

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.

£849,000

REF: A/5120/LD

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



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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 FIRST FLOOR

FARMHOUSE LANDING

With under eaves storage and hanging area.

FARMHOUSE CLOAKROOM

With Velux window, low level flush w.c., vanity unit with wash hand basin, radiator.



FARMHOUSE PRINCIPAL BEDROOM 1

19' 7" x 14' 10" (5.97m x 4.52m). With recently vaulted ceiling with original beams, low windows providing fantastic views

from the bedside, radiator. Opening onto the En-Suite.



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



COTTAGE LIVING ROOM

18' 3" x 14' 9" (5.56m x 4.50m). With feature fireplace with a slate hearth incorporating a multi fuel stove with Oak surround, radiator, Oak flooring, spot lighting, UPVC patio doors opening onto the front garden.



COTTAGE LIVING ROOM (SECOND IMAGE)**COTTAGE BEDROOM 2**

14' 5" x 8' 10" (4.39m x 2.69m). With radiator, spot lighting.

**COTTAGE BATHROOM**

Comprising of a modern 4 piece suite having a panelled bath with mixer tap, wall mounted wash hand basin with mixer tap, tiled shower cubicle with fitted power shower and glass screen, low level flush w.c., chrome heated towel rail, tiled flooring, spot lighting.

**COTTAGE BATHROOM (SECOND IMAGE)****COTTAGE KITCHEN**

24' 8" x 8' 7" (7.52m x 2.62m). With a Shaker style Sage 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.



COTTAGE FIRST FLOOR

COTTAGE LANDING

With airing cupboard housing the copper cylinder and immersion, UPVC double glazed entrance door.

COTTAGE W.C.

With Oak flooring, Velux window, low level flush w.c., wash hand basin, chrome heated towel rail, spot lighting.

COTTAGE MASTER BEDROOM

28' 2" x 13' 0" (8.59m x 3.96m). The WOW factor! With a range of fitted wardrobes comprising of three triple wardrobes and fitted shelving, radiator, original exposed beams on a pitched roof.



COTTAGE MASTER BEDROOM (SECOND IMAGE)



REAR OF COTTAGE



THE APARTMENT

DESCRIPTION

The apartment adjoins the farmhouse and formally being a Function Room and Piano Studio but has now been converted to offer as an additional dwelling/holiday let.

APARTMENT OPEN PLAN KITCHEN/LIVING AREA

25' 2" x 19' 1" (7.67m x 5.82m). An Oak fitted Kitchen with a range of wall and floor units, single sink and drainer unit with mixer tap, electric cooker point and space, laminate flooring, two large picture windows enjoying fantastic views over the 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, T.V. point.



APARTMENT DRESSING AREA

With radiator.

APARTMENT SHOWER ROOM

9' 9" x 7' 3" (2.97m x 2.21m). A modern suite with a shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan, spot lighting.



MULTI PURPOSE OUTBUILDING

FRONT OF OUTBUILDING



ON GROUND FLOOR

Now offering

GYM

24' 0" x 18' 0" (7.32m x 5.49m). Split into two rooms (sold as a going concern).



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

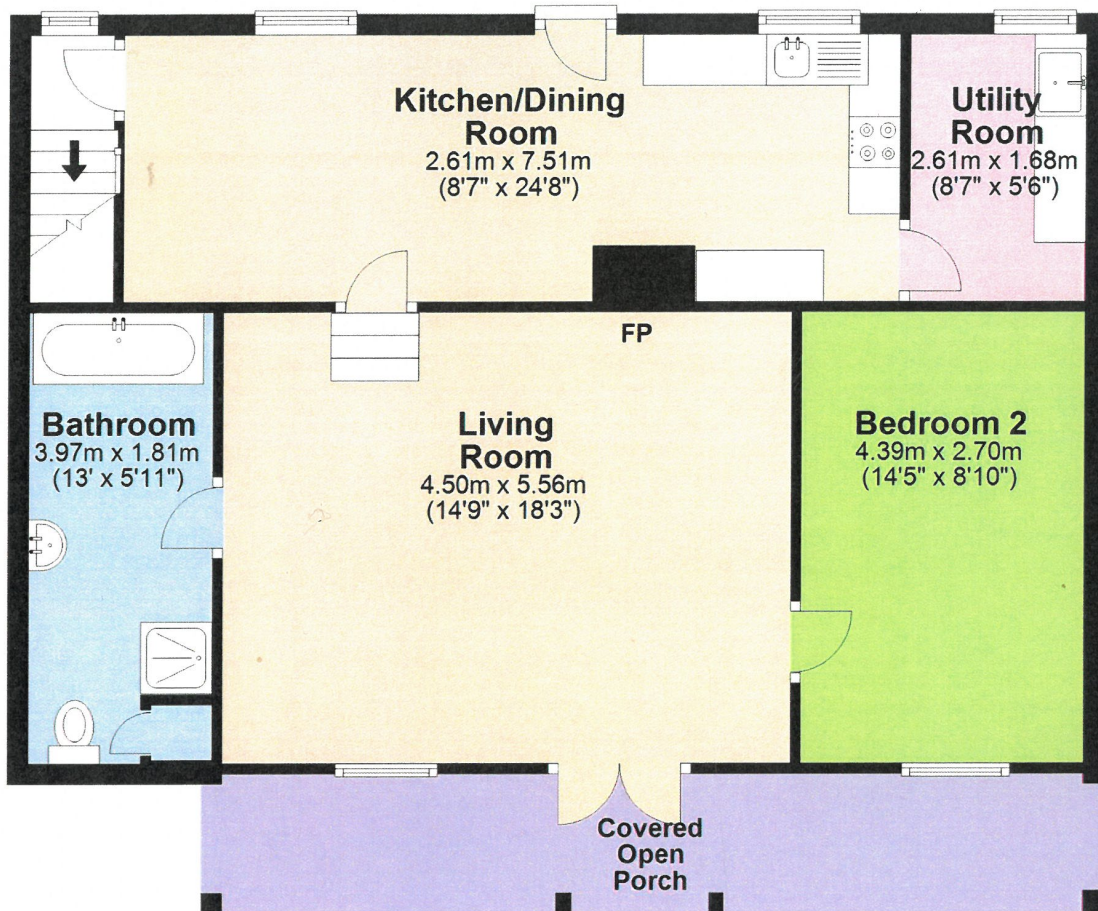
16' 0" x 10' 0" (4.88m x 3.05m). Enjoying the benefit of mains electric, water and private drainage, being ideal and idyllic holiday let accommodation with bedroom, living area and cloakroom, being recently refurbished by the current Vendors. Externally it enjoys a raised decking area with seating area 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)

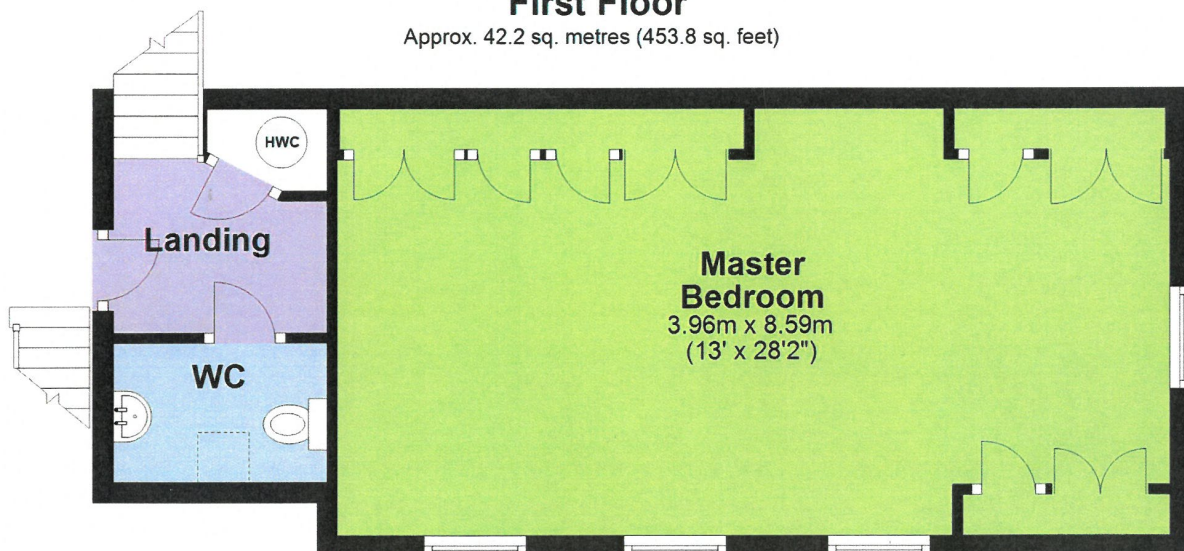
Ground Floor

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



First Floor

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



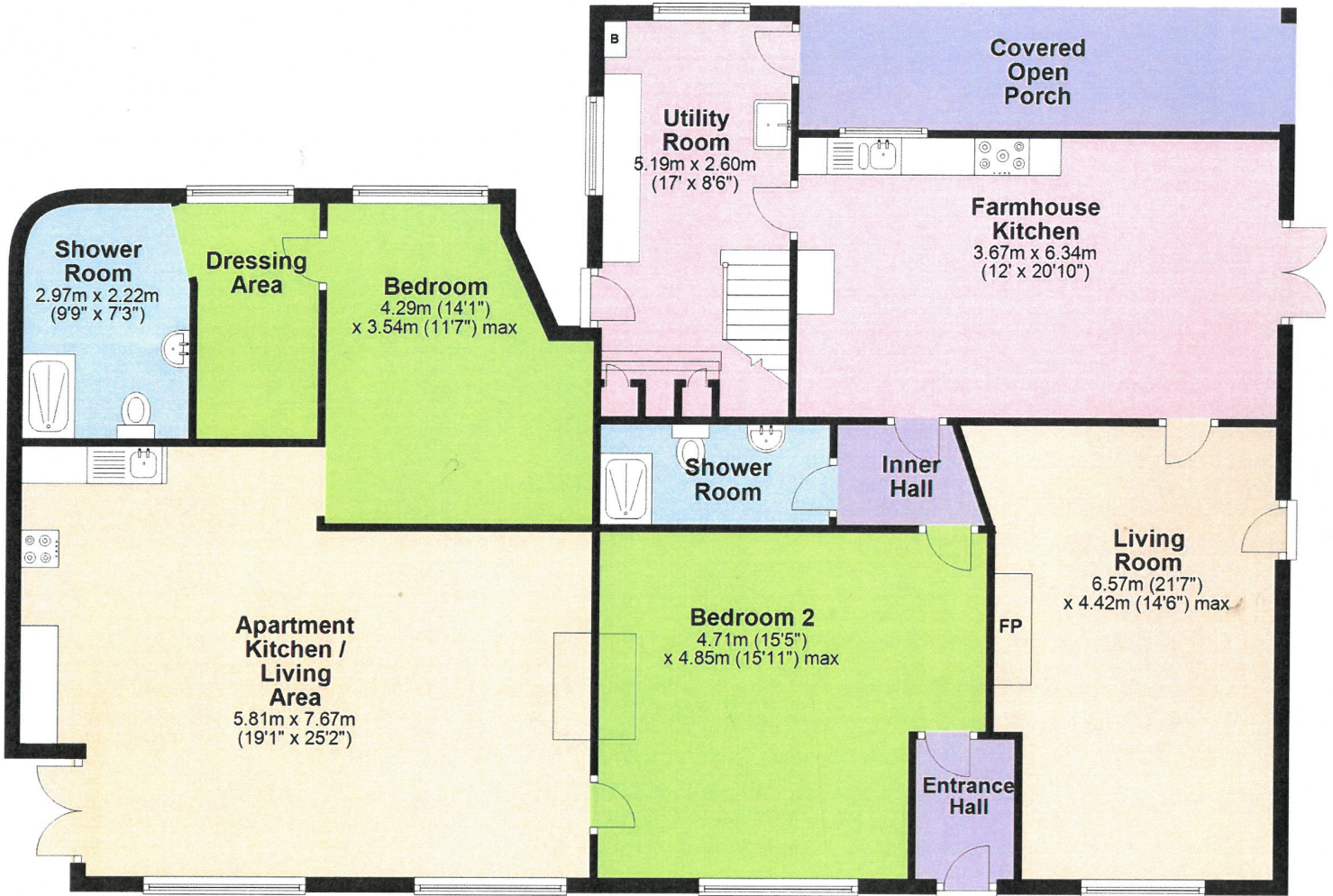
Total area: approx. 126.1 sq. metres (1356.8 sq. feet)

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

Chwibonogl Cottage, Cwmann, Lampeter

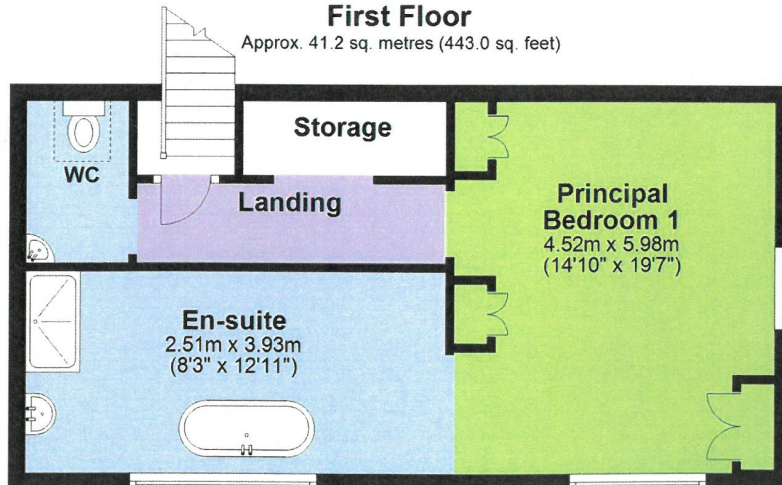
Ground Floor

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



First Floor

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

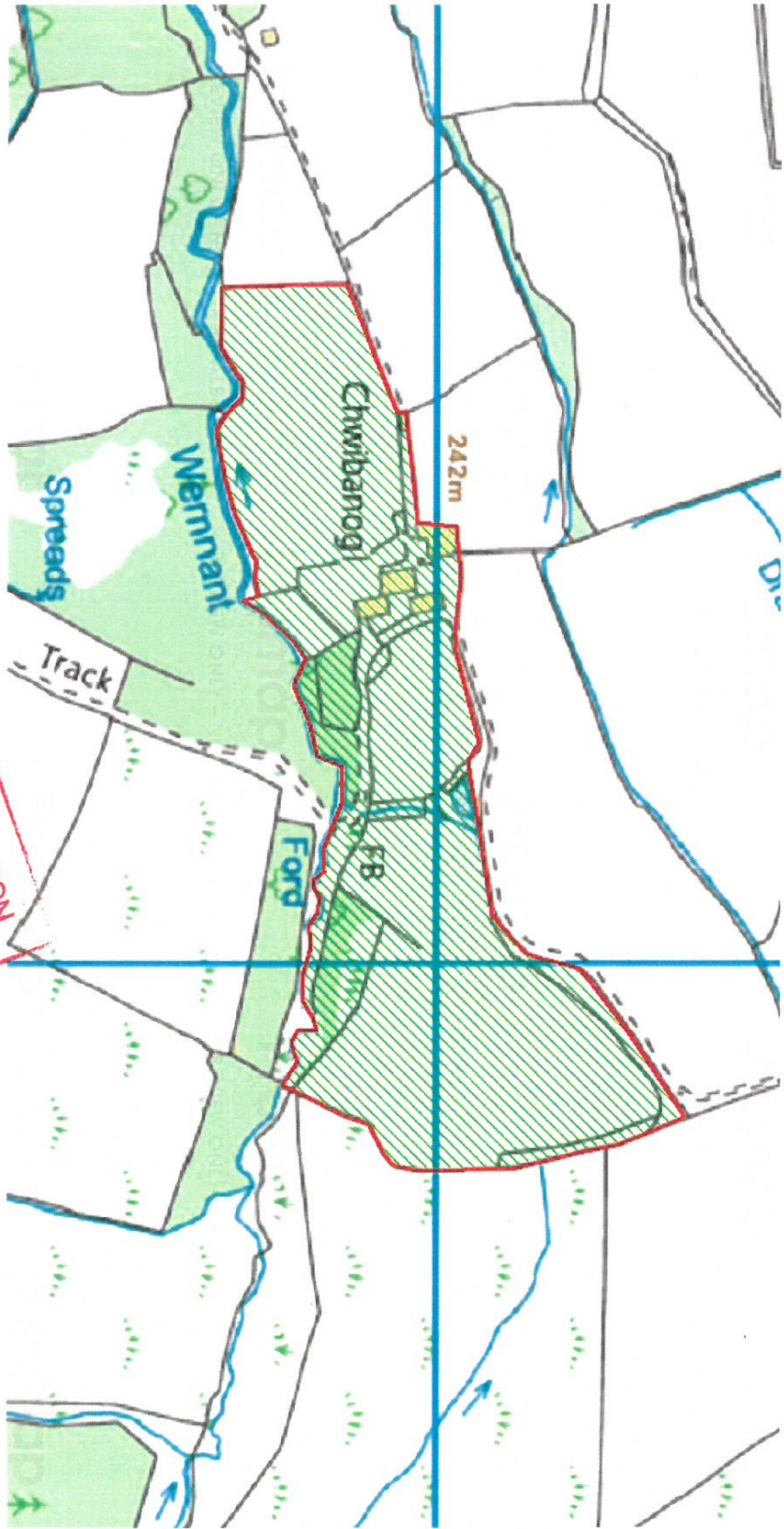


Total area: approx. 215.3 sq. metres (2317.2 sq. feet)

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

Chwibonogl Farm and, Apartment, Lampeter

FOR IDENTIFICATION
PURPOSES ONLY




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 lampeter@morgananddavies.co.uk

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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