

A well situated, improvable farm of some 39.6 acres or thereabouts on edge of coastal village on Cardigan Bay, West Wales



Waunlle, Brynhoffnant, Llandysul, Ceredigion. SA44 6DY.

£498,500 Guide Price

A/5390/AM

Located close to village of Brynhoffnant *** Providing excellent opportunity as a renovation project *** Sadly neglected but offering a unique blank canvas opportunity for restoration *** Appealing period farmhouse requiring renovation, set off a quiet district road offering Kitchen, 2 Reception Rooms, 3 Bedrooms, Bathroom. *** Popular coastal location with convenience to local facilities and within walking distance of all local amenities of the area and village ***

The Farm buildings include Dutch Barn, Old Barn Range, and Cattle Sheds *** Healthy productive pastures divided into traditionally sized enclosures and with various pockets of mature hedges and woodland copse ***

*** Viewing is thoroughly recommended at an early date ***

In all 39.6 acres or thereabouts



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LOCATION

Brynhoffnant is a popular village on the A487 coast road. The property lying close to the coast road and on the edge of this village, which offers Junior School, Garage, Convenience Store, Public House and Places of Worship.

Located 2.5 miles from the popular coastal village of Llangrannog, 9 miles from Cardigan and 12 miles from the Georgian Harbour town of Aberaeron.

GENERAL

A well situated, improvable smallholding of some 39.6 acres or thereabouts, sadly neglected but offering a unique blank canvas opportunity for restoration, with appealing period farmhouse requiring renovation, set off a quiet district road offering, Kitchen, 2 Reception Rooms, 3 Bedrooms, Bathroom.

There is a range of farm buildings, again, requiring improvement and upgrading, surrounding a traditional farmyard with other barns, equally restorable and healthy productive pastures divided into traditionally sized enclosures and with various pockets of mature hedges and woodland copse. In all 39.6 acres or thereabouts.

The farmhouse stands overlooking the farmyard and provides on the ground floor 2 Reception rooms, Kitchen and Pantry. The first floor provides 3 bedrooms and bathroom.

FARMHOUSE SETTING



THE FARMHOUSE

The farmhouse is built of attractive dressed stone and slate and lies close to the village. The current room arrangement is over two floors with a bathroom located at first floor level.

The accommodation provides more particularly as follows:-



GROUND FLOOR

RECEPTION HALL

8' 2" x 4' 0" (2.49m x 1.22m) Via front entrance door.

KITCHEN

16' 0" x 6' 5" (4.88m x 1.96m)



RECEPTION ROOM 2

14' 3" x 12' 6" (4.34m x 3.81m)



PANTRY

9' 9" x 6' 5" (2.97m x 1.96m)



BEDROOM 1

12' 5" x 6' 5" (3.78m x 1.96m)



RECEPTION ROOM 1

6' 9" x 14' 5" (2.06m x 4.39m)





BEDROOM 2

BEDROOM 3

BATHROOM

7' 2" x 6' 4" (2.18m x 1.93m)



EXTERNALLY

CATTLE SHED



Of improvable nature 30' x 20' of stone and slate

construction

FARM BUILDINGS

These buildings surround the farmyard and again, are of an improvable nature comprising a loose cattle shed (30' x 20') of stone and slate.



OLD BARN RANGE

20' x 9' with asbestos roof.

FURTHER CATTLE SHED

10 tie cattle shed 37'14' with former lean-to dairy and bulk tank room.

COW KENNEL BUILDING

65' X 22'

FORMER DUTCH BARN

40' X 18' plus lean-to.

THE LAND

The farm land is divided into traditional level to gently sloping enclosures with pockets of woodland and mature hedges. These are well capable of providing excellent quality pastures, but have been neglected in recent times.

This is a farm that combines to provide a very convenient, well situated project for renovations and is capable of a diverse range of end user alternatives and in the Agent's opinion, is capable of being a useful and appealing long term investment proposition.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain. The property is registered with Land Registry.

The property would be listed under the Local Authority of Ceredigion County Council.

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.

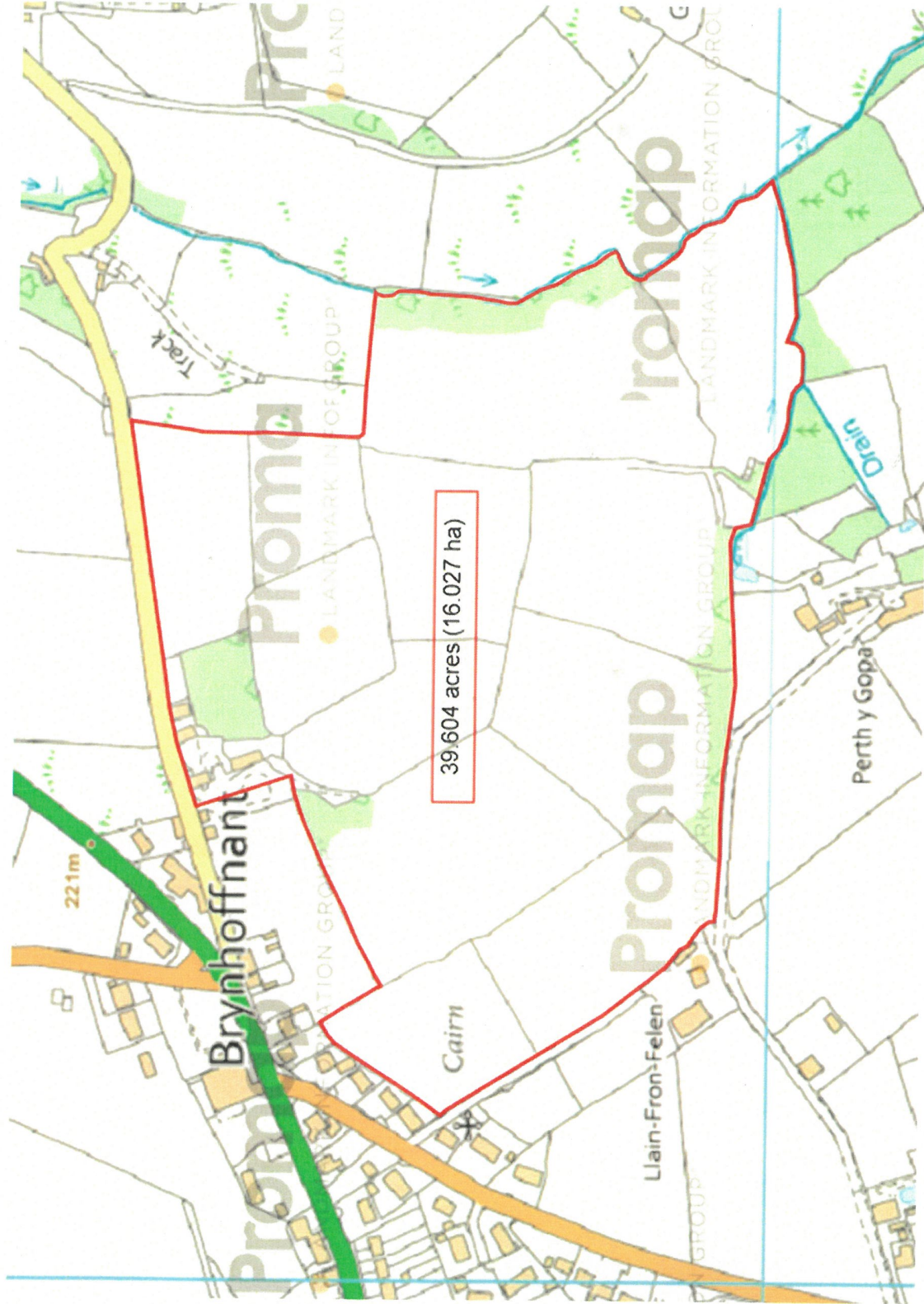
AGENT'S COMMENTS

Waunlle is a well situated residential smallholding that has been sadly neglected over recent times. It comprises in all, some 40 acres or thereabouts and is divided into traditionally sized enclosures with a period farmstead with farmhouse, that, although neglected, provides a most appealing blank canvas for those seeking a renovation and improvement opportunity,

There is a considerable need for inward capital investment by way of renovation and whilst the farmhouse and farm buildings (which are also in need of improvement) require further investment, this is a delightful period homestead in a popular coastal location with convenience to local facilities and within walking distance of all local amenities of the area and village.

Services

We are informed that the property benefits from mains water, mains electricity, private drainage to septic tank. Telephone subject to B.T. transfer regulations.



39.604 acres (16.027 ha)

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For Identification Purposes Only

MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Open Fire.

Electricity Supply: Mains Supply.

Water Supply: Private 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

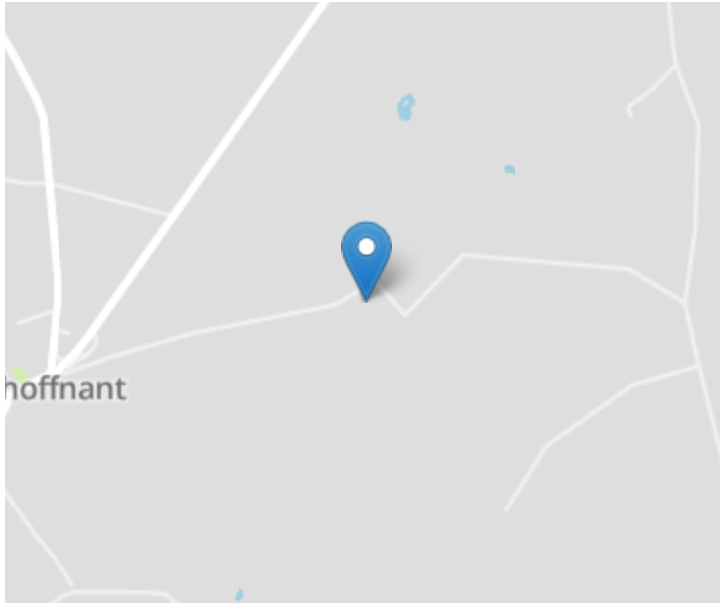
Mobile Signal

Not tested

Construction Type

Farmhouse of dressed stone and slate

Farm Buildings of timber and corrugated iron



Directions

The village of Brynhoffnant is on the A487, south of Synod Inn towards Cardigan.

The property is located just off the A487 coast road in the middle of the village, turning left immediately by the garage, down a rear lane, and the property being found as the first on the right hand side. Please refer to plan 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 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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