjoys a private water supply via a stream with an underground reservoir.

AGENT'S COMMENTS

A rare and unrivalled opportunity to purchase an unique block of land located in the fine West Wales countryside. It offers self sufficiency and off grid living. The land is worthy of early viewing.

TENURE AND POSSESSION

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

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the

property - Not applicable.

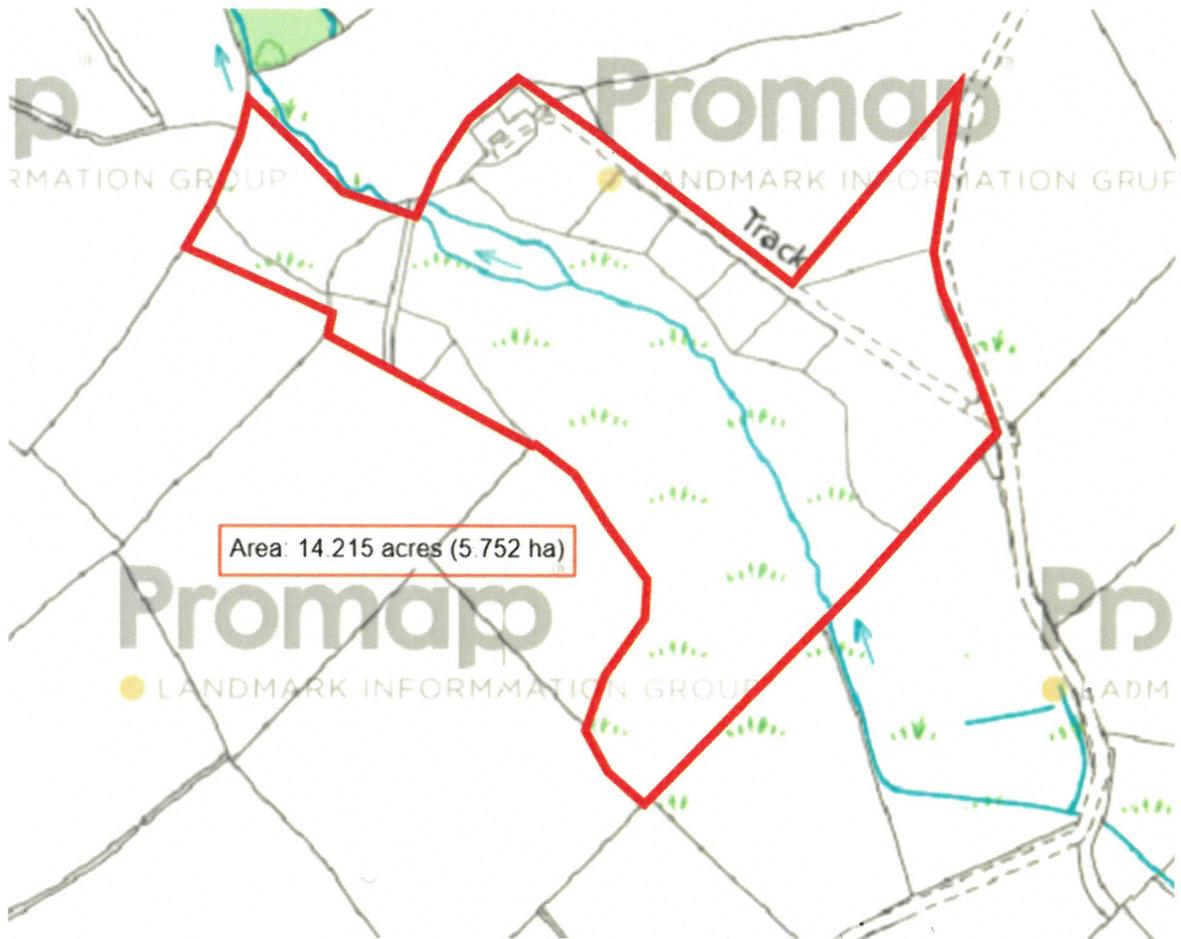
MONEY LAUNDERING REGULATIONS

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.

Services

We are informed by the current Vendors that the property benefits from private electric via solar panels, private water supply via a stream with an underground reservoir.





MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Solar. Wood Burner.

Electricity Supply: Private Supply.

Water Supply: Private Supply.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

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



Directions

From Lampeter take the A482 road South turning onto the A485 Carmarthen road by the former Cwmann Tavern Public House. Head towards Llanybydder. On leaving the Village of Cwmann turn left to Parcyrhos. Continue into the Hamlet of Parcyrhos and at the crossroads on leaving the Hamlet turn left. Continue up the hill. Continue along a narrow lane until you come to the end. The gated entrance leading down the private track towards the land will be on your right hand side. The subject land will have the Morgan & Davies 'For Sale' board for identification purposes.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

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

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