

An impressive 22.5 ACRE Coastal Farm (Option to purchase additional 24.5 acres). Huge diversification potential. Near New Quay, Cwmtedu and Llangrannog. Cardigan Bay - West Wales.

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FFYNNON LEFRITH,  
PLWMP, LLANDYSUL,  
CEREDIGIONS A44 6ET  
£995,000

**REF:**

**Ref A/5454/RD**





Image Caption

**FFYNNON LEFRITH,  
PLWMP,  
LLANDYSUL,  
CEREDIGION,  
SA44 6ET**

**£995,000**

PLWMP NEAR LLANDYSUL  
Partially refurbished 4/5 bed 18th Century Farmhouse  
Useful range of stone outbuildings  
Peaceful and tranquil location  
Private lane and gated access  
Productive fields with stream boundary  
MUST BE VIEWED

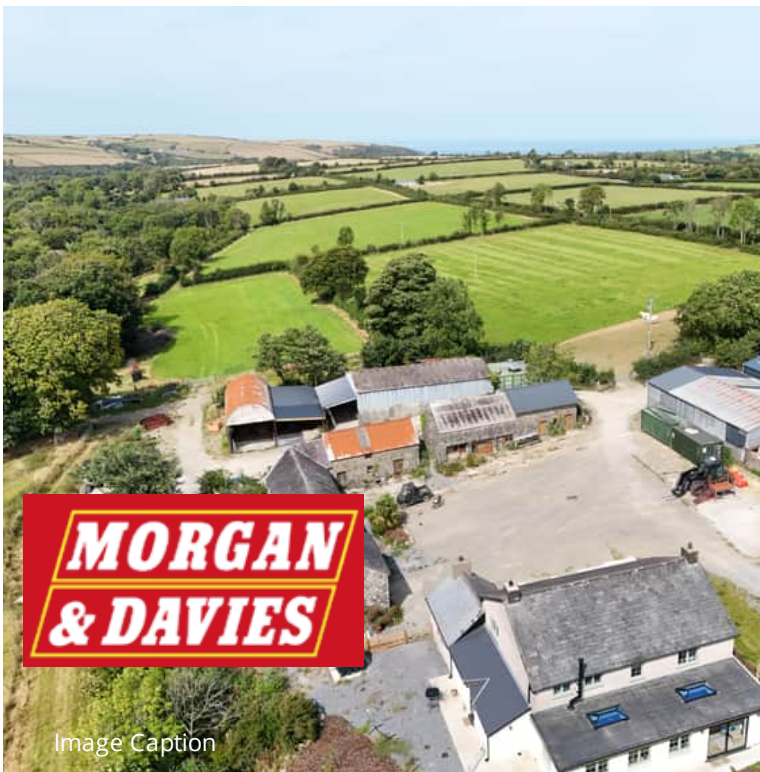


Image Caption



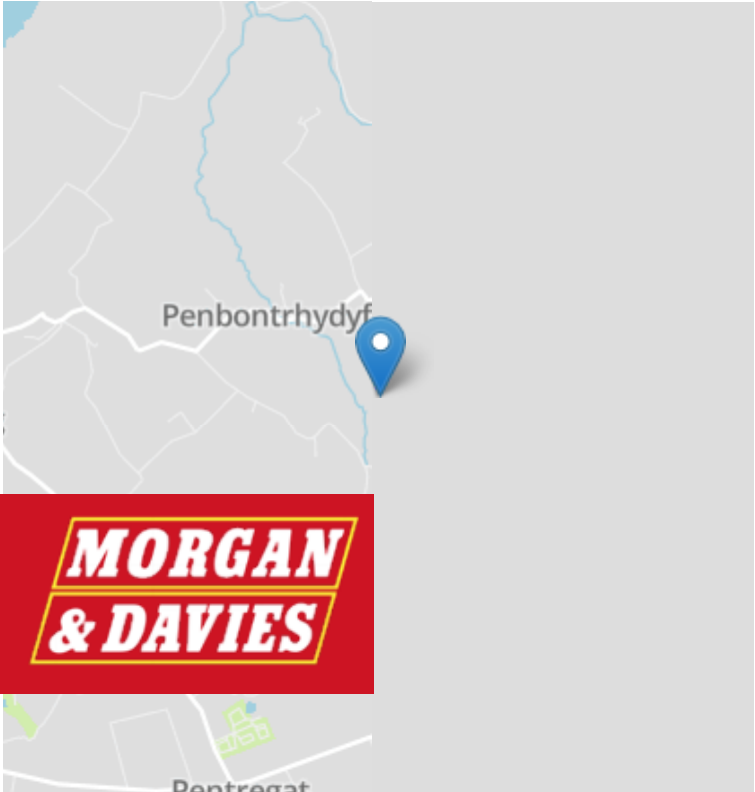
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**\*\*Impressive 22.5 acre coastal holding\*\***Partially refurbished 4/5 bed 18th Century farmhouse\*\* Option to purchase additional 24.5 acres \*\* Useful range of stone outbuildings\*\*With previous planning permission and part construction commenced\*\*A peaceful and tranquil setting being completely private with no overlooking\*\*Private lane and gated access\*\*Productive fields with stream boundary\*\*Useful modern barns\*\*Stables\*\*Potential for tourism led/commercial use of outbuildings\*\*Ideal multi generational use\*\*

The property is situated within the Cardigan Bay coastal belt being a close proximity to the nearby villages of Plwmp and Blaencelyn. The nearby village amenities are provided within the villages of Brynhofnant, Synod Inn and Cross Inn including retail and schooling facilities. The property lies some 5 miles from the Cardigan Bay coastline from the coastal fishing village of New Quay, 9 miles from the Georgian Harbour town of Aberaeron and a short distance from the A487 coast road providing ease of access to the larger amenity centre of Cardigan with its wealth of facilities and services including traditional high street offering, cinema, community hospital, retail parks and industrial estates and employment opportunities.



Image Caption







**MORGAN  
& DAVIES**

Image Caption



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**MORGAN  
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## **GENERAL**

The property comprises of a historic homestead dating back to the 18th Century sitting centrally within the holding by a private gated lane access from a county road.

The homestead is dominated by a traditional stone built farmhouse believed to be dating back to the 1772 which has been part refurbished and extended providing a substantial kitchen area with supporting utility space and w.c. Providing many character features.

The homestead also provides a range of traditional stone outbuildings which was granted planning permission in the early 1990's for conversion into some 8 holiday cottages.

We note that some works including replacement roof to buildings, repointing and introduction of upvc windows and doors have been undertaken.

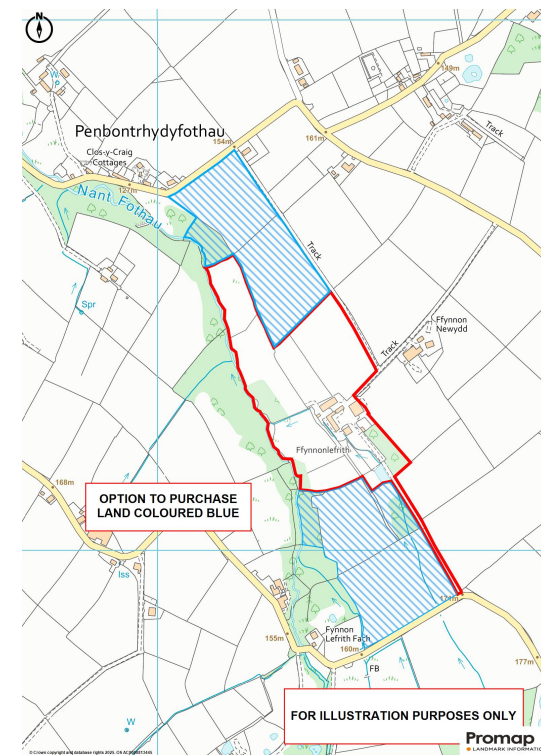
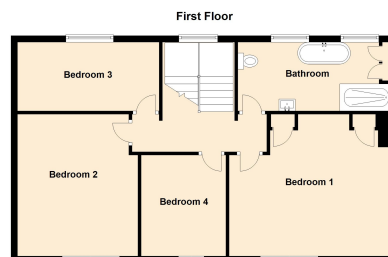
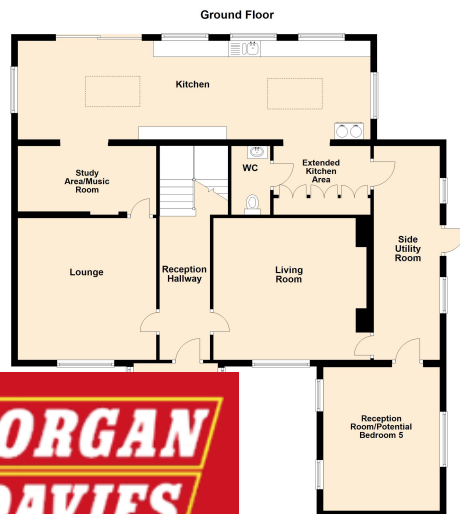
Those interested will need to satisfy themselves whether the development has commenced in accordance with the planning permission.

We believe that these buildings now have the potential for holiday use or alternatively as overflow accommodation to the main farmhouse (stc).

There is also potential to convert into commercial space as workshops, offices etc (Stc).

The farming activities are supported by modern steel framed buildings currently used as workshop space, hay barns and animal housing.





Travelling south from the A487 from Synod Inn, proceed for approximately 2 miles passing through Gwenlli (church with railings at crossroads). Continue along this road for approximately 1 mile around a sharp bend and continue for a further ½ a mile, heading down a dip, taking a right hand exit sign posted Llwyndafydd and Cwmtedu. Continue along this road for ½ a mile passing the 1st left hand turning and continue through a wooded section of road, taking the next left hand turning sign posted Blaencelyn and Llangrannog, continue along this road passing Plwmp Ponds on your left hand side and the entrance to Ffynnon Lefrith is the next on the right hand side.

## Tenure

Freehold

## Services

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

Council Tax Band - F (Ceredigion County Council).

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SA44 6ET**

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For further information or  
to arrange a viewing on this  
beautiful property, contact us:

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F: 01545 571 770

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		