



Traditional 99 acre stock rearing farm nestled in a private and secluded area of the Welsh countryside with panoramic views. Abermeurig. Near Aberaeron/Lampeter. West Wales

**MORGAN  
& DAVIES**

[morgananddavies.co.uk](http://morgananddavies.co.uk)

PENLAN,  
ABERMEURIG,  
LAMPETER,  
CEREDIGIONSA48 8PP

**£900,000**

REF: REF: A/5260/LD



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Abermeurig. Aeron Valley.  
99 acre farm  
Traditional Farmhouse  
4 bedroomed farmhouse  
Breath-taking views  
Easy commute to the Cardigan Bay coastline



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\*\*\* No onward chain \*\*\* Approximately 99 acres or thereabouts \*\*\* In a private and secluded location \*\*\* traditional stock rearing farm \*\*\* traditional farm yard with farmhouse and stone range outbuildings \*\*\* Possible opportunity for change of use (Subject to planning consent) \*\*\* Range of modern outbuildings suitable for modern agricultural practices \*\*\*

\*\*\* Well maintained and productive land \*\*\* currently laid as mature pasture land \*\*\* Majority of the land being level and easily accessible for machinery \*\*\* natural shelter for livestock with hedgerows and mature woodlands \*\*\* Stockproof ring fenced \*\*\*

\*\*\* Comfortable 4 bedroomed farmhouse \*\*\* In need of modernisation \*\*\* Close to Cardigan Bay coastline but enjoying a countryside lifestyle \*\*\* Breath-taking 360 panoramic views of the Welsh countryside \*\*\*

\*\*\* Must see property \*\*\*



### Location

The property is situated on the fringes of the rural village of Abermeurig being close to the larger village of Felinfach which boasts a popular local primary school, village shop and post office, petrol station, mini supermarket, agricultural merchants, community public house and excellent public transport connectivity. The university town of Lampeter and the Georgian Harbour town of Aberaeron are equidistant 15-20 minutes drive from the property offering a wider range of local services and amenities including doctors surgery, supermarkets, local cafes, bars and restaurants.



### The Farmhouse



Stone and Slate farmhouse with rendered elevations.

This provides more particularly as follows:-

### General Description

Penlan Farm is a traditional stock farm in total of some 99 acres or thereabouts. Comprising of an original 4 bedroomed farmhouse with characterful features. The farm has a 360 degree panoramic far reaching views of the Welsh countryside.

The family farmhouse offers 4 bedroomed accommodation which is well planned and family





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### Front Entrance Hall

Access via a timber front entrance door. A timber staircase leading to the first floor with an under stair storage cupboard.

### Reception Room 1

15' 4" x 12' 1" (4.67m x 3.68m)

### Living Room



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Image Caption

15' 4" x 14' 1" (4.67m x 4.29m) with original red and black quarry tiled floor, open fireplace with tiled surround.

### Kitchen

15' 4" x 8' 1" (4.67m x 2.46m) with terrazzo tiled floor, a stainless steel single drainer sink unit with hot and cold taps, an old solid fuel Rayburn cooking range with back boiler for domestic hot water, adjacent Walk in Pantry.



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**Lean to leading to:-**

### **Outhouse**

15' 10" x 11' 0" (4.83m x 3.35m) With an original open fireplace and a Belfast sink.

### **First Floor**

Approached via staircase from the Entrance Hall provides -

### **Rear Landing**

With storage and access to under eaves.



### **Family Bathroom**

A three piece suite providing bath, wash hand basin and toilet, built in airing cupboard housing copper cylinder hot water tank.



### **Bedroom 3**

Measurements TBC

### **Front Landing**

### **Bedroom 1**

15' 6" x 14' 2" (4.72m x 4.32m) With timber flooring

### **Bedroom 2**

14' 1" x 10' 2" (4.29m x 3.10m) With Timber flooring.



### **Bedroom 4**

10' 4" x 6' 1" (3.15m x 1.85m) With timber flooring.



### **Externally**



## Farm Yard

A hard surfaced yard to the front of the farmhouse with 2 traditional stone and slate ranges.

Range of modern multipurpose outbuildings of steel and timber framed construction.

## Former Cow shed



60' 0" x 80' 0" (18.29m x 24.38m) A stone and slate range.

## Former carhouse and stables



range with part loft over.

## Multi purpose agricultural shed



60' 0" x 40' 0" (18.29m x 12.19m) steel framed and open fronted, previously used for livestock loose housing and feed passage.

## Dutch Barn with lean to



45' 0" x 18' 0" (13.72m x 5.49m) Of steel framed construction.

## Stock Shed



60' 0" x 18' 0" (18.29m x 5.49m) Steel framed construction under a corrugated roof.

## Hay Barn

60' 0" x 30' 0" (18.29m x 9.14m) Of steel framed construction.

## Open Fronted Machinery Storage



20' 0" x 15' 0" (6.10m x 4.57m) of steel framed construction.

## Calf Shed

60' 0" x 20' 0" (18.29m x 6.10m) of block construction.



## Land

The land is in a very useful position with it being set in block 99 acres or thereabouts.

The land is particularly healthy, productive and well manageable with ease of access to all fields. A well fertile block of land with free draining soil type. The majority of the land benefits from being South West

facing along with being mainly level.

The land is well fenced being stock proof and has good natural shelters from well established hedgerows and a wooded area located to the South. The land is provided by 2 bore holes which provide adequate water for stock.





### **Services**

We are informed by the current vendors that the property benefits from Private Drainage, Private Water - Spring and Borehole (Not Tested), Electric Heating and Solid Fuel Rayburn (with 3 radiators). Telephone and Broadband (Now Disconnected).

### **Tenure and Possession**

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

### **Money Laundering**

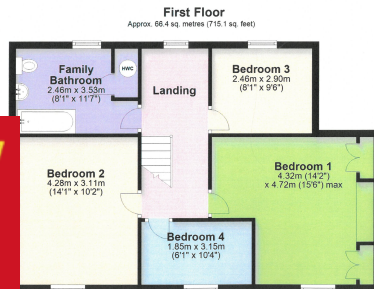
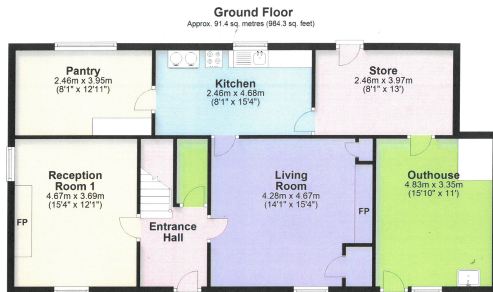
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

### **Please Note**

A bridle path does cross over the farm. The property is accessed over a Right Of Way on part of the drive.

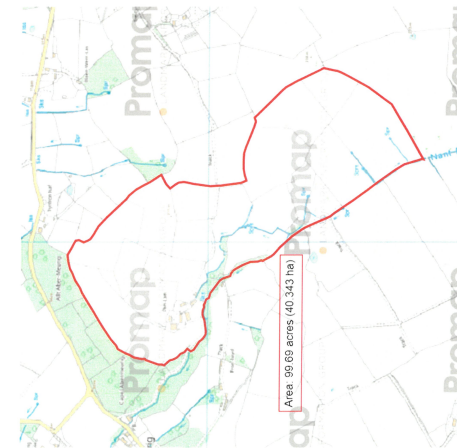
### **Council Tax**

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



Total area: approx. 157.9 sq. metres (1699.5 sq. feet)  
 The floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
 Plan produced using PlanUp.

Penlan, Abermeurig, Lampeter



From Lampeter, head North on the A482 towards Aberaeron. Continue on this road for approx 4.5 miles and turn right for Talsarn on the B4337. Approx a mile take a right hand turning signposted for Abermeurig. Continue straight through a 4-way junction for 1.5 miles and then take a sharp right onto a farm lane. Continue on this lane for 0.3 of a mile and you will arrive to the farmyard.

**Tenure**

Freehold

**Services**

We are informed that the property benefits from having private spring water. Private drainage via septic tank and mains electricity

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

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