

Extremely rare undeveloped farmstead with period farmhouse deserving of modernisation, substantial stone and slate barn, set in secluded Upper Teifi Valley location Nr Lampeter set in 1.832 acres in total.



Graig Ddu Isaf Llanfair Clydogau, Lampeter, Ceredigion. SA48 8LL.

£215,000

A/5346/AM

An outstandingly positioned delightfully secluded South facing undeveloped farmstead. In the Upper Teifi Valley region on the edge of the Cambrian Mountains.***With far reaching views over unspoilt countryside and set within 1.832 acres ***Approached over a hard based farm track, across open fields. *** Set within a sizeable plot of land ***The farmhouse has been unoccupied for many years and is substantially built of stone and slate*** Set within its own extensive grounds with mature trees.

The farmhouse requires remodelling and renovation. The stone and slate barn, again being substantially built offers considerable alternative use opportunities ***The property has a glorious upland location and viewing is thoroughly recommended for those seeking a project and redevelopment opportunity*** In total 1.832 acres***



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Agent's Note

The placing of Graig Ddu Isaf on the open market provides prospective purchasers with an opportunity of acquiring a beautifully situated project property with farm reaching views over the surrounding un-spoilt hill country of the Lower Cambrian Mountain area and in the Upper Teifi Valley. The University town of Lampeter is within 7 miles with the village of Llanddewi Brefi, 2.5 miles distant. Llanfair Clydogau on the B4343 is 2 miles distant.

The Farmhouse has been empty for a number of years and now requires comprehensive renovation.



APPROACH TO HOUSE



FRONT ELEVATION



COW SHED RANGE



COW SHED 2ND ANGLE



REAR OF HOUSE



VIEWS OVER HOMESTEAD



VIEWS TO THE SOUTH OVER LAND



Tenure

The property is of Freehold tenure and is sold with full vacant possession. No onward chain.

Access

The access is over agricultural land and is provided at all times for all purposes via a gated entry of the Llanfair Clydogau to Llanddewi Brefi Mountain Road.

Viewings

Viewings for this property are strictly by prior engagement with the sole selling agents Morgan and Davies, Lampeter Office. Tel: 01570-423623.

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

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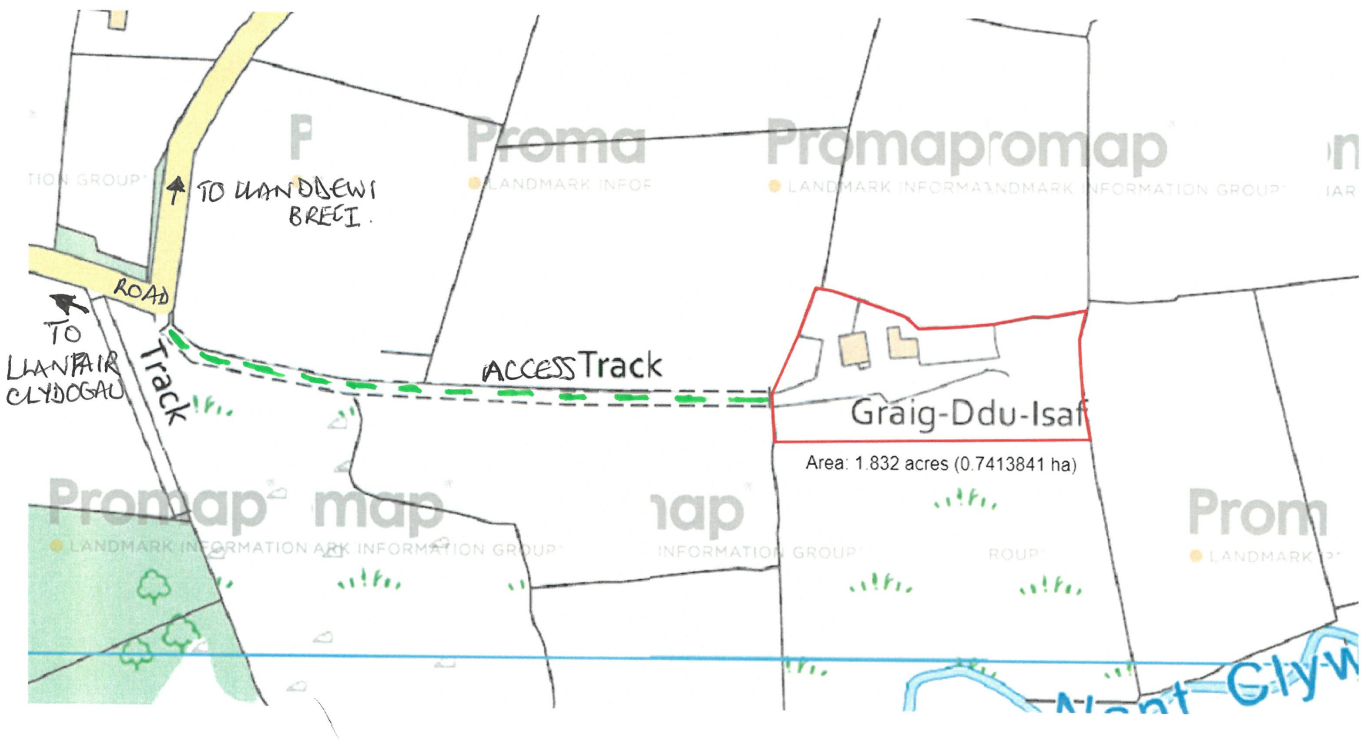
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Money Laundering

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.

Services

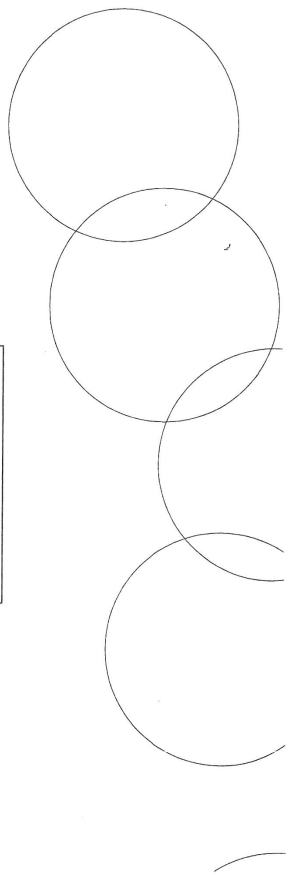
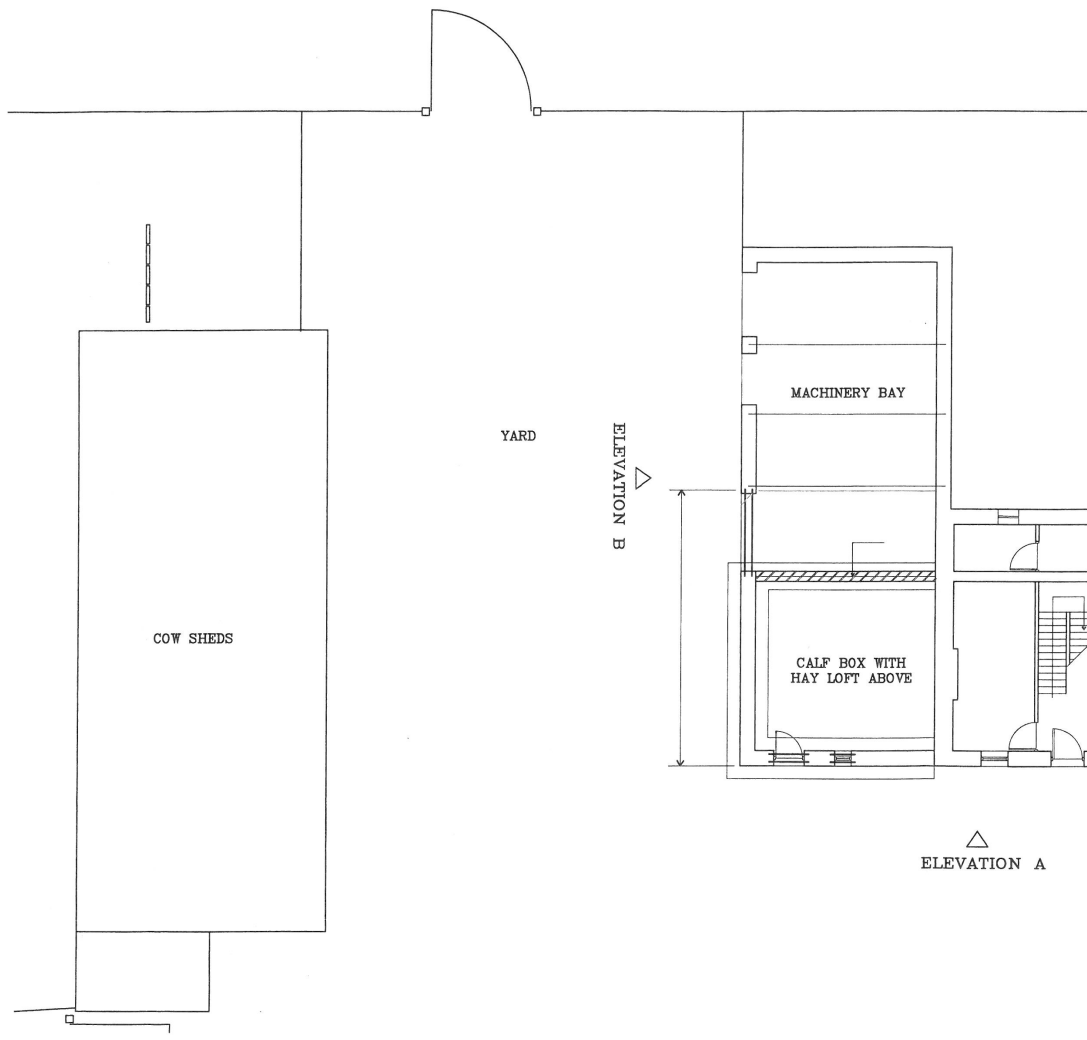
Mains electricity available, private water will need to be installed by way of a borehole, private drainage also needing to be installed by means of a septic tank. Telephone and broadband availability on the roadside 2 fields away.



For Identification Purposes Only



Elevation A



Directions

The property is located at grid reference number 655522. It is located in the Nant Clewedog Isaf Valley which lies some 2 miles west of the village of Llanfair Clydogau which lies on the B4343 between Llanddewi Brefi and Lampeter. The property is best approached by taking the B4343 via Cellan to Llanfair Clydogau, after passing over the Square and keeping the Church on the right, continue on the B4343 in Llanfair Clydogau turning first left.

Proceed up the hill, passing Penlan Farm on the left and proceed to Pontglanrhyd where should bear left, continue along the Council Road taking the next left fork. Continue along this road continuing towards Llanddewi Brefi North and you will pass Ascension Fields, a smallholding on the right hand side, after passing that property there is a gated entry to Graig Ddu in the corner on a 90 degree bend, on the right hand side. You can park at this location and walk to the property.

PLEASE NOTE THAT ACCESS TO THE LAND IS SOFT IN PARTS AND SHOULD NOT BE ATTEMPTED BY VEHICLE ALONG THE ACCESS TRACK AT PRESENT.

PLEASE PARK BY THE GATE ON THE CORNER OF THE COUNCIL ROAD

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

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