

Regulated by:



Since 1989

*A first quality exceptionally desirable 23 acre residential lifestyle holding in the heart of the Aeron Valley close to Llangeitho Village.*



**Goyallt Farm, Llangeitho, Tregaron, Ceredigion. SY25 6QF.**

**REF: A/4824/AM**

**£795,000**

\*\*\* An exceptionally appealing 23 acre residential holding with further land available in the heart of the Aeron Valley countryside \*\*\* Noted as an area of early grass growing conditions \*\*\* The holding is complimented by a significant well presented period farmhouse offering 4 bedroomed up-to-date accommodation

\*\*\* With comprehensive range of general purpose portal framed farm buildings \*\*\* Plus ranges of traditional farm buildings which suit conversion for alternative enterprises if desired \*\*\* Option to acquire further prime accommodation land up to 81 acres \*\*\*

\*\*\* Surrounding hard based yards. \*\*\* With healthy prolific low lying level meadows bordering the River Aeron and having excellent road frontages and all particularly well farmed and in excellent heart. \*\*\*

A first quality holding, the like to which is seldom presented to the open market.

## LOCATION

Goyallt is located in the rural village of Llangeitho, 8 miles from the University town of Lampeter, 9 miles from the Georgian coastal and harbour town of Aberaeron and 16 miles South of the University town and coastal resort and administrative centre of Aberystwyth, 4 miles from the market town of Tregaron. The village offers convenience store, Public House, junior school and Places of Worship.

The property is well positioned in the Aeron Valley noted as a sheltered area and considered to be prolific as regards grass growing conditions. The land is all low lying, river meadow land and has good access and free draining soil qualities sustaining good stocking levels around the year. The holding is located just 1/2 mile from the village of Llangeitho which offers a wide range of local amenities including Public House, convenience store and a village shop, primary school with a garage and petrol pumps located at Stags Head 2 miles away.

The market town of Tregaron offers a wide range of local facilities with the local towns of Lampeter and Aberaeron nearby. The thriving livestock market at Tregaron is well supported.



## GENERAL DESCRIPTION

The placing of Goyallt on the open market provides a rare opportunity of acquiring a useful and well situated prime Aeron Valley holding. It lies in the bottom of the Valley with extensive frontage to the River Aeron itself on which there is trout fishing. The holding lies at between 90 and 96 metres above sea-level, and is complimented by a very desirable farmstead which provides a significant period superior farmhouse. This offers 4 bedroomed accommodation. There is a hard based spacious yard with a wide range of general purpose farm buildings and these suiting a wide range of agricultural storage and livestock rearing enterprises. The farm in the past having been a dairy farm.

Furthermore, one of the principal attributes of the holding is its appealing land which is all divided into traditionally sized hedged fields and meadows.

The holding is in good heart and well-maintained in every respect and can be considered a model holding for its type and size. It is considered in the locality to be a very desirable well farmed unit which would be not only a valuable add-on to an existing agricultural enterprise but equally suit those with part-time agricultural or equestrian interests or the lifestyle or an alternative use buyer, with option of up to 81 acres.

In all a holding that is extremely desirable in every respect and worthy of early inspection.





## THE FARMHOUSE

This is traditionally built of stone and slate and is set a short distance away from the farm buildings and within its own grounds so as not to detract from the residential qualities of the holding. It has direct access from a quiet district lane with attractive grounds surrounding. The farmhouse is modernised, family proportioned and superior in nature, built of solid stone elevation, rough cast rendered under a traditional Welsh slate roof.

The accommodation comprises more particularly of the following up-to-date comfortably appointed accommodation:-



## Ground Floor

### RECEPTION HALL

UPVC front entrance doors half glazed to reception hall and radiator. The accommodation accessed via a traditional pitch pine staircase and original pine doors, Victorian ceiling.



### RECEPTION ROOM 2

14' 8" x 12' 2" (4.47m x 3.71m) with a Woolly Mammoth Log Burner raised slate hearth. Built-in cupboard. Vinyl flooring, radiator.



### RECEPTION 2

14' 8" x 15' 6" (4.47m x 4.72m) with built-in cupboard. Fitted electric fire and surround, radiator.





### FARMHOUSE KITCHEN

20' 2" x 9' 4" (6.15m x 2.84m) with full replete of base and wall mounted units . Granite composite sink with stainless steel pillar tap, 1.5 bowls. Electric Rangemaster cooker with 5 ring induction hob, 3 ovens and grill, with extractor hood over. Plumbing for dishwasher. Part breakfast bar, ceramic tiled floor. Radiator.



### LEAN-TO CONVERTED UTILITY AREA WITH:

#### WET ROOM/GROUND FLOOR BATHROOM OFF

With ceramic tiled floor, pedestal wash hand basin/ vanity unit, shower cubicle with digital power shower and glazed doors, low level flush w.c.



### SEPERATE UTILITY ROOM

19' 4" x 13' 8" (5.89m x 4.17m) with entrance door from front forecourt. Belfast sink, oil fired central heating boiler running domestic systems. Plumbing and space for automatic washing machine. Original open range with stove, loft above providing a storage room of similar proportion over with roof lights and this being former servants quarters.



### LIVING ROOM

14' 1" x 19' 1" (4.29m x 5.82m) with raised hearth with Hunter multi-fuel stove, built-in cupboard, tiled floor and secondary stairs, side entry door in UPVC.





## First Floor

### GALLERIED LANDING

The first floor is approached via an original pine staircase to galleried landing.

### BEDROOM 1

14' 2" x 14' 0" (4.32m x 4.27m) with built-in cupboards and radiator.



### BEDROOM 2

15' 6" x 14' 7" (4.72m x 4.45m) with built-in cupboard and fitted wardrobes with radiator.



### SINGLE BEDROOM 3

9' 7" x 6' 4" (2.92m x 1.93m) with fitted cabin style bed and radiator.



### BEDROOM 4

12' 10" x 14' 8" (3.91m x 4.47m) with radiator and fitted wardrobe and built-in cupboard.





## STUDY/OFFICE AREA

8' 3" x 6' 2" (2.51m x 1.88m).

## BATHROOM

8' 9" x 9' 2" (2.67m x 2.79m) with panelled bath, shower cubicle with Mira electric shower unit, pedestal wash hand basin, low level flush w.c., radiator. Vinyl flooring.



## WALK-IN DRYING ROOM

With stainless steel cylinder and water storage tanks.

## Second Floor/Attic

### FURTHER STAIRCASE TO ATTIC/STOREROOMS

From landing enclosed staircase to further Attic storerooms, again having potential for additional accommodation.

## THE EXTERIOR

### GROUNDS AROUND THE FARMHOUSE

The Farmhouse is set within its own grounds with attractive lawns and shrubs and concrete paths. There is a side forecourt. To the rear of the farmhouse there is a



## DOUBLE GARAGE

19' 0" x 16' 2" (5.79m x 4.93m) of block cavity construction.



## SMALL LOOSE BOX ADJACENT

16' 0" x 8' 7" (4.88m x 2.62m)

## RANGE OF 3 KENNELS ON THE FARMYARD

## FORMER DAIRY

11' 6" x 8' 0" (3.51m x 2.44m) Brick construction with corrugated asbestos roof.

## WORKSHOP

17' 0" x 11' 0" (5.18m x 3.35m) with loft over block built.

## FORMER COWSHED

42' 0" x 30' 0" (12.80m x 9.14m) Brick built former Cowshed of cavity construction under a slate roof suiting conversion and divided into 10 internal pens formerly having been a piggery but more recently adapted for Kennels.





## GENERAL PURPOSE PORTAL FRAMED BUILDINGS

85' 0" x 75' 0" (25.91m x 22.86m) with concrete stanchions, asbestos clad roof, block built and part rendered sides suiting crop storage, livestock housing and machinery stores.

## LEAN-TO AT REAR ADDITIONAL BAY

30' 0" x 15' 0" (9.14m x 4.57m)

## SHEEP HANDLING AREA COVERED

73' 7" x 16' 0" (22.43m x 4.88m) with timber uprights. Fitted race and dividing doors and drenching race.

## LOOSE BOXES

Range of Loose Boxes providing 3 cattle pens of block with corrugated sheeted roof.

## COVERED FOOTBATH AREA FOR LIVESTOCK HANDLING

## EXTENSIVE HARD STANDING/SILAGE PAD ENCLOSED WITHIN STOCK PROOF FENCING

## GENERAL PURPOSE HAY BARN



60' 0" x 30' 0" (18.29m x 9.14m) of steel uprights with corrugated sheeted sides and roof.

## LOOSE CATTLE SHED

41' 2" x 29' 2" (12.55m x 8.89m) of timber and corrugated iron.

## OPEN FRONTED MONO PITCH SHEEP BUILDING

62' 0" x 25' 8" (18.90m x 7.82m) of timber construction with corrugated iron roof.

## FURTHER LAMBING SHED ADJACENT/GENERAL PURPOSE BUILDING

72' 0" x 17' 4" (21.95m x 5.28m) of timber and corrugated iron construction.

## STABLE/LOOSE BOX

18' 6" x 12' 0" (5.64m x 3.66m)

## MAIN TRADITIONAL STONE AND SLATE RANGE



Divided into 5 individual loose boxes part loft over plus general purpose barn, kennels and suiting conversion subject to the appropriate consents being obtained.

## YARD SETTING







THE YARD



THE LAND



The land all lies level and is prime Aeron Valley Meadow Land divided into good sized enclosures all of which have good all round the year access from a Council maintained road and some of Eastern most fields bordering the River





Aeron. There is good natural and mains water supplies with the fields all capable of seasonal cropping and conservation as desired. The land is all currently laid to pasture capable of sustaining good stocking levels with an abundance of shelter and is capable of quality grass production with the soil being of a medium loam free draining type.

The holding lies in the base of the fertile Vale of Aeron and would be a valuable add-on to an existing enterprise or alternatively an excellent lifestyle opportunity as a one off holding.

The homestead has considerable capabilities of diversification of use within a number of alternative use classes and further details on conversions are available from the Local Authority Ceredigion County Council.

### Services

Mains water, mains drainage, mains electricity, (three phase nearby). BT and Fibre optic availability. Full double glazing, oil fired central heating.

### Directions

The holding is best approached by taking the A485 from

Lampeter towards Tregaron. At Llanio turn left for Stags Head and at Stags Head crossroads by the Service Station turn left for Llangeitho.

Once reaching Llangeitho on the main square bear left at the shop and immediately left off the Square for Capel Betws Lleucu/Llwynygroes (by War Memorial) following this lane out of the village. Goyallt Farm is the first farm on the right hand side approx 1/2 mile, Grid Ref: 616591. Postcode SY25 6QE.

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

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

On-line video also available on our website [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

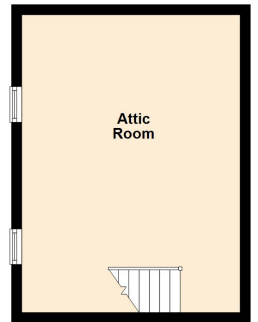
Ground Floor



First Floor

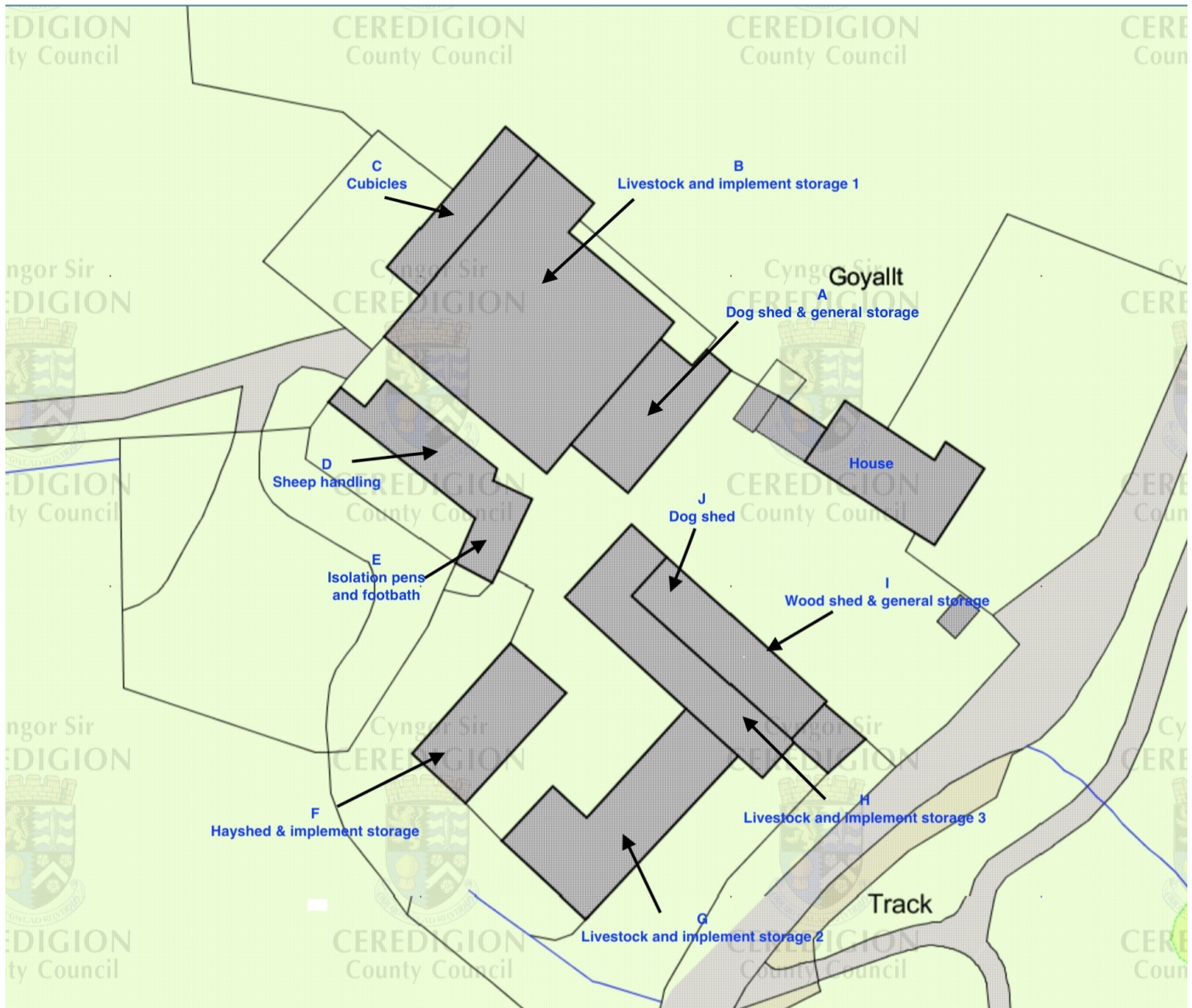


Second Floor

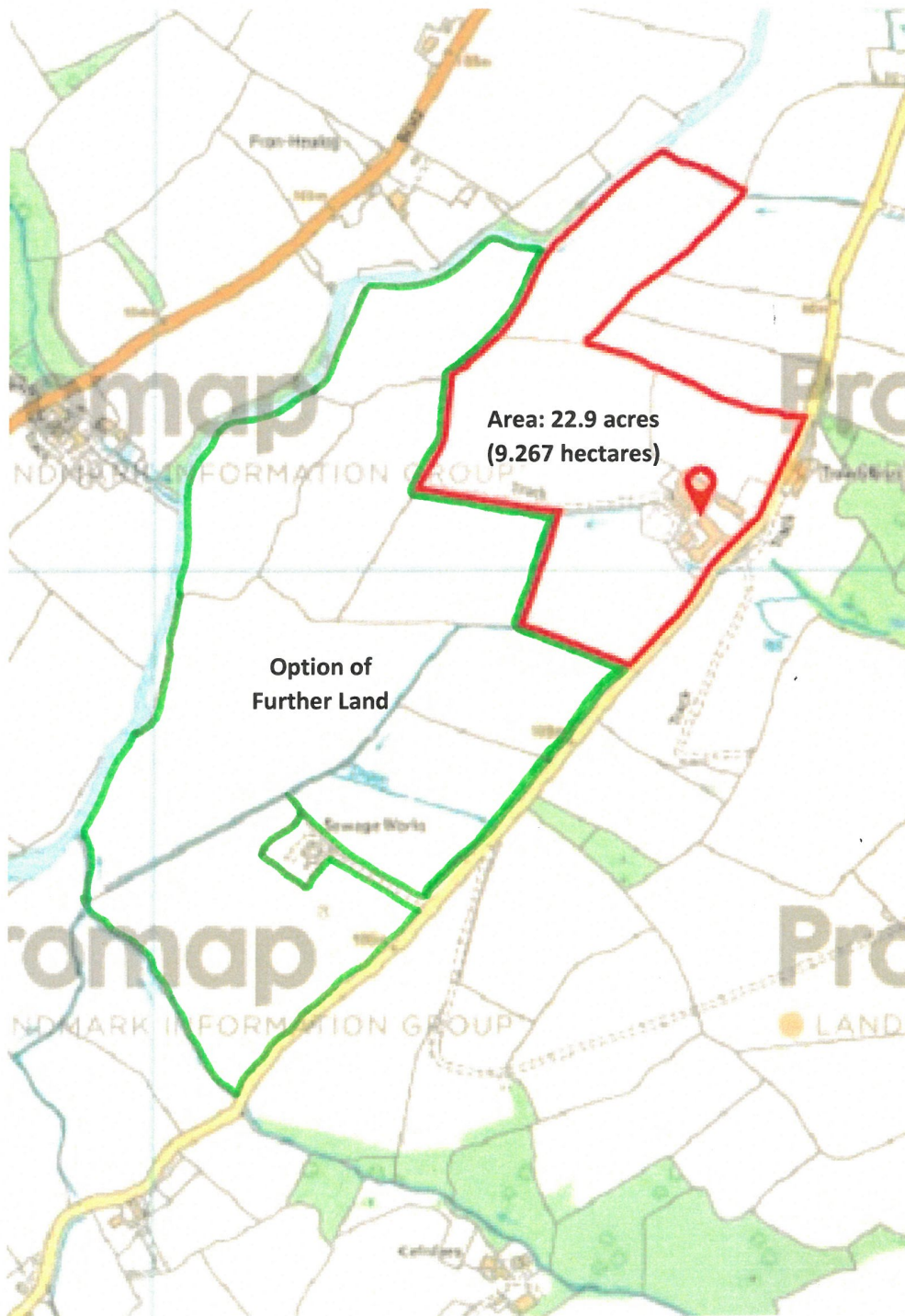


For illustration purposes only, floor-plan not to scale and measurements are approximate  
Plan produced using PlanUp.





Goyallt Farm, Llangeitho, Tregaron, Ceredigion, SY 25 6QF



*For identification purposes only*