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RICS



Since 1989

OFFERS OVER £849,000. Stunning private position with an impressive lifestyle holding with a farmhouse, cottage and apartment set within unspoilt 12 acres. Teifi Valley, West Wales



Chwibonogl, Cwmann, Lampeter, Carmarthenshire. SA48 8EE.

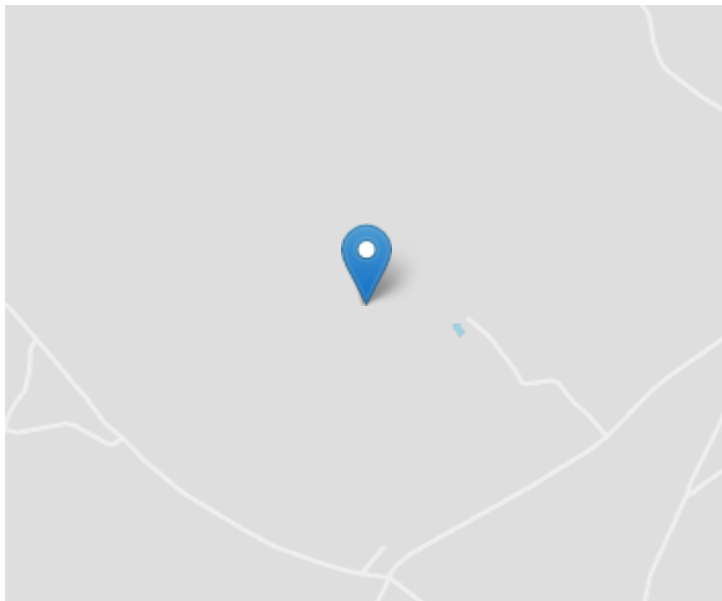
REF: A/5120/LD

£849,000

OFFERS OVER £849,000 *** Impressive lifestyle holding *** Truly idyllic - Tucked away in the rural Welsh countryside
*** A superior refurbished farmhouse and character cottage *** A newly created modern apartment with favourable income capabilities *** Newly fitted oil fired central heating boilers and partially newly double glazed

*** Set within its own unspoilt 12 acres *** Multi purpose outbuilding - Now offering a fully equipped gymnasium, a games room and ample office space *** Workshop with loft over *** Privately situated refurbished glamping pod *** Range of Animal shelters and stabling *** Ideal for Animal keeping - With three well paddocks with access to woodland and mesmerising waterfalls

*** The perfect lifestyle/residential smallholding - A home with favourable income capabilities *** Available as a Going Concern *** Breath taking views over the Teifi Valley and Preseli Mountains *** The utmost of privacy - Escape to the Country *** Suiting multi generational living or for holiday accommodation (subject to consent) *** A home like no other
*** Viewing highly recommended - Contact us today



LOCATION

Located just over 3 miles from the University Town of Lampeter on the slopes of Mynydd Pencarreg. The property overlooks the Teifi Valley from an elevated position. The property is within easy commuting distance of Aberystwyth, Carmarthen and the A40 at Llandovery. The M4 is 3 miles away through Llandeilo.



LOCATION (SECOND IMAGE)



GENERAL DESCRIPTION

Truly an unique lifestyle holding. A great opportunity awaits and deserving of an early inspection to be fully appreciated.

The holding now consists of three well appointed and recently renovated dwellings with a superior farmhouse and an adjoining apartment and a character cottage. The three properties lend themselves two Families or could generate favourable income for holiday lets. Not only the cottage and the apartment but also there lies a privately situated glamping pod along with a former studio that could offer itself as another apartment.

The property itself sits within its own 12 acres of unspoilt countryside that borders woodland and a mesmerising waterfall. In all nicely tucked away in the idyllic West Wales countryside with no near Neighbours. It enjoys breath taking views over the Teifi Valley and Preseli Mountains and could provide favourable income or as multi generational living.

Viewings are recommended. You will not be disappointed. The current Vendors have worked tirelessly to create this impressive lifestyle holding that has a lot to offer. It has been sympathetically refurbished and deserves to be viewed.

FARMHOUSE - FRONT ELEVATION



FARMHOUSE ENTRANCE HALL

Accessed via UPVC double glazed front entrance door.

FARMHOUSE BEDROOM 2

15' 5" x 15' 11" (4.70m x 4.85m). With large picture window overlooking the front oval garden area, locked door that opens onto the apartment.



FARMHOUSE SHOWER ROOM

Recently completed modern 3 piece suite comprising of an enclosed shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan.



FARMHOUSE KITCHEN

20' 10" x 12' 0" (6.35m x 3.66m). An attractive farmhouse fitted Pine kitchen with wall and floor units incorporating a 1 1/2 bowl sink and drainer unit, 5 ring gas hob, electric fan oven, plumbing for dishwasher, space for upright fridge/freezer, UPVC patio doors opening onto the garden area.



FARMHOUSE KITCHEN (SECOND IMAGE)



FARMHOUSE KITCHEN (THIRD IMAGE)



FARMHOUSE LIVING ROOM

21' 7" x 14' 6" (6.58m x 4.42m). With UPVC double glazed side entrance door to garden, picture window overlooking the front, feature fireplace with Bespoke Oak surround and a flagstone hearth incorporating a solid fuel multi fuel stove, radiator, spot lighting.



FARMHOUSE LIVING ROOM (SECOND IMAGE)



FARMHOUSE LIVING ROOM (THIRD IMAGE)



FARMHOUSE UTILITY ROOM

17' 0" x 8' 6" (5.18m x 2.59m). With fitted wall and floor units with worktop space over, Butler style sink, plumbing for automatic washing machine, two UPVC rear entrance doors, tiled flooring, staircase leading to the first floor accommodation, new Worcester oil fired central heating boiler running all domestic systems within the property.

FARMHOUSE PRINCIPAL BEDROOM 1 (SECOND IMAGE)



FARMHOUSE EN-SUITE

12' 11" x 8' 3" (3.94m x 2.51m). An impressive and stylish suite with a free standing roll top bath, walk-in shower cubicle, pedestal wash hand basin, chrome heated towel rail, exposed original 'A' framed beams.



FARMHOUSE EN-SUITE (SECOND IMAGE)



THE COTTAGE

THE COTTAGE FRONT ELEVATION

Green fitted kitchen with wall and floor units with worktop space over, ceramic single drainer sink unit with mixer tap, built-in electric fan oven, built-in 4 ring gas hob with extractor fan over, radiator, Oak flooring, spot lighting, oil fired central heating boiler, UPVC rear entrance door.



COTTAGE KITCHEN (SECOND IMAGE)



COTTAGE UTILITY ROOM

8' 7" x 5' 6" (2.62m x 1.68m). With Shaker style base units with worktop space over, stainless steel sink with mixer tap, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer.

garden and Teifi Valley, locked door opening onto the farmhouse, radiator.



APARTMENT OPEN PLAN KITCHEN/LIVING AREA (SECOND IMAGE)



APARTMENT OPEN PLAN KITCHEN/LIVING AREA (THIRD IMAGE)



APARTMENT BEDROOM

14' 1" x 11' 7" (4.29m x 3.53m). With radiator, TV. point.

GYM (SECOND IMAGE)**GAMES ROOM**

28' 3" x 13' 8" (8.61m x 4.17m). Sold as a going concern.

**GAMES ROOM (SECOND IMAGE)****MULTI PURPOSE BUILDING - FIRST FLOOR****STUDIO**

27' 3" x 21' 0" (8.31m x 6.40m). Enjoying far reaching views over the Teifi Valley and the Preseli Mountains beyond.

OFFICE SUITE

13' 8" x 7' 7" (4.17m x 2.31m).

OVERFLOW ACCOMMODATION (POTENTIAL ANNEXE/HOLIDAY LET)**W.C.**

With low level flush w.c., wash hand basin, extractor fan.

WET ROOM

With Triton electric shower.

LIVING AREA

24' 0" x 29' 0" (7.32m x 8.84m). With kitchen area, bedroom and living room, enjoying views over the open fields and the Teifi Valley beyond.

PRIVATELY POSITIONED GLAMPING POD

16' 0" x 10' 0" (4.88m x 3.05m). Enjoying the benefit of mains electric, water and private drainage, being ideal and idyllic holiday let accommodation with bedroom, living area and cloakroom, being recently refurbished by the current Vendors. Externally it enjoys a raised decking area with seating area to enjoy the far reaching views over the Teifi Valley and accessed via a private recently re-gravelled driveway from the main homestead.



GLAMPING POD (SECOND IMAGE)**GLAMPING POD (THIRD IMAGE)****THE WORKSHOP**

38' 0" x 20' 0" (11.58m x 6.10m). Being split on two levels with two double door accessways and fitted work benches.

**LOFT OVER**

20' 0" x 20' 0" (6.10m x 6.10m). Split into two compartments.

PUMP HOUSE

24' 0" x 8' 7" (7.32m x 2.62m). Being recently refurbished with a separate compartment for the water tank filtration system and pump (recently installed).

**LAMBING SHED**

Of timber construction, currently split into three bays, with gated access points, concrete flooring, electricity connection, with holding pen.

STABLE BLOCK

Currently split into two loose boxes and potential for another two which is currently being used as a tack room, with turnout area.



STABLE BLOCK (SECOND IMAGE)



LOG STORE

27' 2" x 11' 0" (8.28m x 3.35m). With concrete flooring, front and rear access points, and of steel and timber construction.



SUMMERHOUSE/POTTING SHED

20' 0" x 9' 5" (6.10m x 2.87m). Of timber construction, with decking area, overlooking the garden and the wooded areas.

GARDEN

An outstanding feature, being lovingly maintained and enjoyed by the current Owners, being laid mostly to level

lawn and sweeping across the three both properties. The garden is full of colour with an extensive range of mature and established plants, shrubbery and and flower beds. The garden truly is a true asset of the property and does indeed create a haven for the local Wildlife and enjoys a beautiful backdrop over the surrounding countryside and it sown land. Truly a sight to see.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)**THE LAND (SECOND IMAGE)****THE LAND (THIRD IMAGE)****THE LAND**

In all we are informed the land extends to approximately 12 ACRES or thereabouts being conveniently split into three well managed paddocks all of which being gated and well fenced and providing natural ample shelter. The paddocks are easily accessible via the homestead/yard area and are visible via both properties. The land is ideal for keeping Animals as it enjoys a good range of Animal sheltering/stabbling. A small section of the land is not registered with the Land Registry.

THE LAND (FOURTH IMAGE)

WATERFALL



WATERFALL (SECOND IMAGE)



THE VIEWS

Breath taking views over the Teifi Valley and the Preseli Mountain range beyond.

THE APPROACH

Remote but not isolated. The property is approached via a private 0.5 of a mile gated track providing the utmost of privacy and enhancing the idyllic ad private setting.

DRIVEWAY AND PARKING

A gated and gravelled driveway with ample parking and good access to all properties and outbuildings, as well as the land.

POSITION OF PROPERTY



THE HOMESTEAD



GENERAL VIEW OF PROPERTY



AGENT'S COMMENTS

A great opportunity awaits. A lifestyle holding with favourable income potential.

NOTE

Available as a Going Concern. The current Vendors have

developed the property as a holiday let business but have not fully advertised and marketed in this way.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

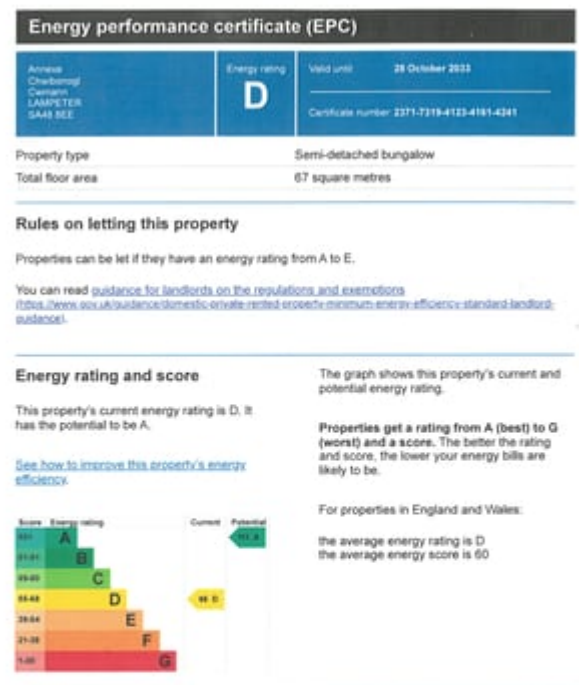
COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band 'D' for the farmhouse. Council Tax Band 'C' for the cottage.

AGENT'S NOTE

We are informed the property is eligible for Multiple Dwelling Relief.

ENERGY PERFORMANCE CERTIFICATE - FOR ANNEXE

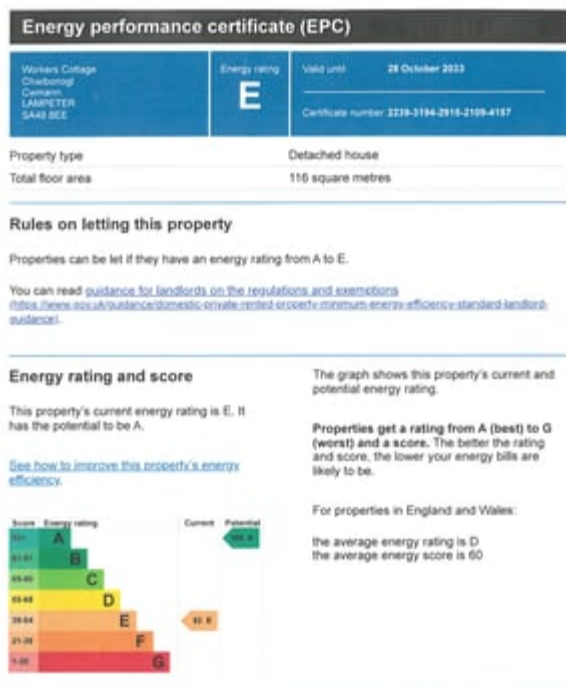


ENERGY PERFORMANCE CERTIFICATE - FOR WORKERS COTTAGE

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



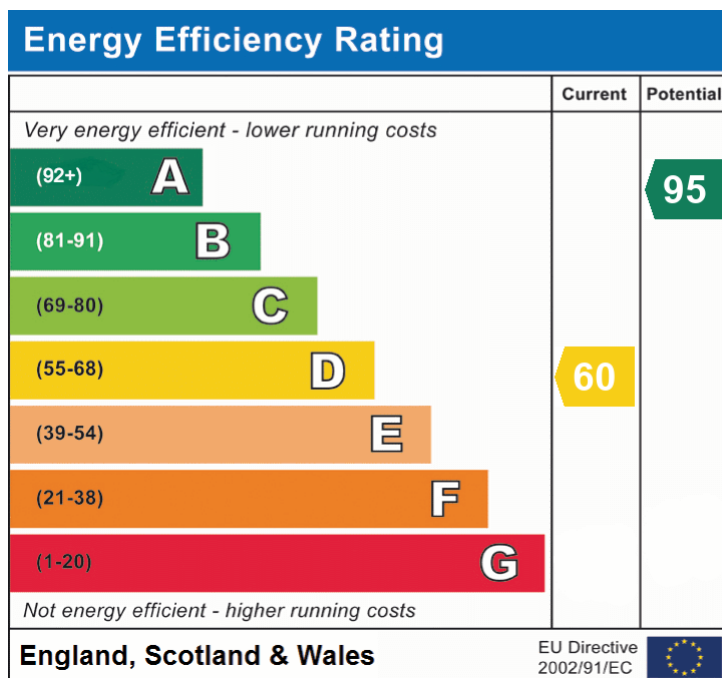
Services

We are informed by the current Vendors that the property benefits from mains electricity, recently upgraded private water supply, private drainage, oil fired central heating to all properties, UPVC double glazing throughout (partially updated), telephone subject to B.T. transfer regulations, Satellite Broadband available we are informed with good speeds.

Directions

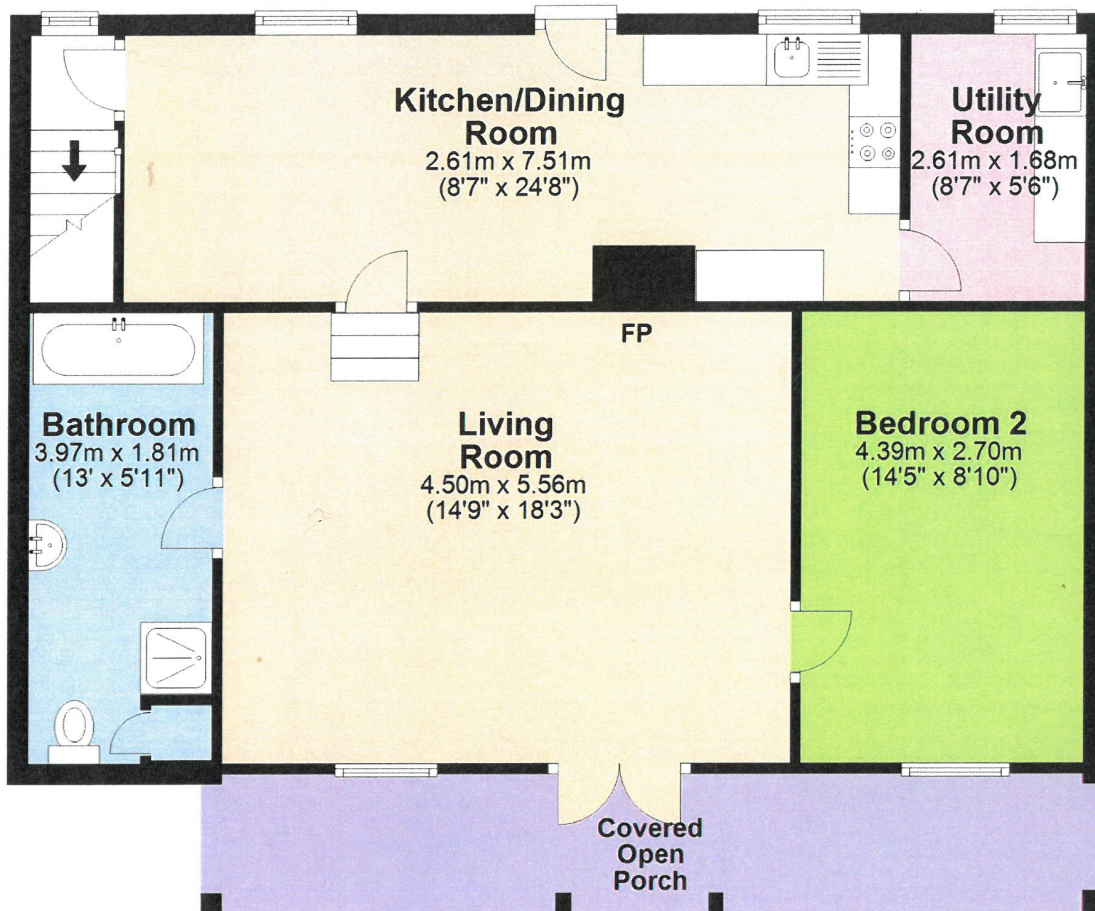
From the A485 Carmarthen to Lampeter road take the steeply rising lane opposite the former Red Lion Public House at the high point as the road goes through the Village of Pencarreg. The Church is visible on the right. After the road levels off, past the side road on the right, look out for a crossroads 2 miles or so after leaving Pencarreg. Take the right hand turning over the Cattle grid and continue on this lane whilst bearing left. Continue on this road for a further 0.2 miles and you will come to a gated entrance for Chwibanogl, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or



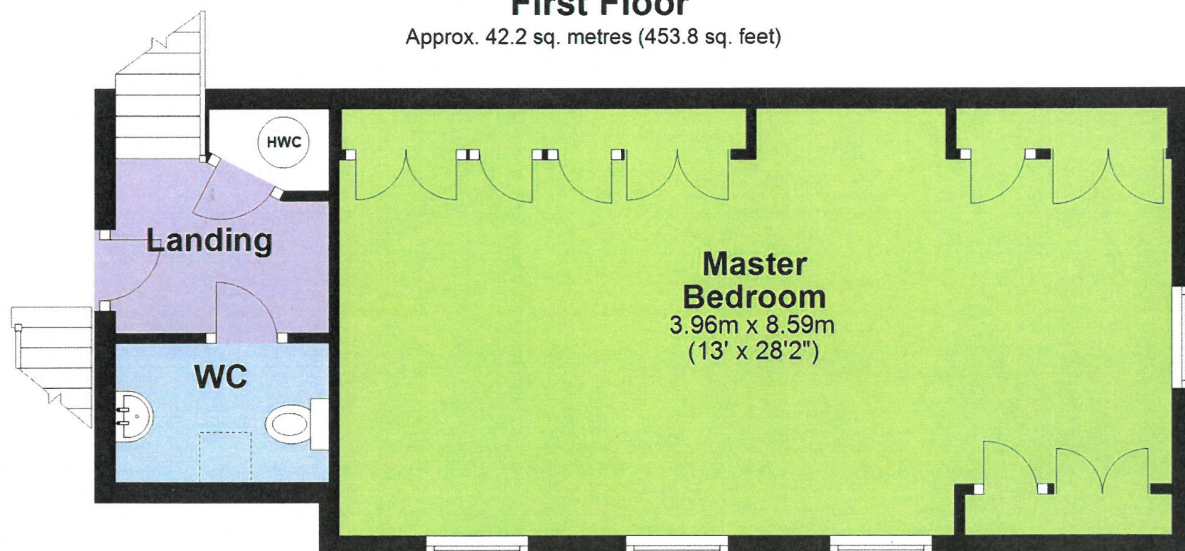
Ground Floor

Approx. 83.9 sq. metres (903.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



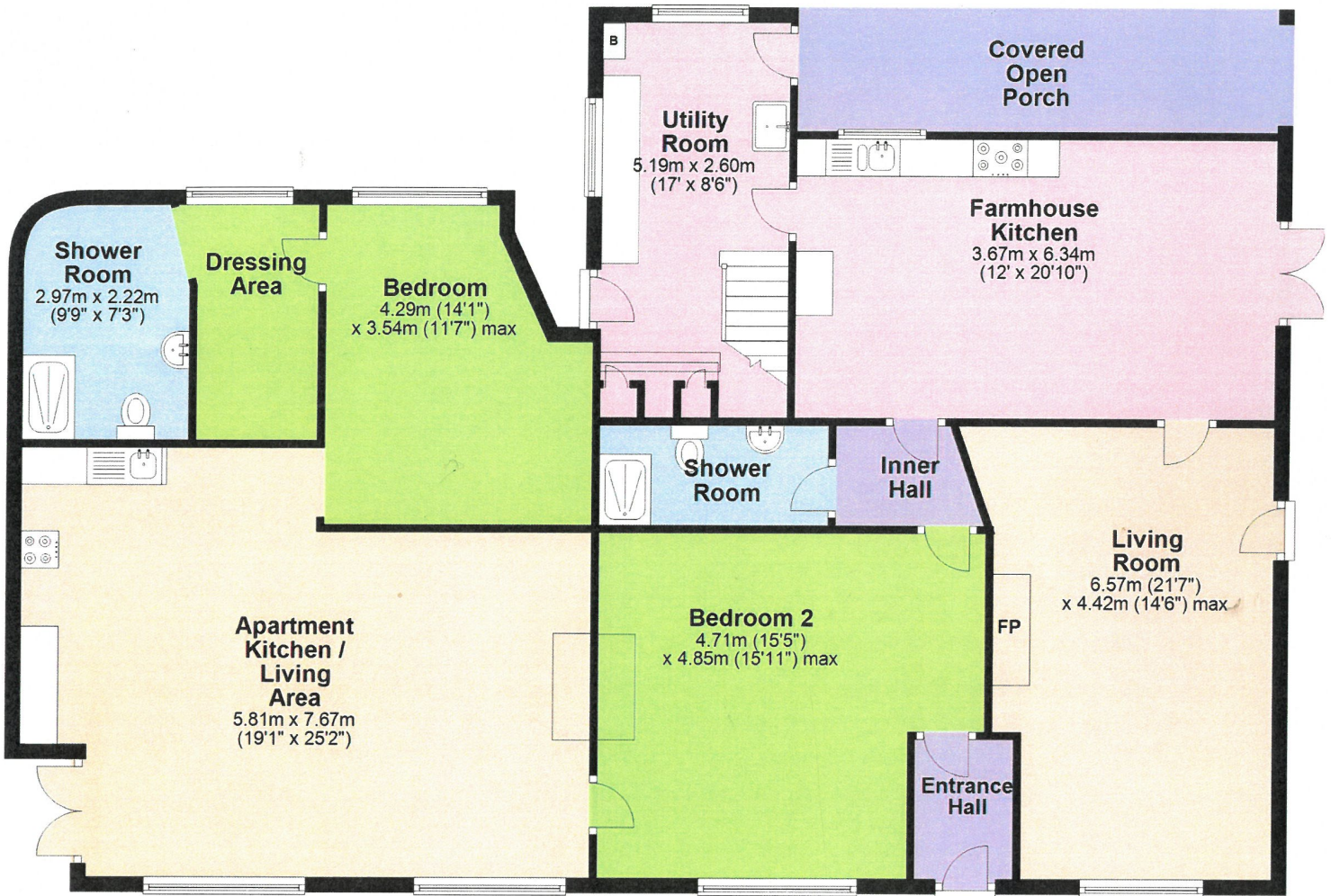
Total area: approx. 126.1 sq. metres (1356.8 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Chwibonogl Cottage, Cwmann, Lampeter

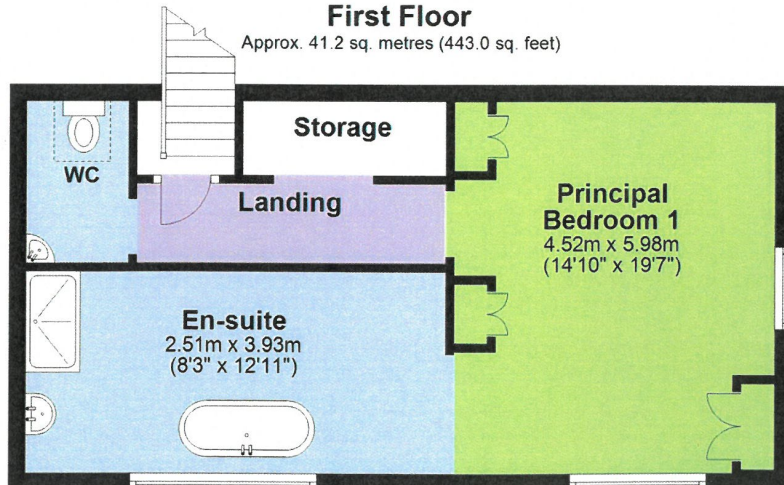
Ground Floor

Approx. 174.1 sq. metres (1874.2 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 215.3 sq. metres (2317.2 sq. feet)

The Floor plans are for guidance only.
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Chwibonogl Farm and, Apartment, Lampeter



FOR IDENTIFICATION
PURPOSES ONLY