

*A rare opportunity of acquiring 35.878 acres with old ruin and attractive conservation lake in Upper Teifi Valley region*



**Gwar-Ffynnon Mountain Land Cellan, Lampeter, Ceredigion. SA48 8JA.**

**£150,000**

**REF: A/5119(b)**

\*\*\* 3 miles from the University Town of Lampeter, above the Teifi Valley, and accessed via a quiet district road and right of way (Please refer to Plans) \*\*\* This extremely rare opportunity includes a block of grazing land around 1,000ft above Sea level overlooking the Teifi Valley with far reaching views over the surrounding unspoilt countryside

\*\*\* The land includes the footings of a former Shepherd's cottage and a most attractive conservation lake which is a haven for Wildlife \*\*\* The land was divided into a series of enclosures and contained within a ring fence \*\*\* The land is a valuable and rare opportunity for those seeking complete solitude and offers potential alternative use (subject to the appropriate consents being obtained)

\*\*\* The land in total extends to 35.878 acres (14.519 hectares)



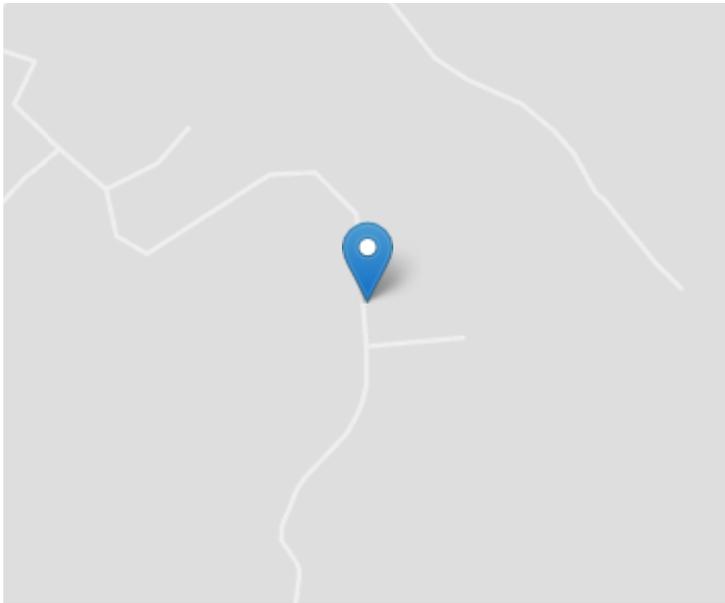
**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



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



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



## SITE OF RUIN



## LAKE SETTING (FIRST IMAGE)



## LAKE SETTING (SECOND IMAGE)



## LAKE SETTING (THIRD IMAGE)

## GENERAL DESCRIPTION

Talyfan Mountain Land enjoys a breath taking location above the Teifi Valley with far reaching views across the surrounding unspoilt countryside. It lies in one of the most secluded locations currently available and offered to the market.

The land is presently only accessed by a 4x4 vehicle, agricultural vehicles or by foot. Please refer to plan for access and park at the end of the road near Talyfan.

You are advised NOT to access the property at present other than a 4x4 vehicle and you must keep Dogs on a lead at all times.

This is an unusually rare opportunity in that it offers a secluded block of land with considerable conservation potential for uses such as tree planting, conservation purposes and the creation of a nature reserve or similar in that it includes a very attractive conservation lake and various pockets of wet land that are known to be high in conservation value.

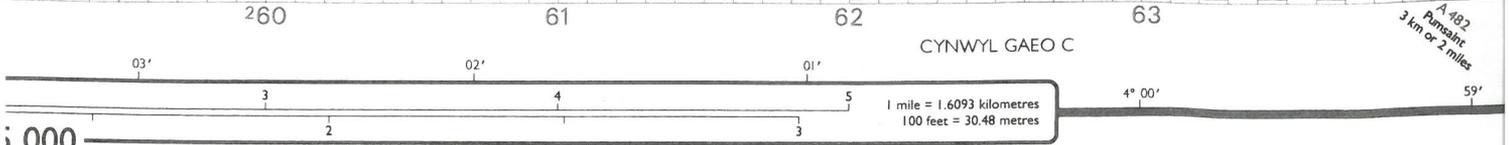
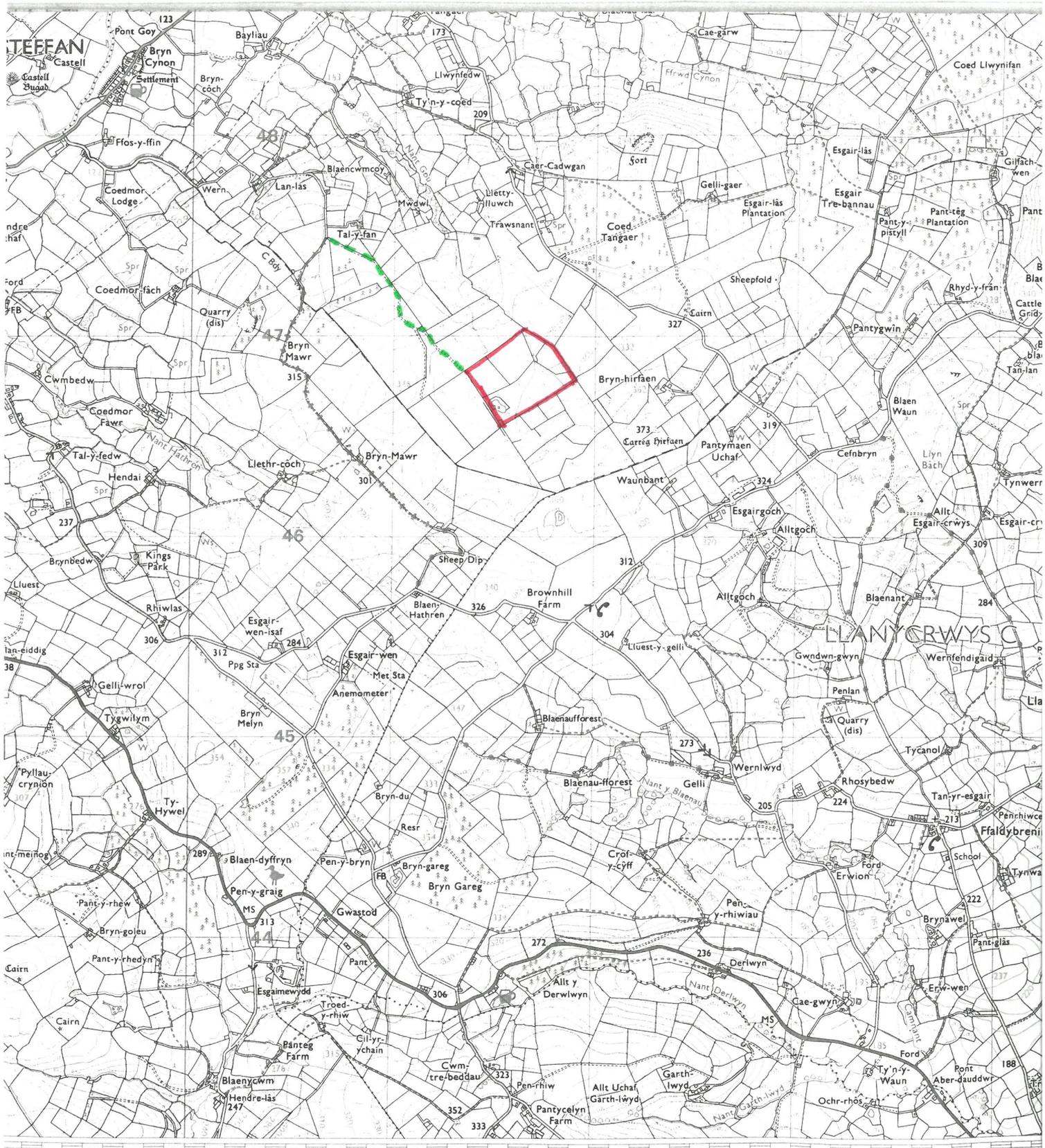
The land is interspersed by natural water sources and is currently utilised for seasonal agricultural grazing.

The land includes the ruins of a former Shepherd' cottage which may offer some long term potential (subject to any consents being obtained).

In total the land extends to 35.878 acres (14.519 hectares).

## RUIN

# TALYFAN MOUNTAIN LAND



GENERAL FEATURES / NODWEDDION CYFFREDINOL

ABBREVIATIONS / BYRFODDAU



### Directions

The land is located at Grid Reference Number 613/468.

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 beautiful property, contact us:

**Lampeter**  
**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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