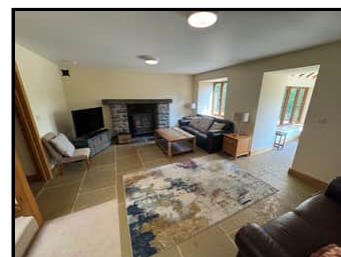


*A beautifully situated Teifi Valley residential farm of 59.4 acres with option of additional 57 acres.
Llanfair Clydogau, Near Lampeter, West Wales*



Parc Neuadd, Llanfair Clydogau, Lampeter, Ceredigion. SA48 8LB.

£1,200,000 Guide Price

A/5459/AM

*** A beautifully situated 5 bedroomed, 5 bathroomed residential farm *** High quality and fully renovated farmhouse *** Farm buildings of stone and slate comprising cow shed and Barns *** Set amongst the delightful unspoilt countryside of the Teifi Valley, with South facing position *** Surrounded by its own lands giving total privacy ***

Healthy productive pastures and river meadows Including extensive 0.75 mile fishing beat on the River Teifi ***

*** Option available under separate negotiation of an adjacent parcel of land of some 57 acres which includes 17 acres of woodland ***



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GENERAL

A beautifully situated residential farm offering high quality period, fully renovated, 5 bedroomed, 5 bathroomed farmhouse with excellent stone and slate farm buildings, surrounding a hard based yard off a private tarmacadam lane. Surrounded by its own lands giving total privacy and set amongst the delightful unspoilt countryside of the Teifi Valley, with South facing position.

The farmhouse has been completely remodeled, extensively reconstructed, renovated and full up to date offering quality spacious, family proportioned living accommodation. The bedrooms all have en-suite facilities. There is underfloor heating, a modern kitchen and facility for a Leisure suite, which is currently incomplete.

The farm buildings again, offer considerable scope of stone and slate construction, and are traditionally arranged at present but equally offering diversification possibilities subject to the appropriate consents being obtained. They are ideal for business or commercial purposes or holiday letting conversions.

The land is one of the major features of the property being chiefly healthy free draining pastures including pockets of mature native woodland and producing good quality grass cropping and having been in part recently re-seeded. Healthy productive pastures and river meadows including extensive 0.75 mile fishing beat on the River Teifi.

It should be noted that the farm is currently subject to a Farm Business Tenancy until 2027 under a formal agreement (Further details available from the sole selling Agent).

In total the property extends to some 59.376 acres or thereabouts (24.029 ha) with an option of acquiring an additional parcel and land and woodland on the opposite side of the council main lane which extends to some 57.05 acres which is available subject to separate negotiation.



LOCATION

The property is convenient to the University town of Lampeter (approx 4.5 miles) and 7 miles South of the market town of Tregaron. The Ceredigion and Cardigan Bay coastline is within 12 miles at Aberaeron. The County town of Carmarthen is within easy commuting distance as with Aberystwyth, both approximately 22 miles distant.

THE FARMHOUSE

The Farmhouse is detached, built of stone and slate and has been extensively remodeled within relatively recent times and offers quality accommodation which is beautifully decorated throughout.

The accommodation divides at present specifically as follows:-



FRONT PORCH



ENTRANCE HALL

7' 8" x 6' 6" (2.34m x 1.98m) Via UPVC entrance door with full double glazing, underfloor heating.

FAMILY LIVING ROOM/DINING ROOM

46' 0" x 18' 3" (14.02m x 5.56m) max with underfloor heated flagstones. Brick Inglenook type fireplace with Clearview Multifuel stove. Stone feature walling and extensive picture windows giving delightfully Southerly views. 2 double French doors.



KITCHEN/BREAKFAST ROOM

32' 3" x 12' 4" (9.83m x 3.76m) fully fitted kitchen area again with underfloor heating flagstones through. Rangemaster electric oven with 5 ring LPG hob and extractor fan over. 1.5 bowl sink unit with pillar tap. Fitted floor and pan drawers, automatic dishwasher incorporated. Upright Fridge/Freezer by Rangemaster with drink dispenser. French UPVC doors to front patio.



RECEPTION ROOM

18' 3" x 14' 3" (5.56m x 4.34m) with natural Welsh Stone

Inglenook style fireplace and lintel, incorporating Clearview stove. Underfloor heating . Understairs storage cupboard.



WALK IN SERVICE ROOM

Housing the hot water cylinder and underfloor heating controls.

SHOWER ROOM OFF

08' 0" x 7' 0" (2.44m x 2.13m) with 3 piece suite incorporation shower cubicle, low level flush wc. Pedestal wash hand basin. Part tiled and underfloor heating. Heated towel rail.



LEISURE SUITE

33' 2" x 25' 9" (10.11m x 7.85m) currently incomplete with base installed and excavated for incorporation of a spacious swimming pool. Stone feature walls and 3 openings to the southern elevation for a vented skylight window.

GROUND FLOOR - BEDROOM 1

19' 9" x 10' 5" (6.02m x 3.17m) with ensuite shower, wc, pedestal wash hand basin. Heated towel rail. Flagstone floor and underfloor heating. Patio doors to exterior.



FIRST FLOOR

GALLERIED LANDING



Approached via a bespoke solid oak staircase. Galleried landing with study area off and having a roof window to an external enclosed raised patio with views over the Valley.

Limited headroom for access. Loft access with sliding ladder to loft store.

PRINCIPAL BEDROOM

18' 2" x 13' 0" (5.54m x 3.96m) with two radiators.



EN-SUITE SHOWER ROOM



11' 2" x 4' 2" (3.40m x 1.27m) with 3 piece suite comprising pedestal wash hand basin, low level flush wc. Shower cubicle, Vanity unit and heated towel rail.

BEDROOM 3

12' 7" x 9' 8" (3.84m x 2.95m) with en-suite shower.



EN-SUITE

Comprising pedestal wash hand basin, low level flush wc. Shower cubicle. Heated towel rail. 1.2 tiled.



BEDROOM 4



13' 8" x 14' 7" (4.17m x 4.45m) with radiator.

EN-SUITE

7' 7" x 8' 7" (2.31m x 2.62m) with panelled bath, shower cubicle. Low level flush wc. Pedestal wash hand basin. Heated towel rail.



BEDROOM 5

11' 3" x 10' 5" (3.43m x 3.17m) with radiator.



EN-SUITE

With 3 piece suite comprising shower cubicle, low level flush wc., pedestal wash hand basin and vanity unit. Heated towel rail. Part tiled flooring.



ATTIC

23' 0" x 13' 0" (7.01m x 3.96m) fully insulated overall.

ANNEX / SUITABLE AS HOLIDAY COTTAGE OR EXTENDED ACCOMMODATION

The annex is suitable as holiday cottage or for extended family accommodation. It has underfloor heating although not currently in service.

The accommodation is as follows:-



THROUGH HALL

10' 9" x 10' 2" (3.28m x 3.10m) with front entry door.

INNER HALL

With shower room off comprising shower cubicle, low level flush wc, and pedestal wash hand basin. Fully tiled and heated towel rail.

CHILD'S BEDROOM

10' 4" x 5' 7" (3.15m x 1.70m)

UTILITY

10' 6" x 7' 3" (3.20m x 2.21m) with rear access to patio and through to the boiler room,

OPEN PLAN KITCHEN/LIVING ROOM

21' 6" x 13' 6" (6.55m x 4.11m) with kitchen area having fitted units. 1.5 bowl sink unit and drained, Dishwasher, Fridge. Electric cooker power point . Tiled floor.



LIVING AREA

Stone feature walling and patio doors.

FIRST FLOOR

LANDING

Via solid Pine timber staircase. Understairs cupboard beneath staircase.

OPEN PLAN BEDROOM

14' 5" x 13' 5" (4.39m x 4.09m) with fitted cupboard. Access to loft.



EN-SUITE

7' 4" x 6' 7" (2.24m x 2.01m) with 4 piece suite having panelled bath, shower cubicle, wc., pedestal wash hand basin. Heated towel rail.



EXTERNALLY

GENERAL



The property is approached via a private gated driveway which is tarmacadamed and fenced and serves the land, yard, farmhouse and grounds.

This arrives at the farmhouse to which adjacent is a double garage block of cavity construction with part stone facing elevations (23' x 20') with a partially complete studio loft over with potential for further accommodation.

DOUBLE GARAGE BLOCK



THE FARM BUILDINGS



These comprise of 2 significant stone ranges which have diversification appeal for conversion purposes. These buildings surround a concrete yard.

These divide as

THE GARDENS

The gardens lie to the front and side of the farmhouse and incorporate an extensive gravelled patio area and various mature trees, shrubs and lawned areas.



AERIAL PHOTO OF YARD AND BUILDINGS



MAIN BARN

65' 0" x 20' 0" (19.81m x 6.10m) again, this spacious stone and slate building incorporating barn and stabling with full loft over. This overlooks the Teifi Valley and is significant building.





COW SHED

65' 0" x 20' 0" (19.81m x 6.10m) with rear lean to range of calf cots. This is divided into various compartments which includes the working machinery for the borehole water supply.



REAR ELEVATION OF FARMHOUSE



THE LAND



The land is a particular feature of the farm being extensive in nature but surrounding the homestead so as not to detract from the property's high residential qualities. It is thus providing considerable privacy with the lands well farmed, in good heart, having been re-seeded on a rotational basis over the years and capable of sustaining good stocking levels.

The land is divided into various sized enclosures which have traditional hedgerows, and good free draining soil type, encompassing various natural water sources and having long frontage to the River Teifi on which there are exclusive Fishing Rights retained with the property solely.

The frontage to the river is believed to extend to some 0.75mile and is held in hand with no third party rights thereover. In total the property extends to some 59.376 acres with various pockets of mature woodland and being a delightful residential holding for those seeking the rural way of life. In addition to this farm, there is a parcel of land on the opposite side of the road extending to 57.045 acres which encompasses 17 acres of woodland and 40 acres of pasture, again divided into traditionally sized enclosures and capable of sustaining good stocking levels.

This land is available by separate negotiation.

In total the farm can comprise a holding of some 116.421

acres or thereabouts.

MEADOWLAND TO THE NORTH-EAST



VIEW LOOKING SOUTH TOWARDS THE TEIFI VALLEY



RIVER MEADOWS



WOODLAND FISHING BEAT TO THE SOUTH



VALLEY SETTING



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

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

AGENTS COMMENTS

The placing of Parc Neuadd on the open market provides a very rare opportunity to acquire a beautifully situated small farm in unspoilt surroundings with extensive frontage to the River Teifi and having an elevated South-facing site with pleasant rural views. The farmstead is beautifully situated approached via a tarmacadam driveway and set elevated overlooking the River Teifi and its own meadowlands. Sheltered by woodland and has a warm, Southerly aspect with pleasant rural vista.

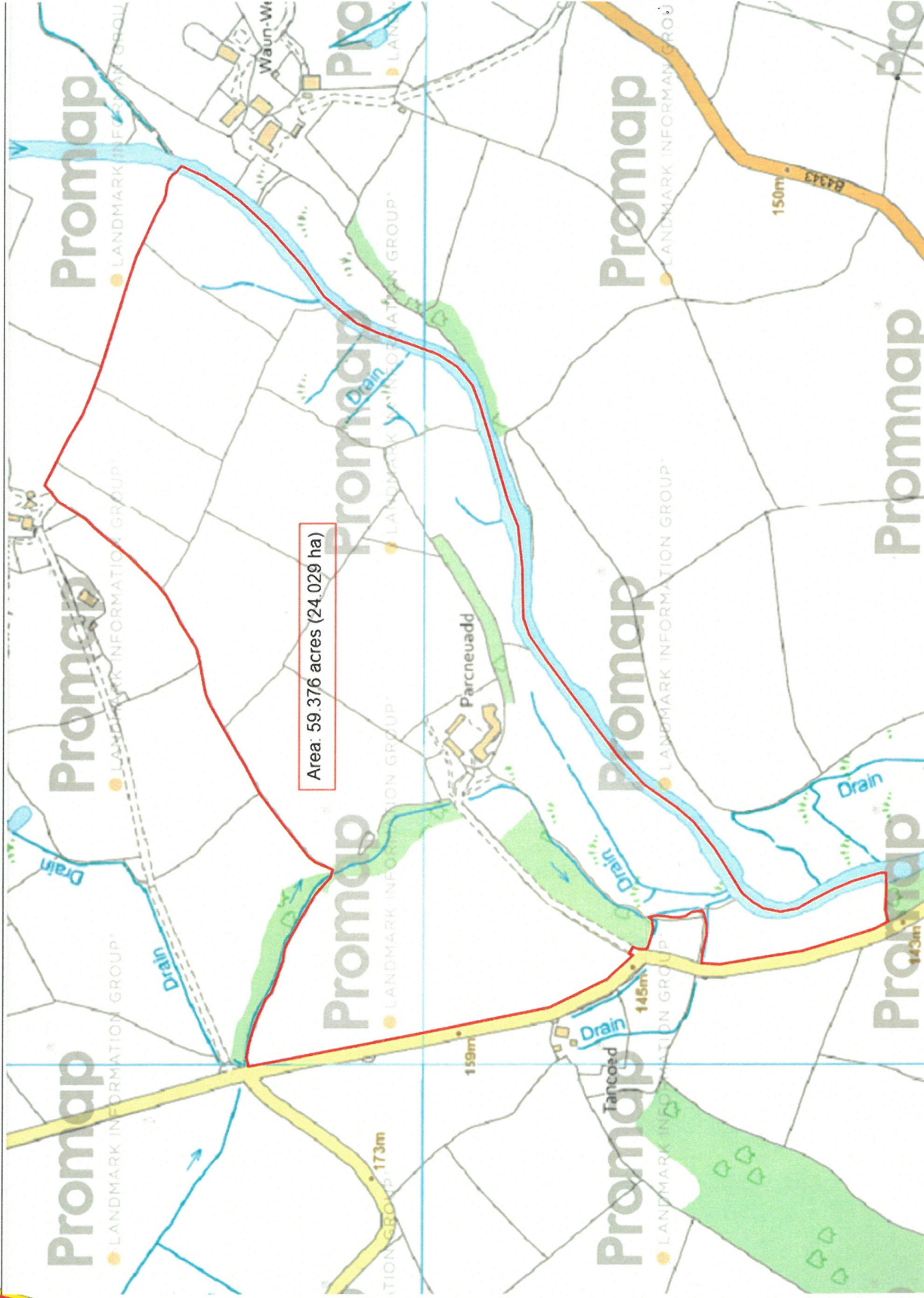
It should be noted that the farm is currently subject to a Farm Business Tenancy until 2027 under a formal agreement (Further details available from the sole selling Agent).

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 private water, to borehole on site. Mains single phase electricity, private drainage to septic tank. Underfloor heating to ground floor. UPVC Double glazing. Telephone subject to B.T. transfer regulations, good Broadband speeds available.



Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Double Glazing.

Underfloor Heating.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

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

Stone and slate



Directions

From Lampeter take the B4343 road via Cellan to Llanfair Clydogau. Turning left by the Church on Llanfair square and over the bridge, thereafter just over the Teify bridge and at the old Post Office, take the right hand fork immediately in front of the building. Proceed up the hill and the entrance to Parc Neuadd is on the right after 300m as identified by the Agents 'For Sale' board.

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

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

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

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