

A delightful rurally situated Equestrian smallholding of approximately 2.75 acres with recently refurbished and extended 2 bedroomed bungalow, stables and mobile home. Ffarmers, Llanwrda,



Ty Cedrwydd, Ffarmers, Llanwrda, Carmarthenshire. SA19 8JG.

£449,500

REF: A/5331/LD

*** Delightful rural position *** Fine Equestrian smallholding of approximately 2.75 acres *** Fully refurbished and extended 2 bedroomed detached bungalow *** 2 bedroomed mobile home - Possible Airbnb/holiday let

*** Stable block with three 12' x 12' stables and tack room *** Garage and workshop with further store shed
*** Turn out area and exercise ring *** Four paddocks being fenced and gated and having ample natural shelter - All visible from the property *** Large gravelled driveway with ample parking and turning space - An additional parking area *** Lovely grounds being landscaped and fully stocked

*** A lovely Equestrian holding - Convenient to excellent out riding *** A country property that deserves early viewing - Contact us today to view



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CARMARTHEN
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LOCATION

Delightfully positioned in the foothills of the Cambrian Mountains in rural surroundings enjoying attractive views, only 1 mile from the Village of Ffarmers, being a popular rural Community with Public House, Sub Post Office and Places of Worship, some 7 miles distant of the University and Market Town of Lampeter, and nestling in the foothills of the Cambrian Mountains popular with those having country pursuits at heart. The property is close to excellent out riding.

GENERAL DESCRIPTION

A fine rural position. Here we have a renovated and extended Equestrian smallholding that offers a 2 bedroomed detached bungalow offering highly desirable accommodation along with a 2 bedroomed static caravan offering the possibility for Airbnb, holiday let, etc.

The Equestrian facilities boasts a stable block offering three 12' x 12' stables, tack room, turn out area and exercise ring, all of which lies within its own land of approximately 2.75 acres.

A rural property with great convenience to out riding whilst also being convenient to the nearby Market Towns of Lampeter, Llandovery and Llandeilo.



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

With UPVC front entrance door.

KITCHEN

17' 7" x 17' 6" (5.36m x 5.33m). A cottage style Bespoke fitted kitchen with a range of wall and floor units with hardwood work surfaces over, along with a fitted dresser, ceramic 1 1/2 sink and drainer unit, electric oven, hob and extractor hood over, solid fuel Rayburn Range for cooking purposes.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)**SUN ROOM**

14' 4" x 7' 8" (4.37m x 2.34m). With radiator, wrap around windows, side entrance door to the garden.

**UTILITY ROOM**

11' 3" x 9' 5" (3.43m x 2.87m). With plumbing and space for automatic washing machine and tumble dryer, radiator, rear entrance door.

**INNER HALL**

With built-in cupboard, leading to

BEDROOM 1

11' 8" x 11' 6" (3.56m x 3.51m). With radiator.

**EN-SUITE BATHROOM**

With a panelled bath, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



BEDROOM 2

11' 8" x 7' 5" (3.56m x 2.26m). With radiator.



BATHROOM

A modern and stylish suite comprising of a corner shower cubicle with double headed shower, low level flush w.c., pedestal wash hand basin, radiator, Velux roof window, double full height cupboard.



LIVING ROOM

17' 5" x 11' 5" (5.31m x 3.48m). With a corner cast iron multi fuel stove on a slate hearth, patio doors opening onto the rear garden area, radiator.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



EXTERNALLY

STATIC CARAVAN

This is located within the gardens of the property with potential for its own private parking and garden area and could be utilised as a Airbnb/holiday let. With full gas fired central heating throughout & radiators in all rooms.

Comprising of



LIVING AREA/KITCHEN

A modern fitted kitchen area with a range of wall and floor units with sink unit and electric oven & a full sized fridge freezer, entrance door and a separate patio door opening onto the garden, fitted gas fire



LIVING AREA/KITCHEN (SECOND IMAGE)



HALLWAY

Leading to

SHOWER ROOM

With shower cubicle, pedestal wash hand basin, low level flush w.c., extractor fan.



CARAVAN - BEDROOM 1

With radiator and built-in wardrobes.



SEPARATE W.C.

With low level flush w.c., wash hand basin.

CARAVAN - BEDROOM 2

With radiator and built-in wardrobes.

HEATING

The caravan benefits from a newly fitted Glow Worm LPG fired central heating boiler (Fitted 2023).

LEAN-TO GARAGE

18' 0" x 14' 0" (5.49m x 4.27m). With electricity connected, ramp access with double doors, rear door leading to the stables.

**GARDEN STORE**

11' 6" x 9' 4" (3.51m x 2.84m). With electricity connected.

STORAGE CONTAINER UNIT

25m x 10m (82' 0" x 32' 10"). Possible studio or office.

SHED

12m x 12m (39' 4" x 39' 4")

EQUESTRIAN FACILITIES

Comprising of

STABLE BLOCK

Consisting of three 12' x 12' stables along with a 12ft overhang.

**STABLE (SECOND IMAGE)****SEPARATE TACK ROOM****20 METRE ROUND PEN**

With additional wood chip turn out area.



TURN OUT AREA



THE LAND

In total the property extends to approximately 2.75 ACRES with good level pasture being split into four manageable paddocks, all of which having water access and enjoying a mature hedge boundary. The majority of the paddocks are visible from the main bungalow. The property ideally suits Equestrian purposes but could also lend itself nicely for a variety of Animals.



THE LAND (SECOND IMAGE)



THE LAND (THIRD IMAGE)



GARDEN

Surrounding the bungalow and the static caravan is a landscaped and well maintained garden area that is laid mostly to lawn with a variety of mature shrubs, trees and plants providing a great outlook whilst also providing colour all year round.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)**PARKING AND DRIVEWAY**

The property benefits from two separate driveways to either side of the bungalow with the main car parking area having parking for 6 vehicles. Ideal for additional parking for a Horse box or camper van or parking for the holiday let via the static caravan.

ADDITIONAL PARKING**FRONT OF PROPERTY****REAR OF PROPERTY****SIDE ELEVATION****PLEASE NOTE**

The property is of part cedarwood and part traditional construction and we are informed that it has been extended and refurbished by a local reputable Builder and now provides a high end country bungalow.

AGENT'S COMMENTS

A delightful country bungalow set in its own grounds offering great Equestrian facilities.

TENURE AND POSSESSION

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

COUNCIL TAX

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

MONEY LAUNDERING REGULATIONS

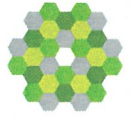
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

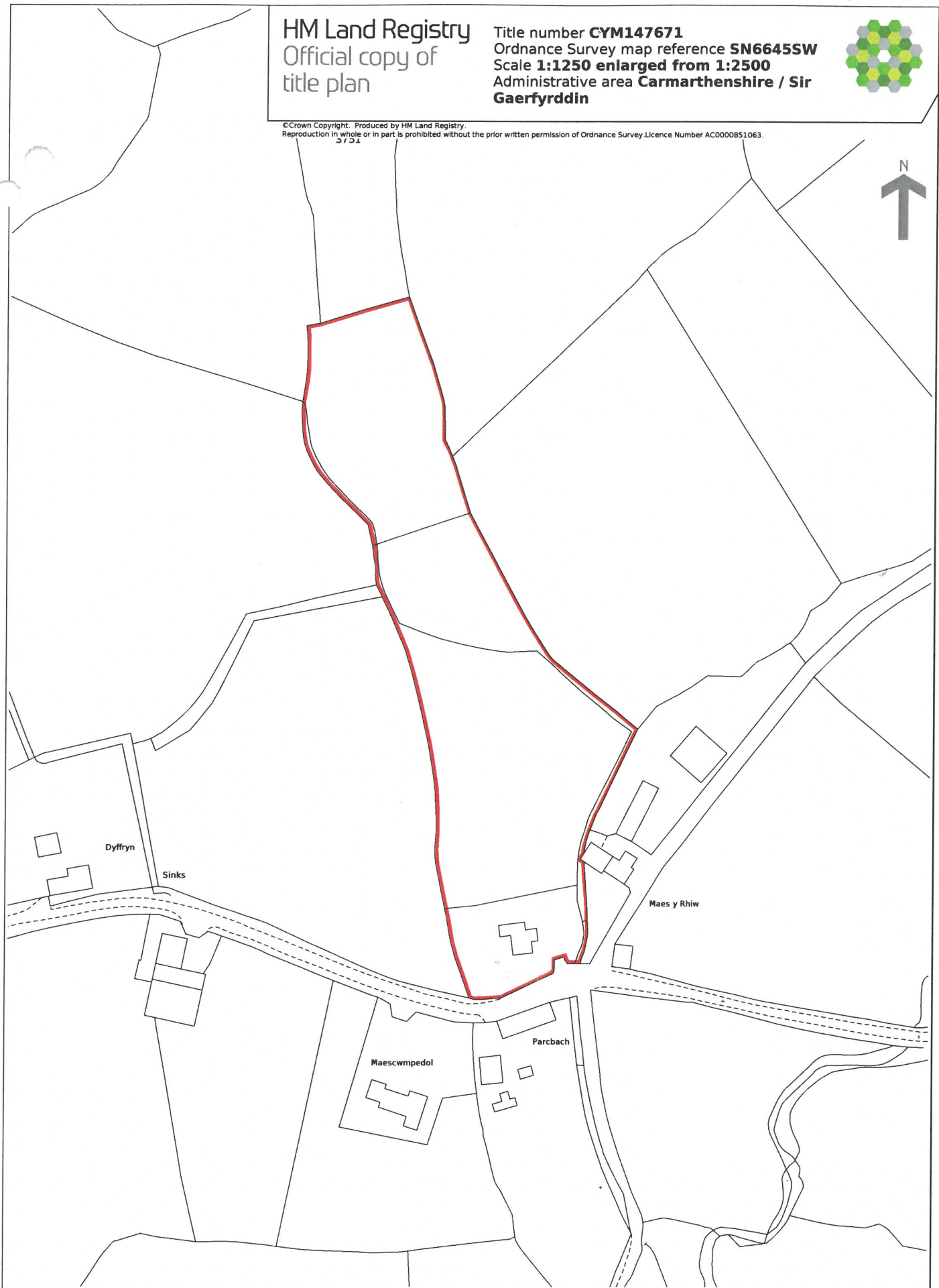
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of
title plan

Title number **CYM147671**
Ordnance Survey map reference **SN6645SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

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

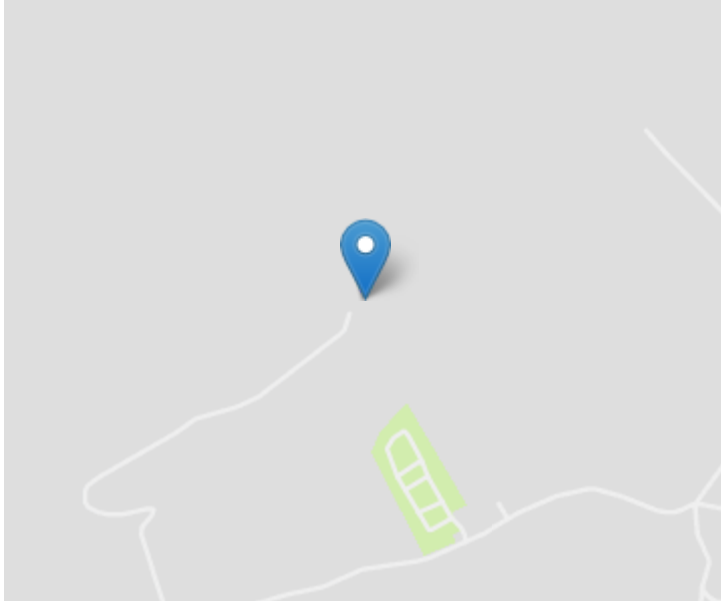
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

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

Construction Type

Traditional



Directions

From Lampeter take the A482. Continue through the Village of Cwmann for approximately 6 miles and through the Village of Harford. Once passing through Harford at the former Royal Oak Public House take a left hand turning on a right hand bend signposted Ffarmers. Continue into the Village turning right on the Village square. Proceed for approximately 1 mile, passing a Caravan Park, and the property is the third property on the left hand side, as identified by the Agents 'For Sale' board.

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

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

To keep up to date please visit our Website, Facebook and Instagram Pages

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

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