

A unique 58 acre smallholding with amazing views over the Aeron Valley, with existing dwelling in need of refurbishment and extension. Aberaeron. West Wales.



Ffynnon-Wen, Neuaddlwyd, Aberaeron, Ceredigion. SA48 7SJ.

£650,000 Guide Price

A/5291/RD

** A unique offering to the marketplace ** 58 acre smallholding ** Edge of Aberaeron ** Outstanding views over the Aeron Valley towards Cardigan Bay ** Detached house with planning permission for residential use, extension and renovation ** Potential for diversification and tourism led development ** Overlooking Llanerchaeron and the National Trust estate ** Walking distance to nearby bus stop and Aberaeron town centre ** Includes 9 acres of mature woodland ** Riverside frontage ** Peaceful and tranquil setting ** Opportunities such as this do not up often in and around Aberaeron ** An exciting project for those seeking their dream home on the fringes of this famous Georgian harbour town **

The property is situated within the hamlet of Neuaddlwyd on the fringes of the Georgian harbour town of Aberaeron. Aberaeron offers a good level of local amenities and services including primary and secondary school, community health centre, leisure centre, traditional high street offerings, local cafes, bars and restaurants, places of worship and excellent public transport connectivity. The property lies equidistant 20 minutes drive from the larger university towns of Aberystwyth and Lampeter offering a wider level of day to day needs. Network Rail connections can be found at Aberystwyth. The M4 and Carmarthen are



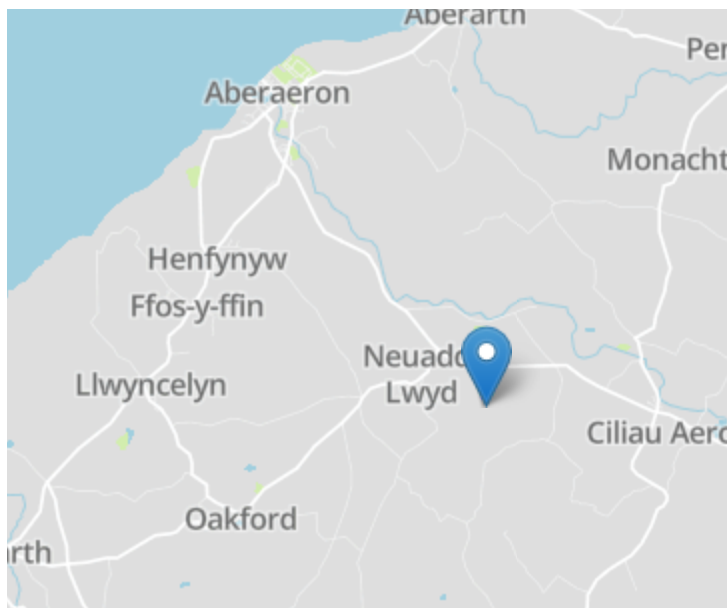
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GENERAL

An exceptional and unique opportunity to secure an attractive and large smallholding on the fringes of Aberaeron.

The property is accessed from the adjoining A482 Aberaeron to Lampeter road onto a solid stone track that leads centrally through the fields up to an elevated position where Ffynnon-Wen house is located.

This stone access provides access to the whole holding and also to the woodland area which benefits from its own track system between the mature and native trees.

The property is bound by the Afon Mydyr and enjoys Riverside frontage along the 3 paddocks.

PLANNING PERMISSION

Planning permission was granted on the 22nd September 2006 (Ceredigion Council reference AO60067) for the renovation and extension of the existing farmhouse at Ffynnon-Wen.

We are advised that development of the extension footings was commenced within 5 years of the permission being granted as evidenced by the Building Notice application to the council in August 2011 and works undertaken to the footings to the extension at that time.

Based on comparable planning permissions we believe there may be scope to replace the existing dwelling with a new home (STC) orientated to take advantage of the outlook over the valley towards Aberaeron.

Planning permission was also granted in 2003 (Ceredigion Council reference AO30724) for the retention of the stone track that leads through the fields and up to the dwelling.

Copies of all approved drawings are available on request.

BUILDING NOTICE

Building notice acceptance was issued on the 11th August 2011 (within 5 years of the planning permission date - Ceredigion Council reference 112771), copies are available to interested parties.

We are advised the footings to the extension were undertaken at this time.

THE HOUSE

The house currently site within its own curtilage and is of stone construction under a slated roof.

The property is in need of full refurbishment to bring it to modern habitable standards.

The planning permission allows for the extension of the property to provide extra living accommodation.





ACCOMMODATION

The accommodation provides as follows:



GROUND FLOOR

Entrance

Into:

Open Plan Kitchen and Dining Room

Side Pantry

Utility Room

Ground Floor Shower Room

Living Room

FIRST FLOOR

3 x Double Bedrooms

En-Suite

Bathroom

EXTERNALLY

The property sits within a large curtilage overlooking the valley below towards Aberaeron.



THE LAND

Extended to some 58 acres or thereabouts of land predominantly used for grazing and the growing of crops with 9 acres of land being sloping woodland down to the Afon Mydyr.

The land is split into 6 large enclosures, all accessed via the gravel track or connecting gates.







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.

PLEASE NOTE:

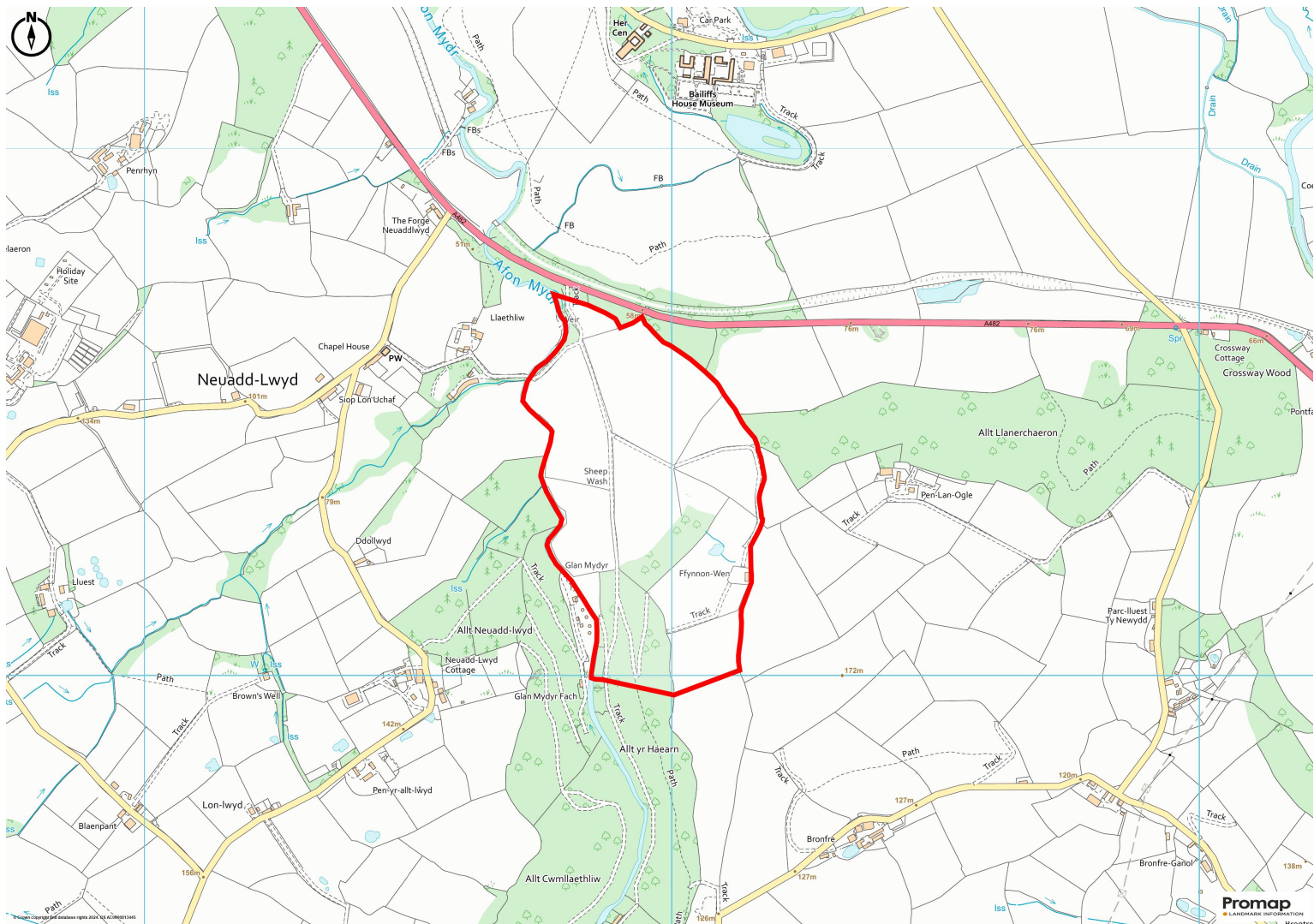
ACCESS TO THE PROPERTY IS AT YOUR OWN RISK.

Services

The property benefits from private borehole connection with a need to bring electricity to the house. It is likely that a private drainage system will be required. Heating - tbc.

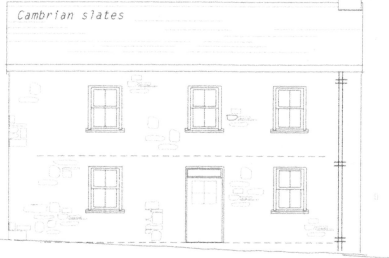
Tenure - Freehold.

Council Tac - tbc.



PROPOSED
Amended **

Staffordshire blue engineering brick stacks
above lead tray, stepped flashing & soakers.



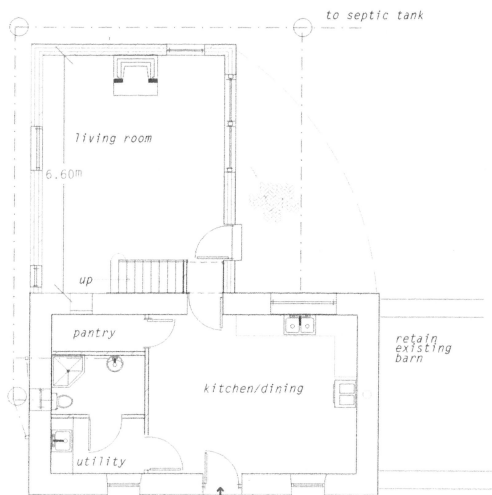
FRONT ELEVATION



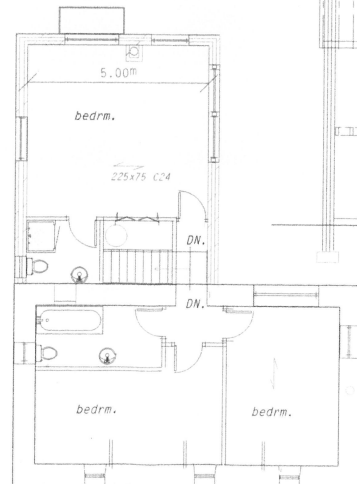
**
oak balcony
french door

roughcast
render

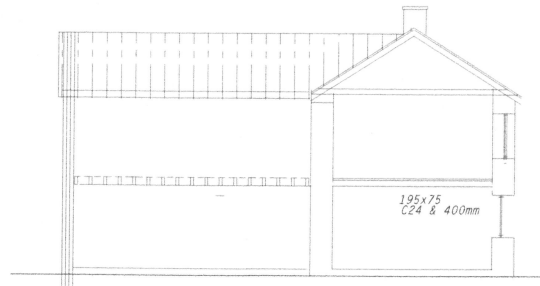
REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



TYPICAL SECTION

SCALE 1/100

Directions

From Aberaeron head east on the A482 Lampeter road leaving the town and after some 2 miles you will enter the hamlet of Neuaddlwyd with Llanerchaeron National Trust estate on your left hand side. On passing through Neuaddlwyd and the turning to Llanarth, continue for another 200 yards and the property is located on the right hand side as identified by the agents for sale board.

For further information or to arrange a viewing on this beautiful property, contact us:

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