



A particularly well situated inherently productive stock rearing and fattening farm in the heart of the Teifi Valley, just 0.5 mile from University town of Lampeter. In all 129 acres or thereabouts.

**MORGAN
& DAVIES**

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LLETTYWPPA,
LLANFAIR ROAD,
LAMPETER,
CEREDIGIONSA48 8JY
£1,850,000

REF:
A/5206/AM - GUIDE PRICE



**LLETTYTWPPA,
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LAMPETER,
CEREDIGION,
SA48 8JY**

Offers in Region of £1,850,000

Lampeter
Stock rearing and fattening farm
Approximately 129 acres in the heart of
the Teifi Valley.
Comfortable family proportioned 4
bedroomed farmhouse
Excellent range of general purpose farm
buildings
Entirely stock proofed fenced



A very renowned and particularly convenient stock rearing and fattening farm (former Dairy Farm).
Approximately 129 acres in the heart of the Teifi Valley.***With far reaching South facing aspect and bordering the River Teifi.*** With rich valley bottom meadow land on inherently productive and particularly well farmed.*** The like of which seldomly becomes available.*** With ease of access to marketing and amenity centres of the region.*** The farm has comfortable family proportioned 4 bedroomed farmhouse***. An excellent range of general purpose farm buildings with cubicle sheds, former dairy buildings, cattle sheds, feeding yards and machinery buildings.***Including traditional stone ranges with alternative use potential.*** Including above ground 160,000 gallon slurry store.*** With the particular feature of the holding being its inherently productive meadowland all of which is particularly well farmed.*** Entirely stock proofed fenced, sheltered with adequate water and all lying in close proximity to the University town of Lampeter.*** In all an excellent self-contained family farm.*** In total 129 acres or thereabouts.*** BPS units are available for purchase on completion by separate negotiation.***



Location

Lletytwppa Farm is located just half a mile from the University town of Lampeter set on Llanfair Road. The area is known for its healthy stock rearing locality and dairying with access to major livestock markets and renowned as an area of early production with excellent grass growing capabilities, climatically influenced by with just 10 miles inland from the Ceredigion Heritage coastline at Aberaeron. Dunbia Abattoir at Llanybydder is within 4 miles and a local markets include Tregaron, Llanybydder, Carmarthen, Newcastle Emlyn and Llandovery.

In the heart of the Teifi Valley (0.5 mile Lampeter)



General Description



The placing of Lletytwppa on the open market on the market provides a very rare opportunity of acquiring a very convenient and well located South facing family farm. The farm has a delightful South facing warm aspect bordering the River Teifi on which there is extensive and valuable fishing. This farm is particularly convenient having direct frontages to the quiet Council maintained road interconnecting Lampeter with the Upper Teifi Valley Village communities towards Tregaron. The farm is of a viable size and is one that has diversification of





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array of farm buildings which could be suited to any agricultural use or alternatively for commercial use subject to consents being obtained. There are also stone and slate ranges that could be considered for leisure purposes. The homestead is thus particularly well arranged and set up for alternative enterprises.

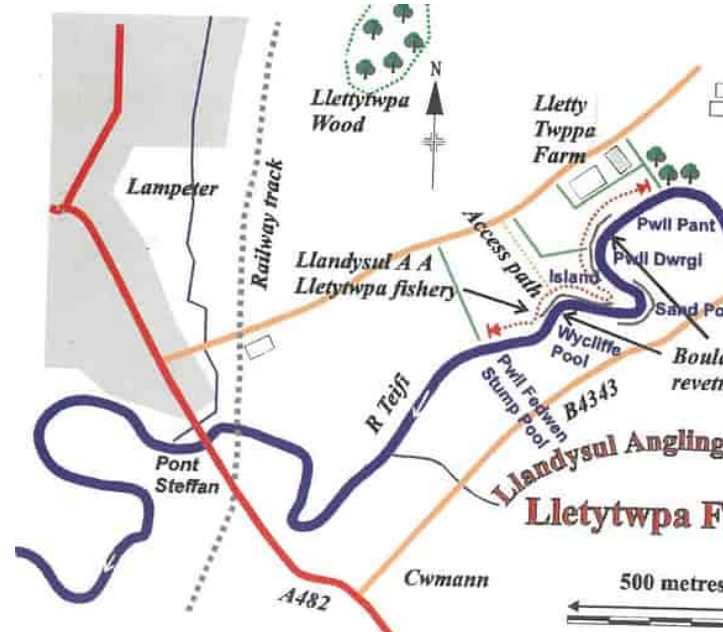
The Farm is offered for sale after a number of generations and is available on the existing owner's retirement.

The family farmhouse offers double glazed and oil fired centrally heated accommodation and is well

planned and family proportioned. The farm has attractive level low lying meadow land, some of which is of gentle slope, the remaining entirely level and flat and bordered by the River Teifi. There are small pockets of sheltered native trees which provide good shelter together with well maintained hedges, all of which are entirely sheep and cattle fenced.

This is a farm that is immediately recommended for viewing by the sole selling agents.







Homestead in Valley



The Farmhouse

Stone and slate farmhouse with rendered elevations.

This provides more particularly as follows:-



Traditional homestead and Farmhouse range and grounds





Lean-to Entrance Porch

9' 0" x 5' 0" (2.74m x 1.52m) with tiled floor.

Living room

18' 0" x 6' 9" (5.49m x 2.06m) with Rayburn oil fired range with back boiler running domestic hot water systems.



Kitchenette

10' 3" x 6' 10" (3.12m x 2.08m) with base and wall cupboards, work surfaces, stainless steel sink unit,

automatic washing machine, fitted cooker and fridge and tiled floor.



Sitting room

13' 8" x 15' 1" (4.17m x 4.60m) with fireplace incorporating a log burner. Electric night storage heater, radiator and built-in airing cupboard.



Front Entrance Hall

With front entry door and entrance porch with electric heater.



Reception room

14' 0" x 9' 2" (4.27m x 2.79m) with modern tiled fireplace and night storage heater.

Landing

With night storage heater.

Loft access available to insulated area from landing.

Bathroom

7' 5" x 7' 0" (2.26m x 2.13m) With 3 piece suite, with low level flush w.c. Pedestal wash hand basin and panelled bath.



Bedroom 1

15' 0" x 7' 0" (4.57m x 2.13m) with night storage heater.



Bedroom 2

Front with night storage heater.

Bedroom 3

9' 7" x 6' 5" (2.92m x 1.96m) with night storage heater.

Bedroom 4

14' 6" x 13' 6" (4.42m x 4.11m) with built-in cupboard.



The Farm Buildings

These comprise of an array of modern recent added general purpose buildings, more traditional cattle and sheep housing and feeding and cubicle buildings and machinery stores. The buildings are schedule more particularly as follows:-



Steel framed machinery building

75' 0" x 16' 0" (22.86m x 4.88m) Divided as several bays with shuttered panelled walls and cement asbestos clad roof. 5 bays built in 2019 with water and lighting. Three roller shutters.



Range of 12 Lambing/Maternity pens

42' 0" x 8' 6" (12.80m x 2.59m) Galvanised construction.

Above ground Slurry Store

160,000 gallon capacity. Recently refurbished in 2021 with underground sump pump and facilities for up to 100 cattle.



Lean-to implement shed

45' 0" x 31' 6" (13.72m x 9.60m) whit hard based floor. Steel stanchion construction with cement asbestos roof.

Silage clamp

By Atcost with shuttered concrete panelled walls, concrete portal framed construction with cement asbestos roof and part sides. This incorporates 18 cubicles and a fee passage as fitted.

Dutch Barn

20' 0" x 120' 0" (6.10m x 36.58m) Adapted as sheep shed with block walls, water troughs, steel stanchion construction and corrugated roof.

Cattle feeding yard

15' 0" x 10' 0" (4.57m x 3.05m) With covered feed passage to one side 100 ft long approx with steel and corrugated iron construction. The yard is open and gated to either side allowing mechanical access for feeding and has a storage shed adjacent.



Cattle Cubicle Shed

104' 0" x 23' 0" (31.70m x 7.01m) incorporating 56 cubicles with a concrete frame construction with central dunging passage for mechanical maintenance.



Store Shed

32' 0" x 16' 0" (9.75m x 4.88m) Incorporated within the stone and slate range. This incorporates two feed bins, over 2 floors with loft over and incorporating an electric rolling mill.

Lean-to Feed Store

28' 6" x 10' 5" (8.69m x 3.17m) with feed auto auger from bins for cake distribution.

Loading/Bull Pens

28' 2" x 21' 0" (8.59m x 6.40m) incorporating two bull pens with safety corners and yokes. Stone built with extra service and loading pens to concrete yard at front.

The main farmyard.

This has concrete surface and serves the traditional ranges which surround and has its own gated entry from the adjacent road. This has set thereon a cattle crushing race.

A young stock shed

27' 9" x 26' 0" (8.46m x 7.92m) with 18 cubicles with water and external feeding facility and cover. Further Dutch Barn of stone block and corrugated iron construction.

Loose Cattle Shed

34' 0" x 27' 0" (10.36m x 8.23m) with central feed passage, block and corrugated iron construction.

Stone and slate range

18' 0" x 14' 0" (5.49m x 4.27m) being Cart house with loft over.



General Purpose Barn

42' 0" x 18' 0" (12.80m x 5.49m) with original pulley blocks and open to eaves.

Double Garage

30' 0" x 18' 0" (9.14m x 5.49m) with direct access from concrete yard of block construction,

Traditional Range

32' 0" x 17' 2" (9.75m x 5.23m) Stone and slate and 50' 0" x 16' 2" (15.24m x 4.93m) with water troughs connected.

Former Dairy

18' 7" x 9' 8" (5.66m x 2.95m) Brick built with water off road.

Poultry run

Vegetable Garden

Extensive vegetable garden being particularly productive and South facing with good free draining soil type.



Detached outside toilet

With separate septic tank connection.

Wash House

Housing deep freeze, sinks and polytunnel with two chicken runs a fuel store of brick constructions and extensive level lawned gardens.

The Land

The land is particularly healthy, productive and divided into two blocks by a Council maintained road which gives good access throughout the year to the lands for ease of maintenance and management. There are a number of internal hard based tracks and the land all particularly fertile, very well renowned as being an early growing farm and South facing with free draining soil type.

The land has the benefit of a Northern access via Station Terrace Lampeter from via The Old Mart site access. The Southernmost block of land to the South of the homestead borders the River Teifi on which there is a very well renowned River Beat. Incorporated within the Farm also is Cae-Bachau a

two double bed roomed mobile home approximately 10 years old with own services and suitable for an agricultural worker for extended family occupation, this is set within its own parcel of land to the Westernmost side of the farm away from the homestead given a good level of privacy.

The land is all well fenced and has good natural and mains water supplies and troughs and incorporates Llettytwppa Wood which is a parcel of native woodland.

The land at its highest point lies at 196m above sea level and 116m above sea level on the River Teifi.

In all some 128.806 acres of thereabouts.

Land arrangement edged red



Upper Pasture



Farm Looking North West towards Lampeter and Land looking North West



Land to the North



Lettytwppa wood



South of the Farm with the River Meadows



Fishery and Meadows



River Teifi Frontage and Fishing beat

The Lletytwppa fishery, comprising some 700 yards of right-bank fishing on the Teifi a mile upstream of Pont Steffan Bridge, Lampeter.



Fishing map



Ddol Bachau

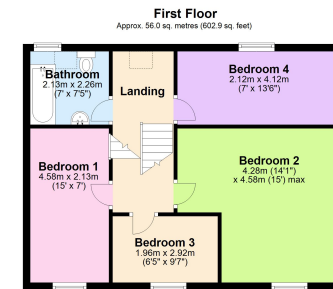
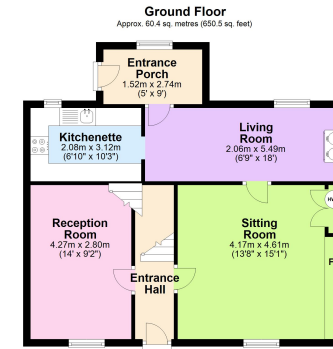
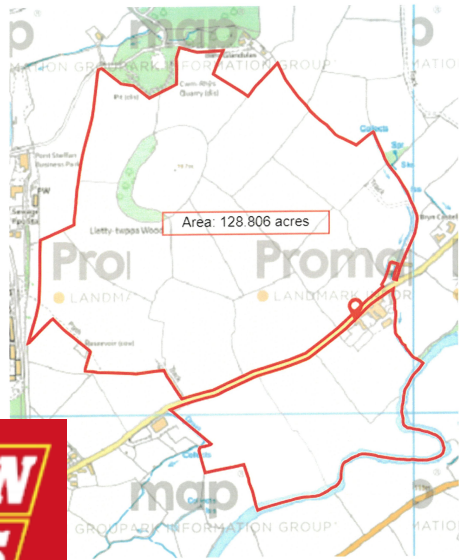
A 2 Double bed Static caravan with full planning consent. With mains water, mains electricity connected. Private drainage via Septic tank.



COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

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Total area: approx. 116.4 sq. metres (1253.4 sq. feet)

The floor plans are for guidance only.
Plan produced using PlanIt360

Llettytwppa, Llanfair Road, Lampeter

Tenure

Freehold

Services

Private water supply from 4 independent wells, oil fired and electric heating to the farmhouse.

Private drainage to septic tanks, two separate tanks. Mains electricity, mains water available.

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

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