

An impressive 47 ACRE Coastal Farm. Huge diversification potential. Near New Quay, Cwmttydu and Llangrannog. Cardigan Bay - West Wales.



Ffynnon Lefrith, Plwmp, Llandysul, Ceredigion. SA44 6ET.

£1,250,000

Ref A/5454/RD

****Impressive 47 acre coastal holding**Partially refurbished 4/5 bed 18th Century farmhouse**Useful range of stone outbuildings**With previous planning permission and part construction commenced**A peaceful and tranquil setting being completely private with no overlooking**Private lane and gated access**Productive fields with stream boundary**Useful modern barns**Stables**Potential for tourism led/commercial use of outbuildings**Ideal multi generational use****

The property is situated within the Cardigan Bay coastal belt being a close proximity to the nearby villages of Plwmp and Blaencelyn. The nearby village amenities are provided within the villages of Brynhoffnant, Synod Inn and Cross Inn including retail and schooling facilities. The property lies some 5 miles from the Cardigan Bay coastline from the coastal fishing village of New Quay, 9 miles from the Georgian Harbour town of Aberaeron and a short distance from the A487 coast road providing ease of access to the larger amenity centre of Cardigan with its wealth of facilities and services including traditional high street offering, cinema, community hospital, retail parks and industrial estates and employment opportunities.



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GENERAL

The property comprises of a historic homestead dating back to the 18th Century sitting centrally within the holding by a private gated lane access from a county road.

The homestead is dominated by a traditional stone built farmhouse believed to be dating back to the 1772 which has been part refurbished and extended providing a substantial kitchen area with supporting utility space and w.c. Providing many character features.

The homestead also provides a range of traditional stone outbuildings which was granted planning permission in the early 1990's for conversion into some 8 holiday cottages.

We note that some works including replacement roof to buildings, repointing and introduction of upvc windows and doors have been undertaken.

Those interested will need to satisfy themselves whether the development has commenced in accordance with the planning permission.

We believe that these buildings now have the potential for holiday use or alternatively as overflow accommodation to the main farmhouse (stc).

There is also potential to convert into commercial space as workshops, offices etc (Stc).

The farming activities are supported by modern steel framed buildings currently used as workshop space, hay barns and animal housing.

The vendors have also recently invested in modern timber frame stables and handling areas.

Investment has also been made to the garden areas with continual improvement of the amenity space including vegetable patches, general maintenance and re-organization of garden spaces.

The lands extend to some 47 acres or thereabouts accessed from the entrance drive way and from the farmyard area down to the boundaries where the stream along the western extent of the property.

The land extends to the country road at the hamlet of Penbonthydyfothau. The lands offer productive grazing and cropping potential as well as nature conservation opportunities.

The Farmhouse Accommodation provides as follows -

GROUND FLOOR

Redesigned front forecourt

with Indian south stone paving areas with side gravel path to garden. Access into -



New Front Porch

9' 7" x 9' 3" (2.92m x 2.82m) accessed via glass panel door with side glass panel and windows to front forecourt, ceramic tiles.





Reception Hallway

With pine boarded flooring. Access to first floor via staircase and lower storage area. Doors off to -



Lounge

14' 1" x 14' 7" (4.29m x 4.45m) with window to front, pine boarded flooring, open fireplace on slate hearth and cast iron radiator, multiple sockets, door into -



Study Area / Music Room

14' 10" x 7' 0" (4.52m x 2.13m) being a walk through connecting room between the kitchen and the lounge areas natural stone flooring, feature exposed stone walls, open plan into -



Kitchen

10' 4" x 40' 1" (3.15m x 12.22m) extending along the rear elevation of the property, a new and modern extension providing high quality Sage base and wall units with quartz worktop and drainer, range of deep saucepan drawers, 1½ coloured composite sink and drainer with Quooker boiling tap, windows to garden, space for free standing fridge freezer, flag stone flooring, triple access windows to garden. sliding patio door to redesigned patio area. Oil fired rayburn (also the main source of heating and hot water) spot lights to ceiling, open plan into -



Extended Kitchen Area

With a range of fitted cupboard space.



W.C.

With w.c. single wash hand basin, heated towel rail, stone flooring, spot lights to ceiling.



Side Utility Room

6' 1" x 24' 1" (1.85m x 7.34m) running alongside the property providing additional service area and boot room. Recently constructed with flag stone flooring, side window and door to garden. Washing machine connection.



Reception Room / Potential Bedroom 5

14' 3" x 11' 8" (4.34m x 3.56m) a character space within the property providing feature stone walls and cast iron radiator, vaulted ceiling with exposed A frames, new flooring, dual aspect windows to homes farmyard and garden.



Living Room

16' 4" x 16' 9" (4.98m x 5.11m) a comfortable and cosy family living room housing a Morso Dove multi fuel stove set in a stone inglenook with timber beam over. (We are advised that this stove can provide both central heating to radiators and domestic hot water being compatible with the existing heating system but can be run independently of the rayburn). Pine boarded flooring, window to front farmyard, cast iron radiator.



FIRST FLOOR

Landing

With window to half landing.



Bedroom 1

16' 7" x 14' 2" (5.05m x 4.32m) a double bedroom with dual aspect windows to front and side over looking farmyard and views to open countryside. Pine boarded flooring, multiple sockets, radiator.



Bedroom 2

14' 3" x 12' 5" (4.34m x 3.78m) a double bedroom with window to front, multiple sockets, radiator.



Bedroom 3

14' 11" x 8' 5" (4.55m x 2.57m) a double bedroom with window overlooking rear garden, boarded flooring, radiator, multiple sockets.



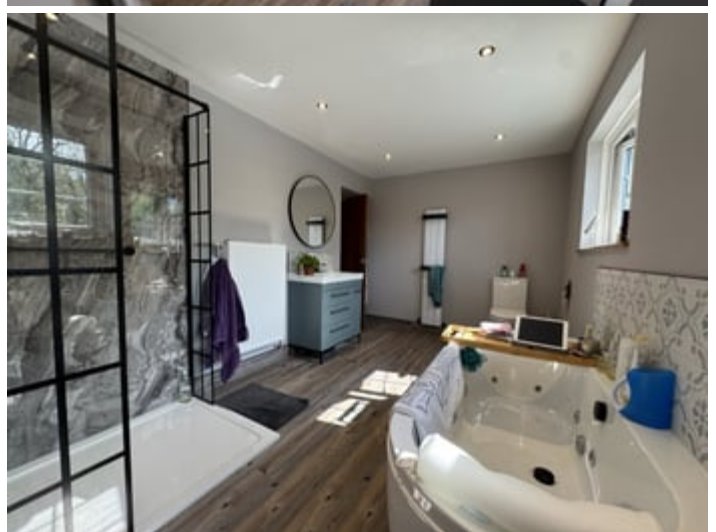
Bedroom 4

10' 3" x 8' 7" (3.12m x 2.62m) currently used as a dressing room with window to front farmyard.



Bathroom

16' 2" x 8' 6" (4.93m x 2.59m) having a completely new bathroom suite providing a white suite including a 7' walk in shower with side glass panel, jacuzzi bath, single wash hand basin and vanity unit, 2 x airing cupboard, laminated wood plank flooring, w.c. heated towel rail, rear window to garden, spot lights to ceiling.





EXTERNALLY

To the front

The property is approached via its own private driveway from the adjoining county road being part gated entrance with the adjoining fields enjoying path road frontage.

The driveway is tree lined with multiple access points into the adjoining fields, leading to the central courtyard surrounded by the farmhouse, stone buildings and modern outbuildings. Leading onto the adjoining fields.



Rear Garden Area

Currently redesigned , extending from the patio area with walks through the numerous mature trees and over the open garden area leading through to an extended garden providing raised vegetable patches, numerous fruit trees and bushes with stream fed pond and a small stream which trickles through the rear garden area.





Range of Stone outbuildings

Provides as follows -



Building 1

20m x 8m (65' 7" x 26' 3") Of traditional stone construction under a new replacement slate roof measuring being part two storey in places with exposed original A frames. Upvc windows and door to part front. Rear lean to area.



Stone Building 2

14.8m x 4.6m (48' 7" x 15' 1") with exposed A frames and box profile roof.



Building 3

4.6m x 3.89m (15' 1" x 12' 9") of stone, being two storey with exposed A frames and cement fibre roof.



Stone Building 4

8.4m x 4.3m (27' 7" x 14' 1") with slate roof.



Separate Stone Outbuilding

8.5m x 4.4m (27' 11" x 14' 5") being single storey and accessed just off the entrance lane to the side of the house with potential for conversion into separate unit of

accommodation/commercial use/workshop.

A great range of stone outbuildings considered to have potential for tourism led uses, commercial or office space or multi generational accommodation opportunities.



Steel Frame Workshop/Barn

60' 0" x 30' 0" (18.29m x 9.14m) of steel framed construction being zinc clad with cement fibre roof, open ended to front with side access door, currently used as hay barn/storage/workshop on a concrete base.

Former side lean to with potential for the erection of a new building.



Large steel Hay Barn

60' 0" x 36' 0" (18.29m x 10.97m) with steel door to front on a concrete base, part box profile roof, multiple sockets, side extension.



Stables

Averaging 11' 2" x 12' 0" (3.40m x 3.66m) with 2 stables of timber frame construction and cladding with cement fibre roof.

Handling area to front.



THE LAND

The homestead sits centrally within a total of some 45 acres of productive grasslands and also areas of nature and ecological interest.

Investment has been made to provide track access through part of the fields for ease of movement.

The land generally enjoys a southerly aspect ideal for grazing and cropping with roadside frontage also from the Penbontrhydyfothau side of the farm.





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.

VIEWING

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –

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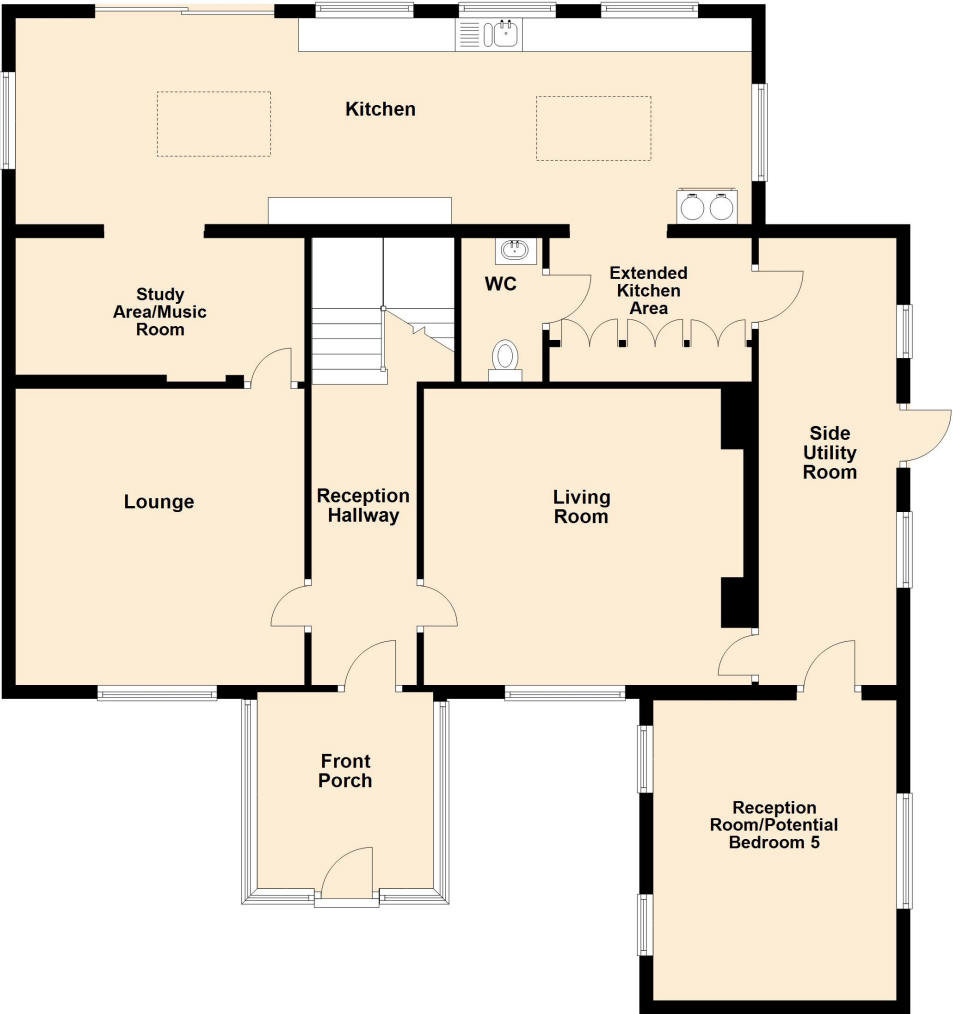
Services

The property benefits from mains water and electricity. Private

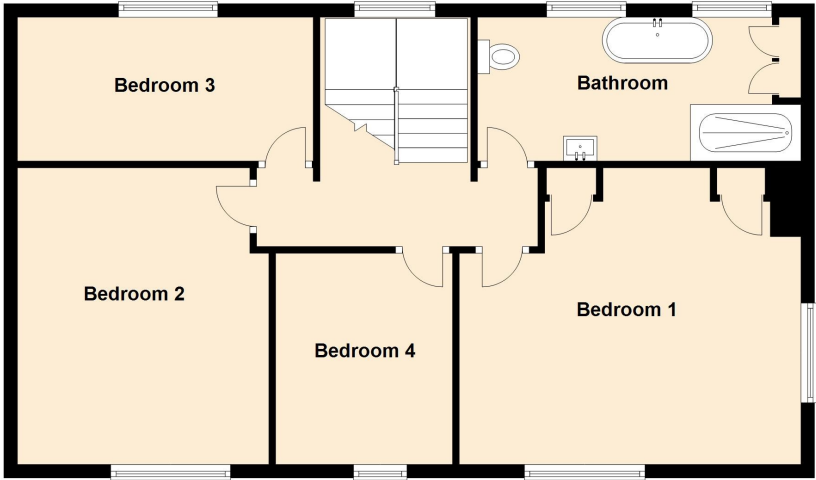
drainage. Oil central heating.

Council Tax Band - F (Ceredigion County Council).

Ground Floor



First Floor





Penbontrhydyfothau

Clos-y-Craig
Cottages

Nant Fothau

Spr

Ffynnon
Newydd

Ffynnonlefrith

Fynnon
Lefrith Fach

W

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway. Gated. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (43)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

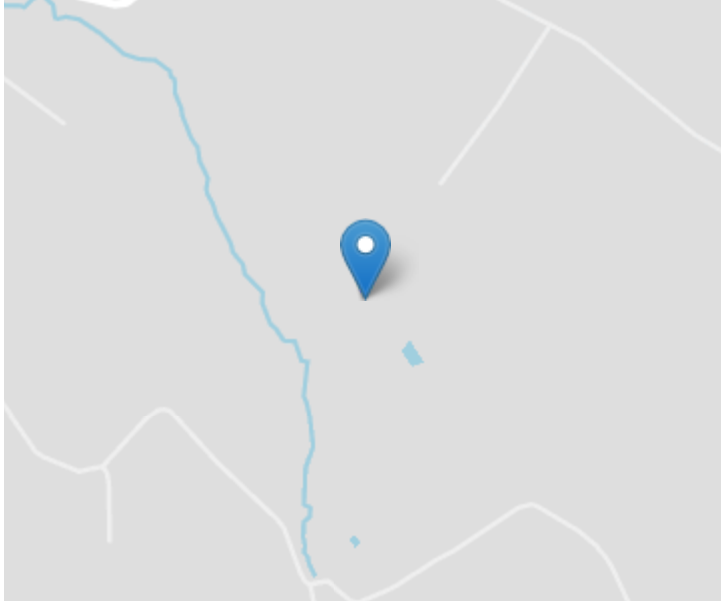
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

Travelling south from the A487 from Synod Inn, proceed for approximately 2 miles passing through Gwenlli (church with railings at crossroads). Continue along this road for approximately 1 mile around a sharp bend and continue for a further ½ a mile, heading down a dip, taking a right hand exit sign posted Llwyndafydd and Cwmtedu. Continue along this road for ½ a mile passing the 1st left hand turning and continue through a wooded section of road, taking the next left hand turning sign posted Blaencelyn and Llangrannog, continue along this road passing Plwmp Ponds on your left hand side and the entrance to Ffynnon Lefrith is the next on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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