

Improvable 24.1 acre smallholding on the edge of Aberaeron, Cardigan Bay, West Wales



Mwythig, Aberarth, Aberaeron, Ceredigion. SA46 0JX.

£625,000

A/5477/RD

**** Improvable coastal smallholding ** Edge of Aberaeron ** Set in 24.1 acres ** 4 bedroom farmhouse in need of refurbishment & improvement ** Useful range of outbuildings ** Offering great potential/replacement opportunities for varying usage ** Quiet, peaceful and private location with no overlooking ** Private driveway access for adjoining county road ** Homestead sits centrally within the holding ** 5 minute drive to Aberaeron ** Distant views over Cardigan Bay and the Welsh coastline ** Rare and unique opportunity to secure a special smallholding on the edge of Aberaeron that must be viewed to be appreciated ****

The property is situated in a slightly elevated, peaceful location nestled between the Georgian harbour town of Aberaeron and the coastal village of Aberarth on A487. Aberaeron offers a good level of local amenities and services including primary and secondary schools, leisure centre, community health centre, traditional high street offerings, renowned local cafes, bars and restaurants, leisure facilities and public transport connectivity.

The university towns of Lampeter and Aberystwyth are both within a 30 minute drive of the property.



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GENERAL

An improvable coastal smallholding enjoying a peaceful and secluded location with no overlooking and with the main homestead sitting centrally within a 24.1 acre block of productive agricultural land.

The main house offers 4 bedroom accommodation across 2 floors and is in need of refurbishment and improvement, or potential replacement subject to the necessary consents. A traditional range of outbuildings is also evident although they are in a poorer structural condition and may well need replacement.

Accompanying the traditional outbuildings are a modern steel frame building as well as a concrete frame Atcost shed lying to the south of the main holding.

The lands surround the access and southern boundaries of the property offering land for pasture, grazing and cropping purposes.

The property enjoys a private access off the adjoining county road.

The accommodation provides as follows -



GROUND FLOOR

Front Entrance

Accessed via a recently installed ramp into -

Lounge



12' 3" x 12' 2" (3.73m x 3.71m) accessed by a glass panelled door, tiled fire place and surround, radiator, window to front, multiple sockets.

Sitting Room

12' 1" x 12' 2" (3.68m x 3.71m) window to front, radiator, open staircase to first floor.



Kitchen/Dining Room

12' 1" x 24' 5" (3.68m x 7.44m) located at the rear of the property with a range of oak effect base and wall units, Formica worktop, electric hob with extractor over, double oven and grill, washing machine connections, single stainless steel sink and drainer with mixer tap. Dual aspect windows, dining and seating area with space for a large dining table, log burner on a slate hearth, radiator.





Inner Hallway

With part wood panelling to walls.

WC

With rear window.



Side Lean-to



9' 5" x 10' 7" (2.87m x 3.23m) currently used as a utility room with external door, side windows, space for freestanding fridge/freezer, multiple sockets.

FIRST FLOOR

Landing

With access to loft, heater.

Front Double Bedroom 1

12' 3" x 9' 8" (3.73m x 2.95m) with window to front with distant coastal and country views, multiple sockets, radiator, fitted cupboard.



Front Double Bedroom 2

12' 0" x 12' 5" (3.66m x 3.78m) with window to front and side with views over the Welsh coastline, radiator, fitted cupboards.



Rear Double Bedroom 3



12' 3" x 9' 6" (3.73m x 2.90m) with window to rear, multiple sockets, radiator.

Bathroom

6' 1" x 7' 8" (1.85m x 2.34m) with panelled bath with shower over, WC, Single wash-hand basin, rear window, radiator,.



Rear Double Bedroom 4



11' 1" x 12' 2" (3.38m x 3.71m) double bedroom with window to rear, multiple sockets, radiator, fitted wardrobes/airing

cupboard.

EXTERNAL

To the front -

The property is approached by the gravel driveway from the adjoining county road, which provides access to the homestead and also the accompanying land. The driveway leads to a central concrete forecourt with access to the outbuildings including a -



Block Outbuilding

10' 4" x 22' 4" (3.15m x 6.81m) block and stone construction with window and door openings to front.



Former Parlour

10' 9" x 9' 7" (3.28m x 2.92m) open ended to front with rear windows to fields.



Dairy

10' 9" x 13' 0" (3.28m x 3.96m) block construction with window and door openings to front.

Stone Range

Currently in a dilapidated condition with evidence of window and door openings. Currently overgrown with foliage.

MODERN AGRICULTURAL BUILDINGS

Steel Frame Outbuilding

45' 0" x 30' 0" (13.72m x 9.14m) steel frame construction with cement fibre roof with part block walls.



Concrete Atcost Frame Building

45' 0" x 20' 0" (13.72m x 6.10m) under cement fibre roof and open ended to all sides with options to provide a useful storage building.



Zinc Outbuilding



31' 0" x 14' 0" (9.45m x 4.27m) currently used for storage, being framed with zinc cladding.

The Land

Measuring 24.1 acres in total and split into 8 enclosures

benefitting from internal gate access and stockproof fencing and mature hedgerows and trees to all boundaries. Part of the land enjoys road frontage onto the adjoining county road.

The land is considered to be suitable for grazing, cropping and pasture purposes and enjoys a wonderful outlook over the coastline.

PLEASE NOTE : A bridal way runs along the entrance trackway leading in part through one of the fields.





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.

VIEWING ARRANGEMENTS

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

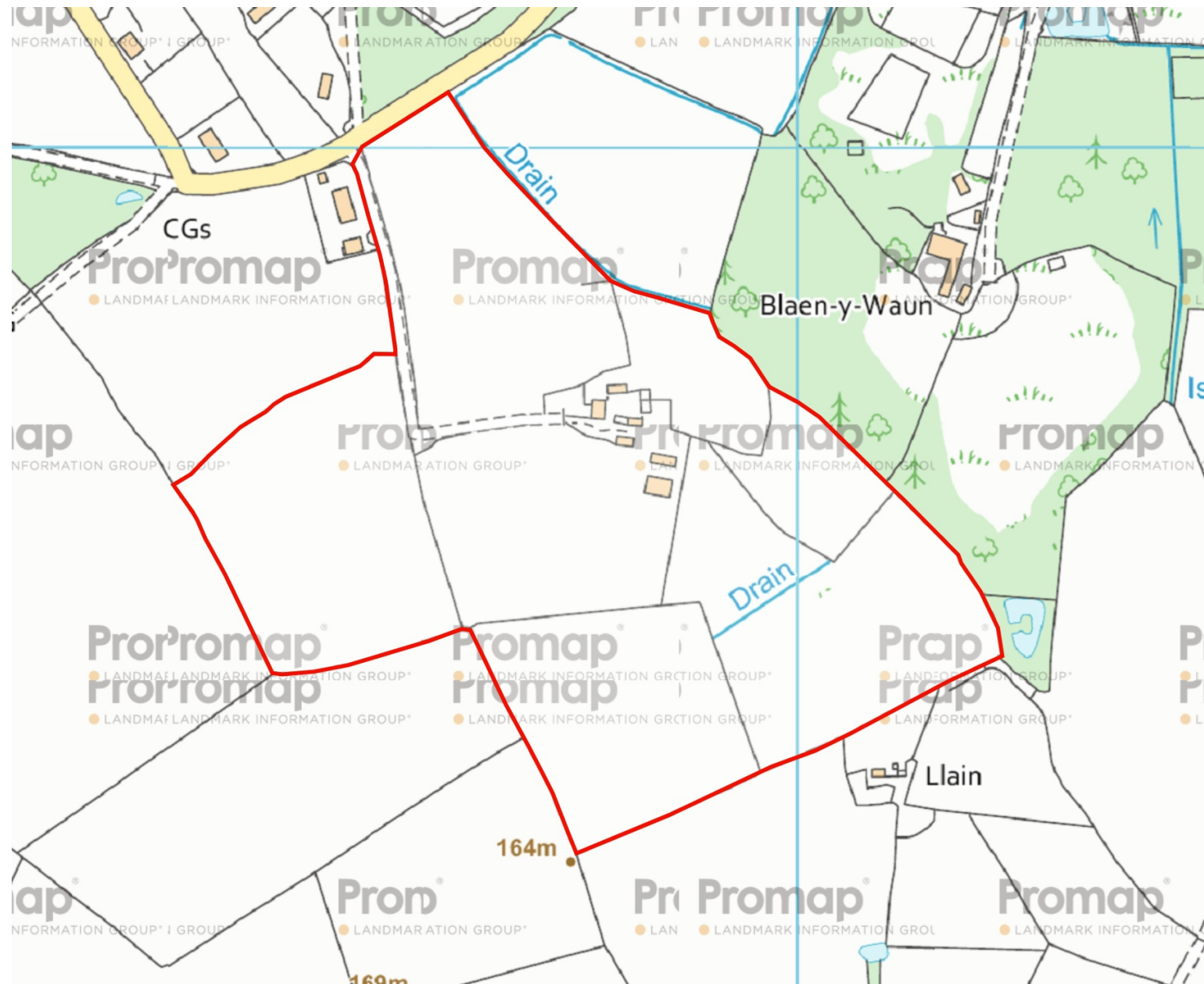
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Services

The property benefits from mains water, electricity and private drainage. Oil central heating.

Tenure : Freehold.

Council Tax Band : E (Ceredigion County Council).





MATERIAL INFORMATION

Parking Types: Off Street. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

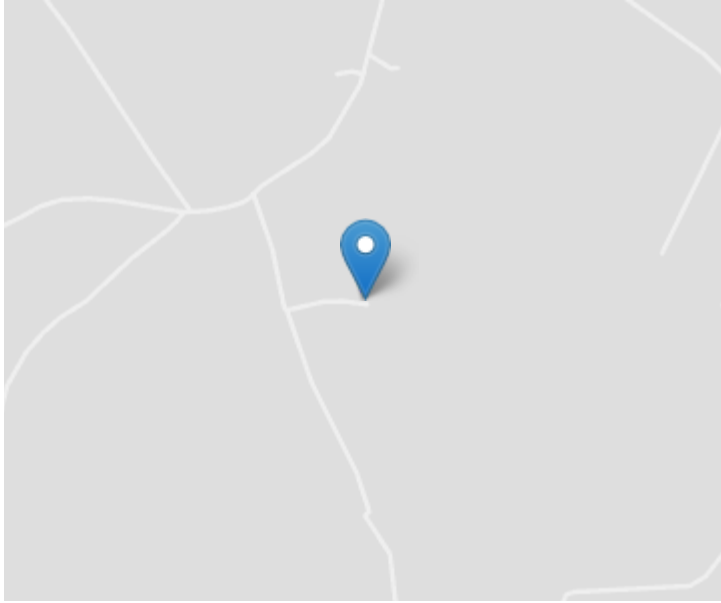
Any risk of coastal erosion? No

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 Aberaeron head north on the A487 and after half a mile or so, having passed Aberaeron Rugby Club, you will pass a layby on your left hand side on the straight road, taking the immediate right hand turn after the layby. Continue along this road for approximately for 1 mile passing a church on your left hand side and continue to the next junction. Take a right hand turning at the junction and proceed for approximately half a mile along a couple of chicanes you will reach a bend in the road with a turning to the right. Take this right hand turning, do not follow the bend and continue for approximately half a mile until you reach a bungalow on your left hand side and the access to Mwythig is located just before then.

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

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