

A beautifully situated smallholding of 16 acres with stone barn and large span general purpose building plus attractive fields and woodland. Rhydcymerau, Nr, Llandeilo, Carmarthenshire, West



Buzzards View, Wenallt Uchaf, Rhydcymerau, Llandeilo, Carmarthenshire.
SA19 7RL.

£250,000

A/ 5221/AM o.n.o

*** A rare opportunity to acquire an extensive range of outbuildings *** Stone and Slate Barn, possible suiting conversion ***
Useful range of general purpose portal framed buildings *** Healthy surrounding pastures and woodland *** All in a delightful
south facing setting with far reaching views *** Ideal as a country holding ***

Located in the North Carmarthenshire hills near the market towns of Llandeilo and the county town of Carmarthen.



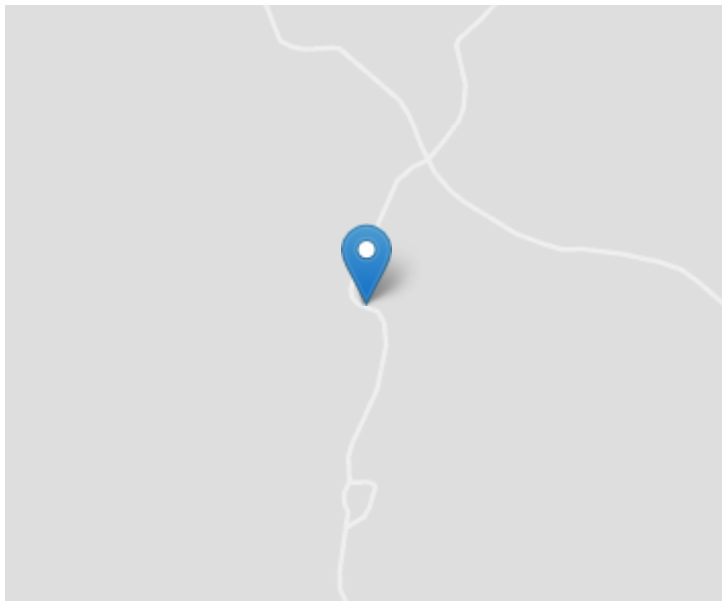
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LOCATION

Rhydcymerau is a scattered rural community set amongst the North Carmarthenshire hills, 7 miles south of the University Town of Lampeter and some 12 miles north of Llandeilo and the A40 trunk road.

The County town of Carmarthen is within 25 minute's drive.

GENERAL

The placing of Buzzards View on the open market provides prospective purchasers with the most unusual opportunity of acquiring an extensive range of farm buildings including a stone and slate former cow shed, now utilised as stabling together with an extensive yard and other general purpose buildings and healthy, prolific pastures, that can combine to create a delightful country holding.

The property is delightfully situated shared with only one other nearby holding and is within easy reach of strategic centres of the area including Lampeter, Carmarthen, Llandeilo and Llandovery.

The property has an elevated south facing location, and the pastureland is further enhanced by attractive mature woodland including Oak, Ash, Beech and also an attractive Bluebell Wood. The land is all laid to pasture and is capable of sustaining high stocking levels. The land is contained as a number of suitably sized traditional enclosures within internal hedges, and has views as far as the Black Mountain.

MAIN BUILDING



The main general purpose building is central to the yard and comprises a steel portal framed shed (45' x 30') + 2 side lean-to's (45'x 20' and 45' x 20' each).

The building is of concrete shuttered and block walls with clad roof and sides. There is a further extensive timber lean-to workshop which is corrugated clad, suitable for a variety of purposes.

INTERIOR OF MAIN BUILDING



STONE RANGE



Buzzards View barn comprises a stone and slate barn 50' x 18' approx which is divided internally as 5 stable boxes. This has a further stone built lean-to with corrugated roof.

REAR OF STONE RANGE



STABLES



THE LAND

The land is divided into a number of enclosures including healthy prolific pastures, and these all interconnect off a hard based farm lane that provides a useful service facility to service the land concerned. The woodland comprises of mature trees and is ideal for those with conservation and wildlife interests at heart. The land also includes a Bluebell wood and the land has considerable alternative use potential.

In total the land extends to some 16 acres or thereabouts.

SCHEDULE OF AREAS

3.99 1.10, 1.48, 0.96, 0.38, 0.93. 3.67, 1.25, 2.34 = 16.10 total acreage

AGENTS COMMENTS

A beautifully situated smallholding of 16 acres with stone barn and large span general purpose building plus attractive fields and woodland. A rare opportunity to acquire an extensive range of outbuildings

LAND AND WOODLAND TO SOUTH WEST



LAND TO NORTH WEST



INTERNAL TRACK



VIEWS TO SOUTH



VIEWS FROM NORTH FIELD TO SOUTH



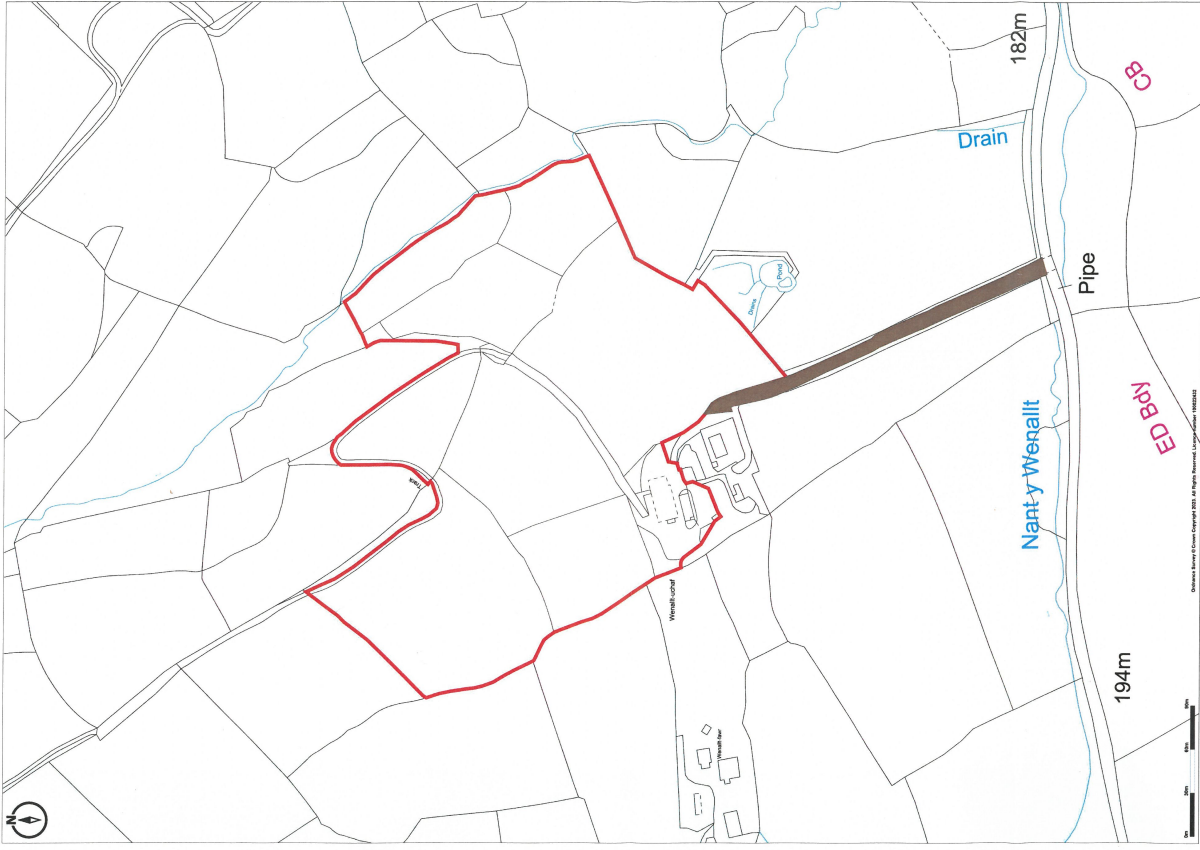
TENURE AND POSSESSION

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

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.

Weraillt Luchaf, Rhydymerau, Llandello, Carmarthenshire, SA19 7RL



Promap
LAND SURVEILLANCE

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Drawing made on 12/06/2012. Size: A1

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MORGAN & DAVIES

Morgan Davies Estate Agents, Lampeter, SA48 7DT



Directions

The property is best approached by proceeding south from Lampeter to Llanybydder turning left by the Cross Hands Hotel onto the B4337 for Llansawel. Continue up the hill for approx 3.5 miles and just before reaching Rhydymerau, turn left onto a council road signposted Esgairdawe. Continue along this lane for approx 1/2 and the entrance to Wenallt Uchaf farm is located on the left hand side as identified by the Agents 'For Sale' board

Do not take the first Wenallt Isaf drive.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

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