



Rhyddgoed Fawr, Newcastle Emlyn, Carmarthenshire. SA38 9JG.

**£1,800,000 Offers in Region of
A/5388/NT**

A superb 165 Acre Approx Dairy unit in a renowned growing area. Two farmhouses and a good dairy set up is offered including modern 225 cubicle dairy complex and further outbuildings and slurry store. Two superb farmhouses both offering 5 Bedroom accommodation. A compact user friendly farming unit that will fit into today's farming methods. The land is in one block surrounding the homestead with internal track access to fields. The land fronts onto the B 4333 Newcastle Emlyn to Carmarthen Road and only a mile from Newcastle Emlyn Town situated in the picturesque Teifi Valley. Lovely views are enjoyed looking over its own land and rural views beyond.



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CARMARTHEN
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Location

Situated on the Ceredigion and Carmarthenshire border. Within a mile from the Teifi Valley market town of Newcastle Emlyn with good day to day facilities including traditional shops and supermarket, Leisure Centre, animal market & Dairy Partner milk outlet, junior & secondary schools and eateries. The county and market town of Carmarthen which offers shops, eateries, animal market, Dual carriageway connection to the M4 is 16 miles. The popular Ceredigion Coastline is 16 miles approx. with the popular destinations of New Quay, Aberaeron, Gwbert and Mwnt.

Main Residence Rhyddgoed

Rhyddgoed Farmhouse is a superb farmhouse which has been modernized.



Front Hallway

Doors to

Living Room

4.31m x 03.17m (14' 2" x 10' 5")

With a solid fuel heating range



Hallway

Dining Room

3.35m x 3.50m (11' 0" x 11' 6")



Lounge

4.69m x 4.18m (15' 5" x 13' 9")



Kitchen

3.8m x 3.7m (12' 6" x 12' 2")

Range of wall and base units with an inset sink unit and Oil

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway. Garage.**Heating Sources:** Oil.**Electricity Supply:** Mains Supply.**Water Supply:** Mains Supply.**Sewerage:** Private Supply.**Broadband Connection Types:** FTTP.**Accessibility Types:** None.**Construction Type**

stone and slate

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? Yes



fired Rayburn



Conservatory

2.44m x 3.66m (8' 0" x 12' 0")



Shower Room

Shower enclosure, vanity unit and WC



Utility

With stainless steel sink unit



First Floor Landing

Sky light and doors to

Rear Bedroom 1

3.4m x 5.3m (11' 2" x 17' 5")



Front Bedroom 2

4.2m x 3.3m (13' 9" x 10' 10")



Front Bedroom 3

3.9m x 4.3m (12' 10" x 14' 1")

Rear Bedroom 4

3.69m x 2.49m (12' 1" x 8' 2")

En Suite

2.63m x 1.89m (8' 8" x 6' 2")

Panelled bath, WC and wash hand basin

Bathroom

2.47m x 2.78m (8' 1" x 9' 1")

Paneled bath, WC and vanity unit

Externally

Lawned garden and former vegetable garden. Orchard (measuring approximately 44m x 13m) with apple, pears, cherry tree and soft fruit bushes.

Ty Rhyddgoed

Built circa 1998 a more modern property but in need of decoration etc. Oil fired central heating and double glazing. The property has an agricultural occupancy restriction condition.

**Hallway****Lounge**

4.2m x 8.5m (13' 9" x 27' 11")

**Kitchen**

4.2m x 5.7m (13' 9" x 18' 8")

Range of wall and base units incorporating a sink unit, oil fired Rayburn

**Dining Room**

4.2m x 3.3m (13' 9" x 10' 10")

**Rear Hallway**

Utility

3m x 2.3m (9' 10" x 7' 7")

Oil fired boiler, sink unit.

Shower Room

2.3m x 2.3m (7' 7" x 7' 7")

Shower cubicle, wash hand basin and WC, radiator.

**Landing****Front Bedroom 1**

4.2m x 4.2m (13' 9" x 13' 9")

Front Bedroom 2

4.2m x 4.2m (13' 9" x 13' 9")

Rear Bedroom 3

3.5m x 4.2m (11' 6" x 13' 9")

Rear Bedroom 4

4.20m x 4.2m (13' 9" x 13' 9")

Bathroom

4.4m x 3.6m (14' 5" x 11' 10")

Panelled bath, WC and wash hand basin Radiator

Front Bedroom 5 / Office

2.3m x 2.1m (7' 7" x 6' 11")

Bathroom

4.4m x 3.6m (14' 5" x 11' 10")

Panelled bath, WC and wash hand basin Radiator

Modern 225 Cubicle Dairy Cow Complex

20m x 60m (65' 7" x 196' 10")

10 Bay steel portal framed concrete shuttered and big 6 corrugated roof housing 75 Cow cubicle/feeding building in two ranks of cubicles (36 & 39 cubicles) with further wide feed passage and feed barrier with various concrete water troughs all leading from grooved concrete floor to slatted concrete floor reception pit with access to further umbrella 9 bay steel portal frame, concrete shuttered walls and corrugated asbestos roof.

**Slurry Store**

20' Wide and depth of 12' runs the whole length of the

building

General Purpose Building & Milking Parlour



18m x 55m (59' 1" x 180' 5")

Housing cow cubicles in two rows with automated scrapers leading to continuing slatted floor reception pit together with covered collecting passage leading to a 16:16 Herringbone Milking Parlour with acr and direct to line to bulk tank. Various water troughs and further ai stall/isolation area

Covered Machinery Store

Straw/Machinery Store Dutch Barn

13.7m x 15.2m (44' 11" x 49' 10")

With 2 integral Lean-To off with part defective corrugated iron roof. (This building should not be inspected internally due to damaged roof and side panel)

Young Stock Shed

22.8m x 9.1m (74' 10" x 29' 10")

Stone and slate roof with further small store off.

Stone & Slate Store Shed



13.7m x 5.5m (44' 11" x 18' 1")

Further Range

Further Range

Building Range located off the main track with enclosed yard just off OS 6012 :-

3 Bay Steel framed and corrugated iron roof Dutch barn Cattle Shed with integral Lean To off 13.71m x 15.23m (45' x 50') with corrugated iron rook with further wall and monopitch roof loose cattle shed 22.85m x 9.14m (75' x 30') all with concrete floor.

2 Feed bins - Next to main building

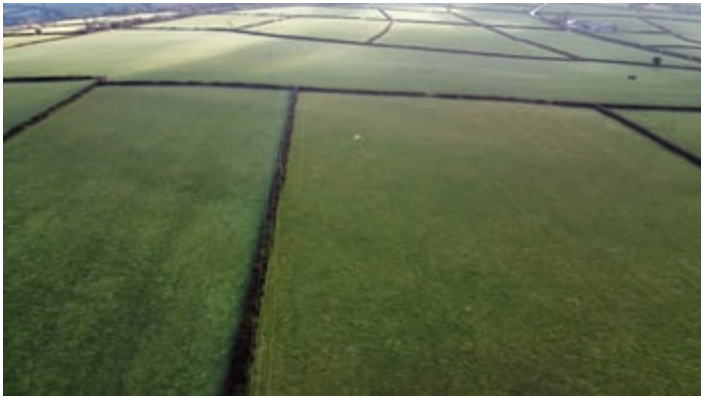
Steel portal framed and concrete shutter range 27.43 m x 12.19, (90' x 40') on boundary of os 6012

Land

Excellent block of land extending to 163 acres Approx. The land will grow excellent crops of grass/silage and all the fields are located off the central surfaced all-weather track which conveniently serves all the fields. The fields are all of good size with an excellent silage field running to 37 Acres. All the fields are served by large concrete water troughs and the fences and hedges are all in excellent order.

There is a field and some woodland opposite the road.





block of land does have its own access from a quiet district C class road.

Services

Mains water, electric and private drainage. Private Bore Hole Water.

Council Tax

We are advised that the Council Tax Band for Rhyddgoed Fawr Farmhouse is D and Ty Rhyddgoed is F.

Engine Room

Housing a 25 KVA Generator with electric switchboard. Run from a tractor PTO system. This runs the parlor and electrics for the outbuildings we are informed.

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.

Tenure

The property is Freehold. The property will be vacant possession on completion. There will be a gap of 2 months between exchange and completion.

Please Note

The property is sold as seen. Prospective purchasers should satisfy themselves with appropriate surveys etc before the purchase. The seller requires a 2 month period between exchange and completion. With vacant possession on completion.

Additional Land

There is an additional block of excellent land amounting to 22 Acres which adjoins Rhyddgoed Farm. This block is available under separate negotiation and owned by a third party.

Footpath & Right of Way

There is a footpath that goes through the property mostly following the farm track. 12/135/1. There is a right of way in emergencies over the central track to a block of land. The



Flurflen Cais Sengl
Single Application Form
Mapiau 2009 Maps
(Cymru / Wales)

Customer / Customer Reference Number
A02X348
 Map 1 of 1 / Map 1 of 1

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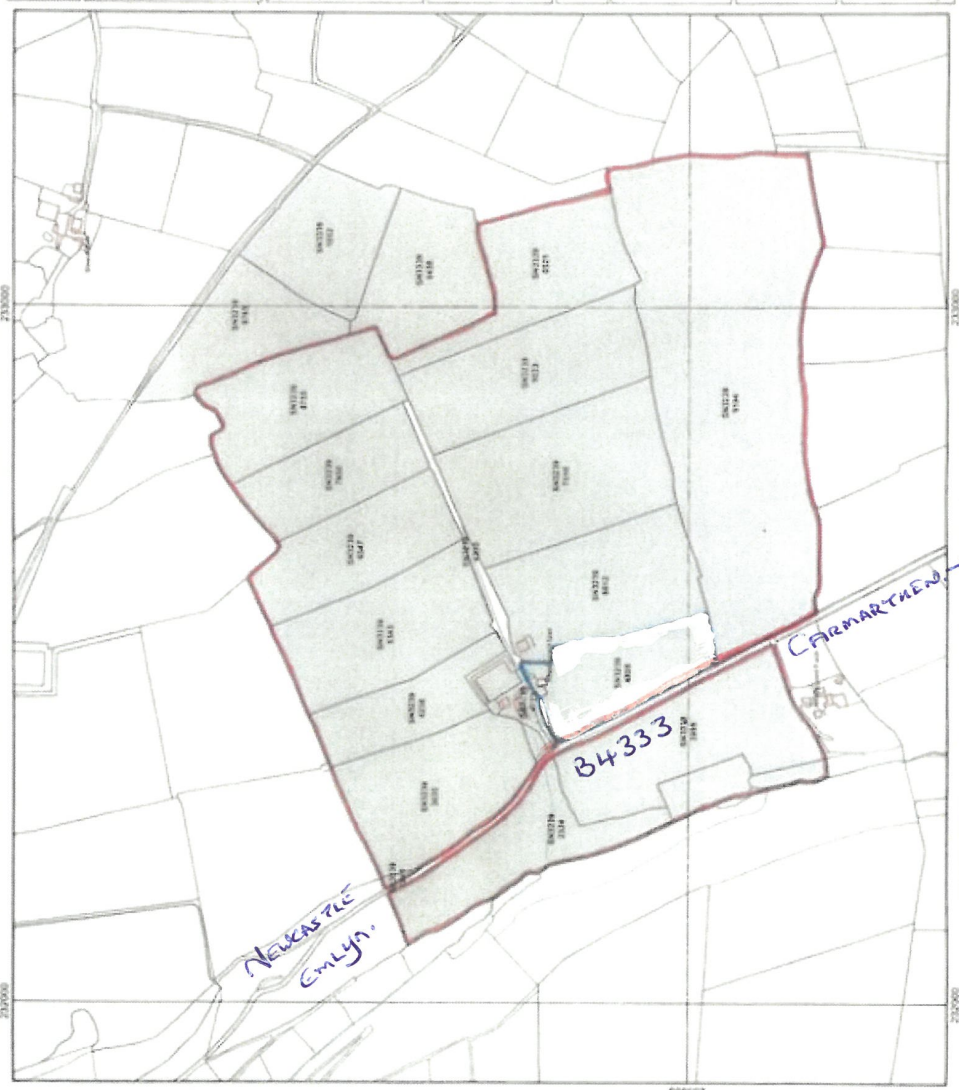
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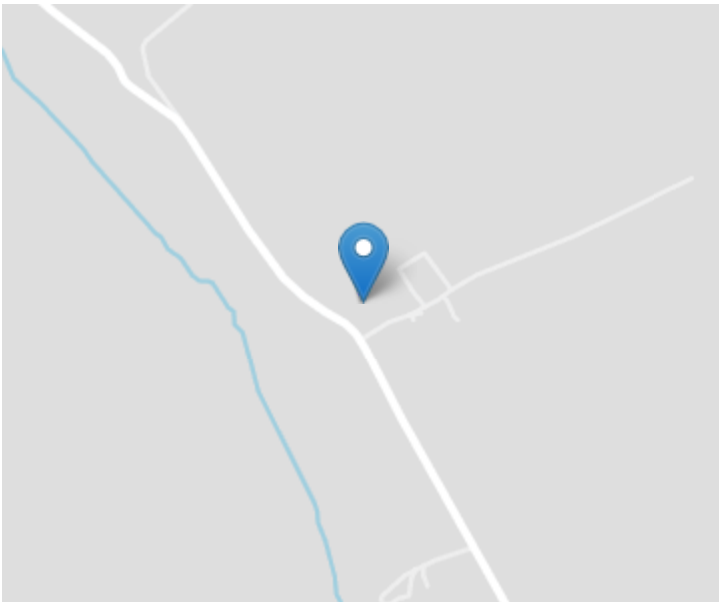
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Directions

Directions : From Carmarthen take the A484 towards Cynwyl Elfed. Enter Cynwyl Elfed and bare left onto the B4333 to Hermon. Proceed on this road for just over 8 miles and the entrance to the farm is on the right at the end of a long downhill straight section of road to Newcastle Emlyn.

The property is located 1 mile from the market town of Newcastle Emlyn.



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

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