

*An idyllic approximately 18.538 acre country smallholding set in the heart of the countryside with two annexes and large barn. Cellan, near Lampeter, West Wales*



**Tanfforest, Sarn Helen, Cellan, Lampeter, Ceredigion. SA48 8HW.**

**£675,000**

**REF: A/5580/LD**

\*\*\* An idyllic 18.538 acre smallholding \*\*\* Located in the heart of the Welsh countryside \*\*\* Rural but not remote with fantastic views over the Teifi Valley \*\*\* Refurbished 3 bedroomed farmhouse \*\*\* Oil fired central heating, UPVC double glazing and Fibre Broadband to the premises \*\*\*

An attractive smallholding with flexible use potential - As one large home or split into annexes \*\*\* Two self contained annexes ideal for multi generational living or income

\*\*\* Large barn offering extensive storage or conversion potential (s.t.c.) - Currently utilised as workshop and stabling \*\*\* Set within open countryside with a high degree of privacy \*\*\* Suitable for Equestrian, small scale farming or lifestyle use \*\*\* In all the land is gently sloping to level in nature and is naturally draining with fenced boundaries - Suiting mixed use \*\*\* Far reaching rural views \*\*\* Traditional stone walled gardens with patio area, ornamental pond and walkways \*\*\* Greenhouse, hay barn, Chicken coup and sheds

\*\*\* Peaceful rural location with access to nearby Villages and amenities \*\*\* Viewings highly recommended - Contact us today



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Llammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION



A delightful location running down a private track just off the Sarn Helen Roman Road, 4.5 miles East from the University Town of Lampeter and in the heart of the Teifi Valley, located just over 1 mile from the popular rural Village of Llanfair Clydogau, located on the B4343 roadway. The Ceredigion Coast is within easy reach of the property, being approximately 12 miles distant, and it also lies to the motorway network at Crosshands, approximately a 40 minute drive.

## GENERAL DESCRIPTION



Tanfforest is a a delightful residential country smallholding positioned within the upper reaches of the Teifi Valley enjoying breath taking views across its own land and woodland. The farmhouse itself is traditionally built and offers well presented and refurbished accommodation comprising of 3 bedrooms, modern kitchen and bathroom.

Adjoining the farmhouse are two self contained annexes. One has been completed to a high standard, the other is almost complete.

Externally it boasts a useful multi purpose barn, currently a workshop and stables, and there also lies a useful greenhouse, hay barn and field shelter. The farmhouse lies centrally within its own land of approximately 18.538 acres, split into numerous paddocks, being gently sloping to level in nature and suits mixed use, ideal for those with Equestrian, small scale farming or for conservation purposes.

In all an idyllic smallholding in a breath taking location with fantastic views. Viewings are highly recommended. Looking to escape to the country then look no further, with stunning views, and ample space inside and outside the property.

### THE FARMHOUSE

The accommodation at present offers more particularly the following.

## CONSERVATORY

19' 4" x 5' 2" (5.89m x 1.57m). Of UPVC construction with front entrance door, tiled flooring.



## RECEPTION HALL

With radiator, large cloak cupboard offering potential to knock through into the annexe for further living accommodation.



## OFFICE/BEDROOM 3

10' 10" x 9' 4" (3.30m x 2.84m). With radiator, rear entrance door opening onto the patio area.



## LIVING ROOM

21' 1" x 14' 6" (6.43m x 4.42m). An impressive and spacious Family living area with a free standing cast iron multi fuel stove, double aspect windows, feature beamed ceiling, understairs storage cupboard, two radiators, staircase to the first floor accommodation.



## LIVING ROOM (SECOND IMAGE)



## LIVING ROOM (THIRD IMAGE)



## KITCHEN

23' 6" x 6' 8" (7.16m x 2.03m). A cottage style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and double drainer unit, electric/gas cooker point and space, plumbing for dishwasher, radiator, rear entrance door, extractor fan.



## KITCHEN (SECOND IMAGE)



## SEPARATE W.C.

With low level flush w.c., wash hand basin, plumbing for automatic washing machine.

## BOOT ROOM

10' 8" x 6' 2" (3.25m x 1.88m). With side entrance door.



## FIRST FLOOR

### LANDING

With two Velux roof windows, undereaves storage.



## BATHROOM

10' 3" x 5' 9" (3.12m x 1.75m). Having a delightful 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



## BEDROOM 2

10' 2" x 12' 2" (3.10m x 3.71m). With two windows to the front, radiator, vaulted ceiling with exposed beams, timber flooring.



BEDROOM 2 (FIRST IMAGE)



BEDROOM 2 (SECOND IMAGE)

## PRINCIPLE BEDROOM 1

15' 0" x 14' 5" (4.57m x 4.39m). An impressive open space with original timber flooring, two windows to the front, two windows to the rear and Velux window, vaulted beamed ceiling, radiator.



BEDROOM 1 (FIRST IMAGE)



BEDROOM 1 (SECOND IMAGE)

## EN-SUITE TO PRINCIPLE BEDROOM 1

A stylish and modern suite with low walls, enclosed tiled shower cubicle, enclosed w.c., vanity unit with wash hand basin, heated towel rail.



## DRESSING ROOM/POTENTIAL BEDROOM 4

10' 3" x 9' 4" (3.12m x 2.84m). With radiator, boiler cupboard housing the hot water cylinder and immersion, original timber flooring.



## FRONT OF PROPERTY



## ANNEXES



### LOWER ANNEXE

Comprising of:-

#### ROOM 1

16' 3" x 10' 5" (4.95m x 3.17m).



#### ROOM 2

15' 2" x 10' 3" (4.62m x 3.12m).



## SHOWER ROOM

Having a 3 piece suite comprising of a shower cubicle, vanity unit with wash hand basin, low level flush w.c.

## UPPER ANNEXE

Comprising of:-

### OPEN PLAN LIVING AREA

10' 10" x 15' 5" (3.30m x 4.70m). With a Bespoke kitchen with hardwood work surfaces over, Belfast sink, two Velux roof windows, two windows to the front.



### UPPER ANNEXE BEDROOM

10' 10" x 15' 5" (3.30m x 4.70m). With radiator, two windows to the front and Velux roof window.



## EN-SUITE TO UPPER ANNEXE BEDROOM

6' 2" x 3' 10" (1.88m x 1.17m). A modern 3 piece suite comprising of a shower cubicle, low level flush w.c., vanity unit with wash hand basin, radiator.



## EXTERNALLY

### MULTI PURPOSE BARN

Of steel framed construction and divided into two sections.



### MULTI PURPOSE BARN (SECOND IMAGE)



## WORKSHOP

22' 3" x 23' 7" (6.78m x 7.19m). Being fully insulated, electricity connected with 16A and water, concrete flooring.



## STABLES

24' 2" x 23' 8" (7.37m x 7.21m). Split into two good sized stables with feed area and open area and water supply.



## GARDEN

A traditional walled garden area located to the front of the property being terraced with steps leading down to an ornamental pond with delightful walkways. It enjoys natural tree lined shelter and enjoys magnificent views over the surrounding countryside.



## GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)



## GARDEN (FOURTH IMAGE)



## VEGETABLE GARDEN

There are vegetable growing garden areas to the front.

## GREENHOUSE

10' 0" x 8' 0" (3.05m x 2.44m).

## HAY BARN

12' 0" x 10' 0" (3.66m x 3.05m).

## CHICKEN COOP AND RUN

## FIELD SHELTER

Located within the lower paddocks.



## THE LAND

In all extending to approximately 18.538 acres and is split into various enclosures all of which being stock boundary fenced with internal field divisions, gated, and having good access. The land is gently sloping to level in nature and offers itself perfectly for Equestrian, small scale farming or for alternative use. It enjoys a breath taking location and views over the Teifi Valley and is bordered by open woodland. The land is also easily accessible from the multi purpose barn/stables and also benefits from a FIELD SHELTER. The homestead is set centrally within its own land.



## LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



LAND (FIFTH IMAGE)



LAND (SIXTH IMAGE)



LAND (SEVENTH IMAGE)



## YARD AREA

A gated gravelled yard area with good access to the house, barn and land.

## POSITION



## TANFFOREST DURING THE SNOW



### AGENT'S COMMENTS

An idyllic smallholding with versatile potential as one large Family home or for multi generational living.

### TENURE AND POSSESSION

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

### COUNCIL TAX

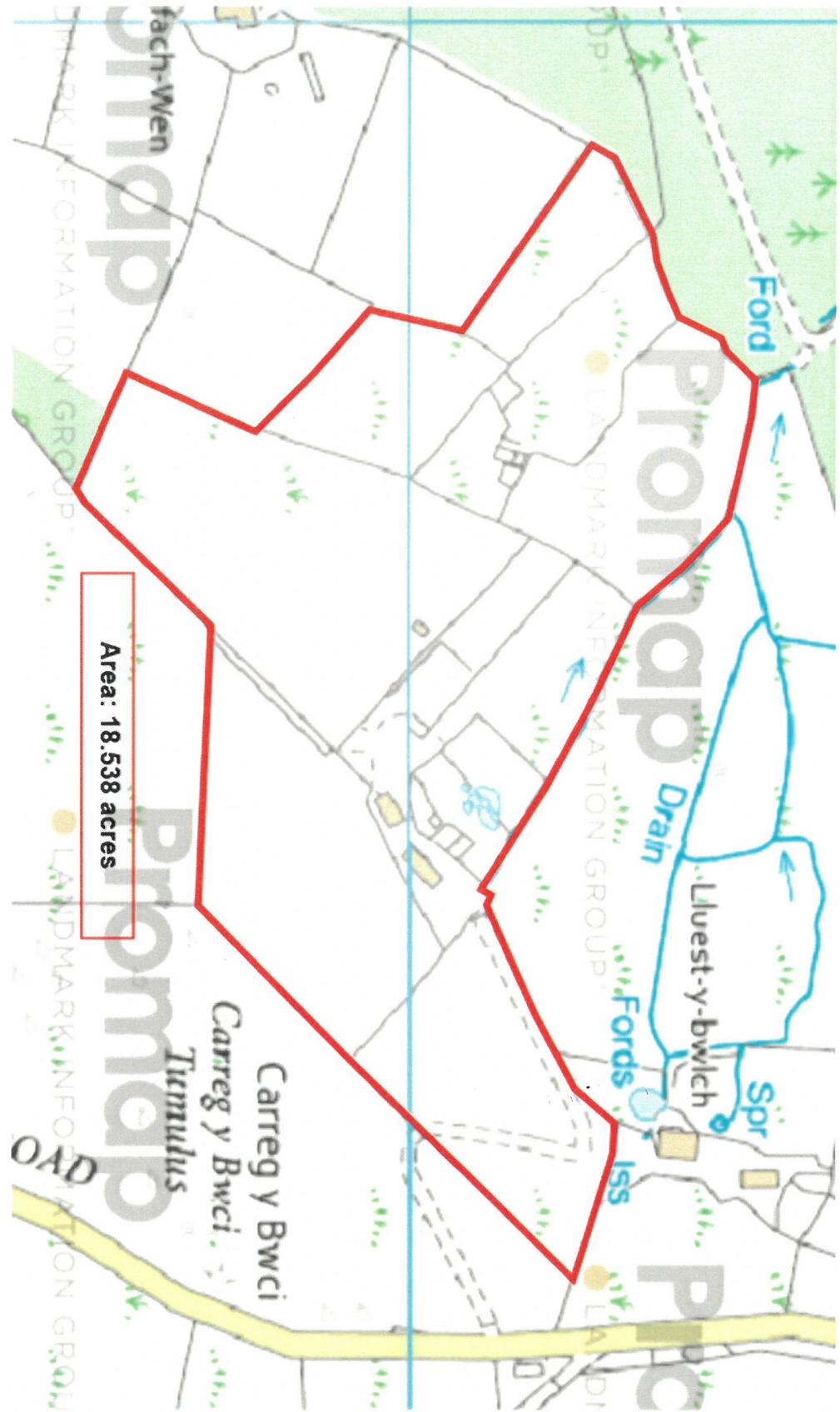
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed.

### MONEY LAUNDERING REGULATIONS

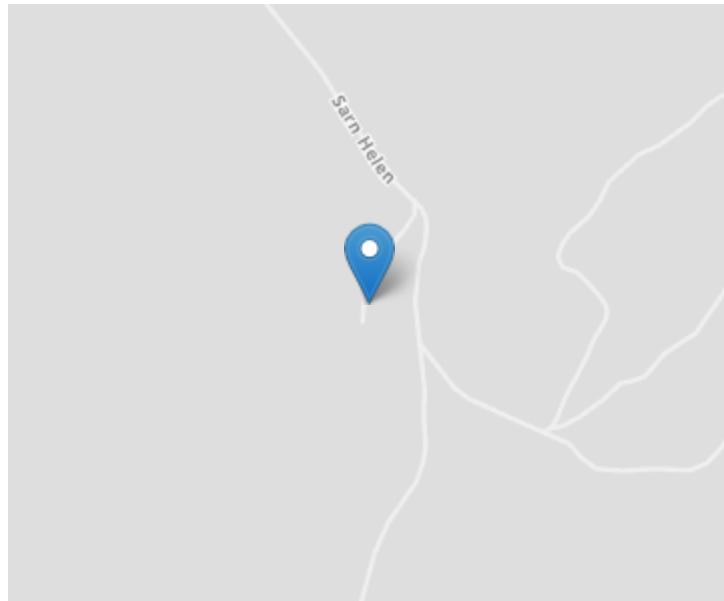
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### Services

We are informed by the current Vendors that the property benefits from private water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Fibre Broadband to the premises (subject to confirmation by your Provider), updated plumbing, newly fitted borehole with filtration system.



<b>Council Tax:</b>	<b>EPC Rating:</b> E (46)
N/A	<b>Has the property been flooded in last 5 years?</b> No
<b>Parking Types:</b> None.	<b>Flooding Sources:</b>
<b>Heating Sources:</b> Double Glazing. Oil.	<b>Any flood defences at the property?</b> No
<b>Electricity Supply:</b> Mains Supply.	<b>Any risk of coastal erosion?</b> No
<b>Water Supply:</b> Private Supply.	<b>Is the property listed?</b> No
<b>Sewerage:</b> Private Supply.	<b>Are there any restrictions associated with the property?</b> No
<b>Broadband Connection Types:</b> FTTP.	<b>Any easements, servitudes, or wayleaves?</b> No
<b>Accessibility Types:</b> None.	<b>The existence of any public or private right of way?</b> No



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		99
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(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	

## Directions

From Lampeter take the B4343 from Cellan to Llanfair Clydogau. Once reaching Llanfair Clydogau turn right before the first hump back bridge by Pentre Farm. Continue South on the Sarn Helen road for a further 3 miles. Just before the Cattle grid take the right hand turning to a gated entrance. Continue through two gated entrances and the property will be located thereafter.

**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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623  
E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>



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