

Attractive 8.6 acre country smallholding. Pontsian Near Lampeter/Llandysul/New Quay - West Wales.



Castell Farm, Pontsian, Llandysul, Ceredigion. SA44 4UA.

£495,000

Ref A/5544/RD

****Attractive 8.6 acre smallholding**Large 4 bed family home**Fully double glazed**Useful 4,500 sq ft steel frame building**8.6 acre of productive grassland**Home subject to rural enterprise occupancy conditions**Elevated position enjoying a wonderful countryside outlook**Ideal for those seeking a lifestyle change with a home business opportunity**Peaceful and tranquil setting**Option to purchase additional 1.4 acre former quarry** Suitable for those seeking to down size from their rural business/farm**A wonderful country property that must be viewed to be appreciated****

The property is situated on the edge of the rural village of Pontsian with nearby village shop and community hall. Talgarreg is less than 2 miles away from the property offering public house, places of worship, primary school and active community hall. The Cardigan Bay coastline at New Quay which is some 15 minutes drive from the property and offers local shops, cafes, bars, restaurants and sandy beaches. The Market towns of Llandysul and Lampeter are all within a 20 minute drive of the property.



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GENERAL

An impressive and attractive country holding with the main house and outbuildings sitting centrally within the property enjoying a wonderful outlook over the countryside.

Accompanying the 4 bedroom house is an useful 4,500 sq ft workshop building providing potential for rural enterprise to take place at the property.

Occupation of the property is subject to the Ceredigion Council rural enterprise occupancy restrictions which state specifically -

A) - The occupation of the dwelling shall be limited to a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

or

If it can be demonstrated that there are no such eligible occupiers.

B) A person or persons who would be eligible for consideration for affordable housing under the local authority's housing policy, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Please note - Any purchaser must satisfy themselves of qualifying for this condition.

The property sits within 8.6 acres or productive grassland.

The property has recently been subject to a grant improvement scheme for insulation and heating which has improved the efficiency of the home.

The accommodation provides more particularly as follows -

GROUND FLOOR

Entrance Hallway

9' 9" x 9' 5" (2.97m x 2.87m) accessed via a glass panel door with side glass panel, heater.



Lounge

22' 2" x 12' 7" (6.76m x 3.84m) a large family living room, patio doors to front, window to rear garden, timber fireplace and surround with tiled hearth, heater, multiple sockets, tv point.





Study/Potential Bedroom/Play Room

11' 6" x 9' 9" (3.51m x 2.97m) with window to rear, multiple sockets, heater.



Kitchen

10' 4" x 21' 5" (3.15m x 6.53m) with a range of white base and wall units with formica worktop, 1½ stainless steel sink and drainer with mixer tap, double electric oven and grill, gas hobs with extractor over, tiled splash back, fitted microwave, fitted dishwasher, fitted fridge, white oil rayburn (cooking only), space for dining, dual aspect windows to front and rear

garden.





Potential Garage/Side Porch

10' 9" x 15' 8" (3.28m x 4.78m) with external uPVC door with side window and window to front.



Utility Room

15' 8" x 8' 4" (4.78m x 2.54m) range of base and wall units, washing machine connection, rear window and side door to garden and parking area, heater, vinyl flooring.



FIRST FLOOR

Galleried Landing

With window to front enjoying countryside views, airing cupboard, access to loft. Heater.



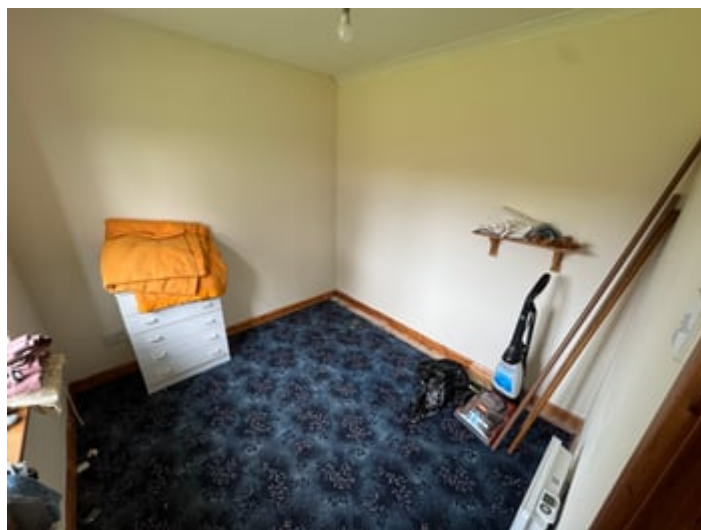
Ground Floor Shower Room

With enclosed corner shower, w.c. single wash hand basin, part tiled walls, vinyl flooring.



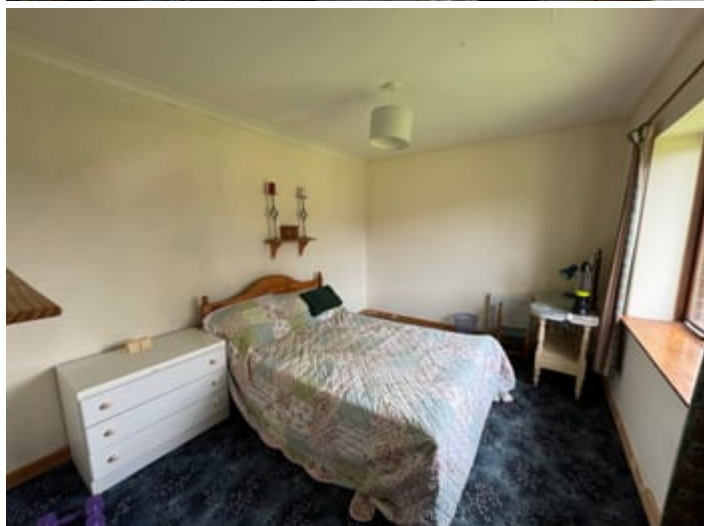
Bedroom 1

12' 6" x 9' 6" (3.81m x 2.90m) a double bedroom, window to front, multiple sockets, heater.



Rear Bedroom 3

12' 5" x 10' 8" (3.78m x 3.25m) a double bedroom, window to rear, multiple sockets, heater.



Bedroom 2

8' 6" x 8' 4" (2.59m x 2.54m) a single bedroom, window to front, multiple sockets, heater.



Bathroom

9' 1" x 7' 9" (2.77m x 2.36m) with corner bath, single wash hand basin, radiator, rear window.

Rear Bedroom 4

11' 4" x 12' 6" (3.45m x 3.81m) a double bedroom, window to rear, heater, multiple sockets.



EXTERNALLY

To the Front

The property is approached from the adjoining county road onto a gravelled driveway with rights of access to the boundaries of the property with a central gravel track leading through the land up to the homestead with the main house located to the right hand side of the gravel parking area leading to -



Front Garden

Being predominantly laid to lawn with gravel footpaths surrounding the house with wonderful views over the adjoining countryside.



To the Rear

Predominantly lawned garden area, raised slightly from the level of the house enjoying a wonderful outlook over the countryside.



Workshop/Shed

60' 0" x 75' 0" (18.29m x 22.86m) of steel frame with box profile cladding, 12' electric roller door to front, 12' double steel doors to side, part concrete base, water connection, pedestrian door to front.

With internal former block stables.

Solar panels to roof.



THE LAND

Split into some three enclosures divided by the access lane and a large enclosure to the rear of the main sheds of productive grasslands, ideal for grazing and cropping purposes or ideal for those with equestrian interests to secure the shed and lands.

Slightly elevated to the rear but enjoying a wonderful outlook.





OPTIONAL LAND

There is an option to purchase a 1.4 acre former quarry, now rough grazing land, some 1/2 mile from the property. Available subject to negotiation.

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 ARRANGEMENTS

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 –

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

Services

The property benefits from mains water and electricity. Private

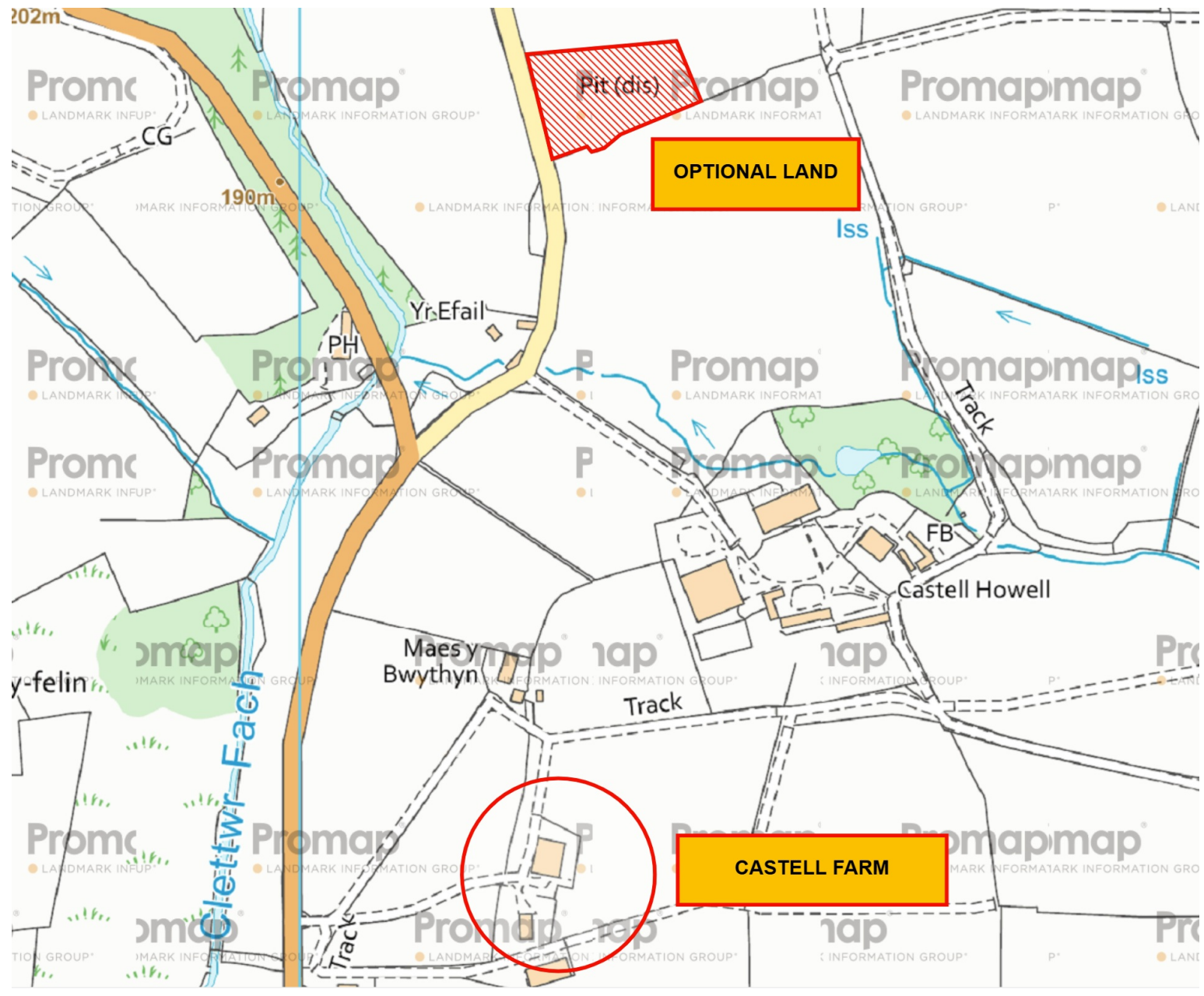
drainage. Oil Rayburn. Electric central heating.

H.M. LAND REGISTRY		TITLE NUMBER
		WA 855585
ORDNANCE SURVEY PLAN REFERENCE	SN4448 SN4548	Scale 1/ 2500
ADMINISTRATIVE AREA CEREDIGION / SIR CEREDIGION		© Crown Copyright 19



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FOR IDENTIFICATION
PURPOSES ONLY



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: F (27)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

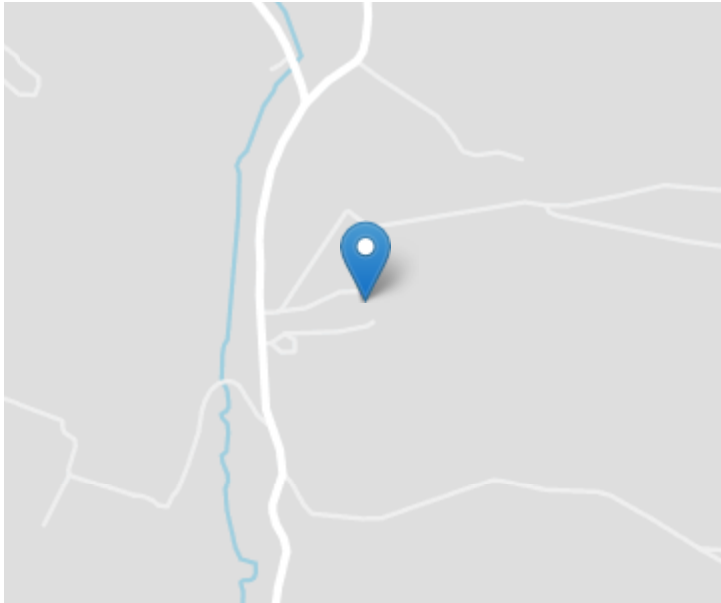
Any risk of coastal erosion? No

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

From Pontsian head north on the B4459 sign posted Synod Inn/New Quay. Proceed for approximately 1 mile, passing a church on your right hand side and proceed for a further half a mile around the chicane and the entrance to Castell Farm is on your right hand side. (If you reach the junction to Castell Howell and Tafarn Bach you have gone too far).

What3Words - ghosts - perform - horns

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	27	
(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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