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RICS



Since 1989

A gloriously positioned 86 acre residential lifestyle holding and small farm with an excellent range of outbuildings, Farmhouse Flat and healthy land near Lampeter West Wales.



Derry Lodge Farm, Derry Ormond, Bettws Bledrws, Lampeter, Ceredigion. SA48 8PA.

GUIDE PRICE - A/5016 (B) /AM ono

£895,000

A gloriously positioned lifestyle farm located in a delightful locality.Once part of the Derry Ormond Estate*** Spacious 4 bedroomed accommodation.***Oil fired Aga range*** Adjoining self-contained 1 bedroomed annexe.***Useful stone barns - suiting conversion (stc).***Traditional courtyard.*** General purpose Dutch Barn.***Sheep shed.***Healthy grazing pastures.*** Hay meadows.*** In all 86 acres .*** (Also available with reduced acreage by negotiation).

4 miles from the thriving University and Market Town of Lampeter. 7 miles distant from the Teifi Valley market town of Tregaron, nestling in the foothills of the renowned Cambrian Mountains



Location

Derry Lodge Farm is located in the heart of the Teifi Valley on the edge of the village of Bettws Bledrws. 4 miles from the thriving University and market town Lampeter, offering an excellent range of local facilities, including Primary and Secondary Schooling, University of Wales Trinity Saint David Campus some 7 miles distant from the Teifi Valley Market Town of Tregaron nestling in the foothills of the renowned Cambrian Mountains.

General Description

The placing of Derry Lodge Farm on the open market provides prospective purchasers with a rare opportunity of acquiring a gloriously positioned holding in the heart of the Teifi Valley. The period farmhouse, which was originally part of the Derry Ormond Estate offers a spacious 4 bedroomed accommodation with an addition of a further 1 bedroomed annexe adjoining the property.

Externally Derry Lodge provides a wide range of general purpose stone and slate buildings located around a traditional courtyard. Furthermore, the land comprises of 86 acres and is a particular feature of this lifestyle farm which surrounds the homestead and has generally an ease of management. The land comprises of level flat grazable pastures and hay meadows.

The accommodation at present offers more particularly the following:-

The Farmhouse



Rear Hallway

8' 3" x 6' 1" (2.51m x 1.85m) rear entrance door, storage cupboards. Door leading to kitchen diner.

Living/Dining area

26' 3" x 10' 3" (8.00m x 3.12m) spacious living and dining area with patio doors leading to rear garden. Tiled effect floor.



Kitchen

19' 5" x 14' 4" (5.92m x 4.37m) with fitted oak cupboards with work surface over, single drainer sink, oil fired Range Aga, tiled floor, plumbing in place of dishwasher.



Utility room

16' 7" x 11' 2" (5.05m x 3.40m) oil fired boiler running domestic systems, doors leading to outbuildings.

Lounge

29' 3" x 14' 8" (8.92m x 4.47m) with oil fired cast iron "Nestor Martin" stove placed in a stone fireplace. Serving hatch leading from the kitchen. Patio doors on one wall leading to the outdoors and patio area.



Inner Hall

Cloaks/Washroom

9' 8" x 5' 9" (2.95m x 1.75m) single drainer sink with units, w.c. and plumbing in place for washing machine.



First Floor Landing

Cupboard with shelving and radiator.

Bathroom

9' 11" x 9' 4" (3.02m x 2.84m) with panelled bath, shower cubicle, wash hand basin, extractor fan and low level w.c.



Bedroom 1

14' 10" x 10' 8" (4.52m x 3.25m) with radiator.



Bedroom 2

21' 9" x 14' 5" (6.63m x 4.39m) "L" shaped room with radiator.



Bedroom 3

10' 8" x 8' 5" (3.25m x 2.57m) with radiator.



Bedroom 4

10' 9" x 8' 6" (3.28m x 2.59m) with radiator.



SELF ENTRANCE HALL

Front Entrance Hall

13' 9" x 8' 7" (4.19m x 2.62m)

Lounge

14' 2" x 13' 3" (4.32m x 4.04m) slate fireplace with a "Severn" multi fuel stove, laminate floor.



Utility storage unit

Plumbing in place for washing machine.

Kitchenette

10' 9" x 8' 6" (3.28m x 2.59m) fitted base units with slate worktops, single drainer sink, LPG cooker point.



Bathroom

9' 5" x 5' 5" (2.87m x 1.65m) shower, wash hand basin and a low level w.c.



Bedroom

10' 4" x 7' 4" (3.15m x 2.24m) 10' 4" x 7' 4" (3.15m x 2.24m) with radiator.



EXTERNALLY

Garden and patio area

To the rear and side lawned areas and raised beds. With a patio area and shrubs.



Dutch Barn

44' 0" x 21' 0" (13.41m x 6.40m)

Lean-to

45' 0" x 24' 0" (13.72m x 7.32m)

Stone and slate range building

85' 4" x 18' 3" (26.01m x 5.56m) traditional barn with potential of conversion (subject to contract).



Range/Stables

55' 0" x 19' 0" (16.76m x 5.79m)

Courtyard



Front of Farmhouse



Rear of Farmhouse



THE LAND

The land comprises of 86 acres and is a particular feature of this lifestyle farm which surrounds the homestead and has generally an ease of management. the land comprises of level flat grazable pastures and hay meadows.

The holding itself has diversity and potential for a number of alternative enterprises and has fertile, well farmed lowland pastures. The holding falls with a ring fence and is all currently laid to pasture utilised for sheep.



Tenure and Possession

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

TITLE NUMBER: WA793051.

Services

We are informed by the current vendors that the property benefits from mains water supply, mains electricity, private drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From Lampeter take the A485 Tregaron road. Continue to the village of Bettws Bledrws, on approaching the village of Bettws take the second left by the post box opposite the Church, continue for approximately 1 mile take the second left turn by the side of a White Cottage (modern home) located on the left. The property can be found down the land as identified by the "Derry Lodge" farm sign.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570-423623 or Lampeter@morgananddavies.co.uk.

All properties are available to view on our Website - www.morgananddavies.co.uk. Also our FACEBOOK page - www.facebook.com/morgananddavies. Please "LIKE" our FACEBOOK page for new listings, updates, property news and "Chat to us".

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