

Regulated by:



**RICS**



Since 1989

*An exceptional small Farm of around 82 acres being close to Lampeter and Aberaeron, West Wales region*



**Maesglas, Dihewyd, Lampeter, Ceredigion. SA48 7NW.**

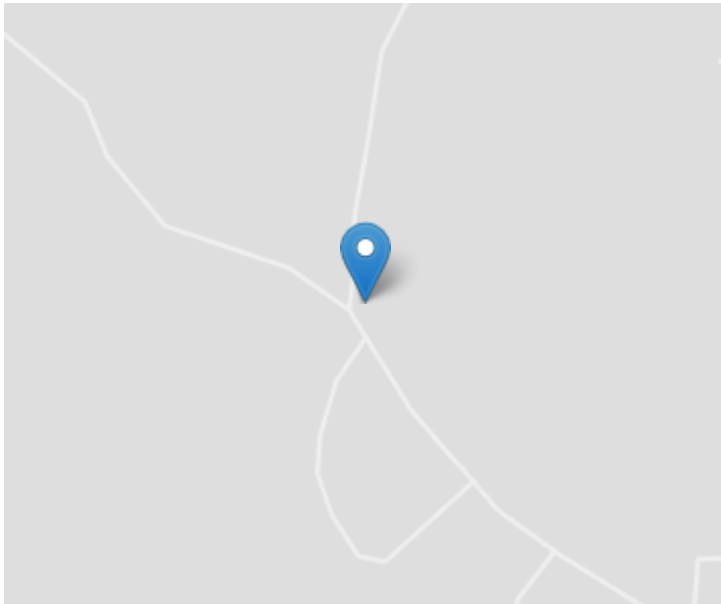
**REF: A/5191/LD**

**£995,000**

\*\*\* No onward chain \*\*\* An exceptional small Farm of great grazing quality \*\*\* Centrally located within its own land of approximately 82 acres \*\*\* Offering a very attractive modern 5 bedroomed, 2 bathroomed dormer detached bungalow \*\*\* Local Agricultural Restriction does apply - Further information available via the Selling Agents

\*\*\* Superb range of modern outbuildings of 9,600 sq ft in total - Such as a general purpose barn and two lean-to's \*\*\* Useful Dutch barn/hay barn \*\*\* Extensive concreted and hard standing yard area \*\*\* Prolific pasture paddocks - The majority being level in nature and well fenced and having roadside gated access points \*\*\* In total 14 paddocks of various sizes - Being convenient to the central Farm location \*\*\* Healthy and quality pastures - All relatively level to gently sloping and surrounding the homestead to give considerably privacy and lifestyle appeal \*\*\* A healthy noted agricultural unit of good stocking capabilities \*\*\* Farmed in one convenient block

\*\*\* Fantastic and far reaching views over the Aeron Valley \*\*\* An increasingly rare opportunity not to be missed \*\*\* 7 miles North from the University Town of Lampeter and 6 miles from the Cardigan Bay Coast at Aberaeron



## LOCATION

Maesglas is positioned at Grid Reference Number 504/545 in a lovely rural situation adjacent to a quiet district road, 7 miles North from the University Town of Lampeter, 6 miles from the Cardigan Bay at Aberaeron and enjoying outstanding views over the surrounding unspoilt countryside of Mid Ceredigion and over the Aeron Valley.



## GENERAL DESCRIPTION



The placing of Maesglas on the open market provides Prospective Purchasers with an opportunity of acquiring a rarely available farming opportunity in what continues to be a very sought after agricultural locality. The area is renowned for its grass growing potential and the holding offers the majority of level paddocks of various sizes.

The dwelling itself is an attractive 5 bedroomed, 2 bathroomed detached dormer style bungalow along with a superb range of general purpose outbuildings (in total 9,600 sq ft) of timber, concrete and steel construction.

The property is well equipped with an extensive concreted and hard standing yard area, useful hay barn/Dutch barn and good access to all paddocks with roadside frontage.

A small Farm of this quality does not come to the market often offering good quality grassland in a sought after locality and suiting a range of stocking capabilities or for alternative uses.

The holding in particular now offers the following.

## THE ACCOMMODATION

### RECEPTION HALL

With a ramp access, UPVC front entrance door, pine staircase to the first floor accommodation, radiator, tiled flooring,



## LIVING ROOM

18' 10" x 11' 5" (5.74m x 3.48m). With an open brick fireplace, double aspect windows, radiator, telephone and T.V. point.



## KITCHEN

21' 2" x 12' 9" (6.45m x 3.89m). An Oak farmhouse kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and double drainer, electric cooker point and space, Stanley oil fired Range for cooking, hot water and heating provisions, pantry/clothes cupboard, tiled flooring.



## BOOT ROOM/REAR PORCH

10' 1" x 4' 8" (3.07m x 1.42m). With tiled flooring, fine views over the paddocks, UPVC rear entrance door.



## INNER HALLWAY

Leading to

## SEPARATE W.C.

8' 7" x 3' 7" (2.62m x 1.09m). With low level flush w.c., vanity unit with wash hand basin.



**FRONT BEDROOM 1**

11' 5" x 10' 3" (3.48m x 3.12m). With radiator.

**FRONT BEDROOM 2**

13' 8" x 11' 4" (4.17m x 3.45m). With radiator.

**REAR BEDROOM 3**

10' 9" x 10' 4" (3.28m x 3.15m). With radiator and telephone point.

**BATHROOM**

8' 5" x 7' 3" (2.57m x 2.21m). A modern 4 piece suite comprising of a walk-in/wet room shower, panelled bath, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan.

**FIRST FLOOR****LANDING**

With an airing cupboard housing the hot water pressurised cylinder and immersion.

**BEDROOM 4**

20' 6" x 14' 4" (6.25m x 4.37m). With a part vaulted ceiling, two radiators, Velux roof window, picture window enjoying fantastic views over the surrounding countryside and as far as Tregaron, access to the loft space.





## VIEW FROM BEDROOM 4



## BEDROOM 5

22' 1" x 14' 4" (6.73m x 4.37m). Being 'L' shaped, with Velux roof window and a side window enjoying views over the outbuildings and the yard, radiator.



## SHOWER ROOM

A modern suite comprising of a corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, extractor fan, Velux roof window.



## EXTERNALLY

### OUTBUILDINGS

Comprising of the following.

#### GENERAL PURPOSE BARN

120' 0" x 40' 0" (36.58m x 12.19m). Of steel and timber construction under a fibre cement roof with a central concreted pathway, high sodium lighting, large entrance door to the front and rear, various water connection points, electricity connected.



#### GENERAL PURPOSE BARN (SECOND IMAGE)





**GENERAL PURPOSE BARN (THIRD IMAGE)****LEAN-TO BARN**

80' 0" x 22' 6" (24.38m x 6.10m). With front and rear access points, two loose boxes and three water troughs, electricity connected.

**SECOND LEAN-TO BARN**

120' 0" x 22' 6" (36.58m x 6.10m). With three water troughs, front and rear access points, electricity connected.

**STABLE**

20' 0" x 12' 0" (6.10m x 5.18m). With water connection.

**2 BAY DUTCH BARN/HAY BARN**

30' 0" x 15' 0" (9.14m x 4.57m). Being open fronted and of timber and steel construction.

**YARD AREA**

Extensive concreted and hard standing yard area.



## LAND

In total the land extends to approximately 82 ACRES and the accommodation and outbuildings are centrally positioned within the land and provides good access to all paddocks. The land enjoys roadside frontage and enjoys a mature hedge boundary and is well fenced and gated throughout. The land is productive pasture grass land and provides an increasingly rare opportunity.

The majority of the land is level in nature and enjoys fantastic views over the surrounding countryside. The land has been well equipped for a variety of agri and potential alternative uses and is capable of sustaining good stocking levels, be it Sheep, Cattle or Horses.

There are 14 paddocks in total all of which are of various sizes and the majority benefit from water troughs whilst the lower fields are bordered by the Nant Y Bran stream which provides natural water supply.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



LAND (FIFTH IMAGE)





LAND (SIXTH IMAGE)



THE HOMESTEAD



REAR OF BUNGALOW



FRONT OF BUNGALOW



AERIAL PHOTO



POSITION OF PROPERTY

**PLEASE NOTE**

We are informed that the property is subject to a Local Agricultural Restriction. Further details are available from the Selling Agents.



## ACCESS AND DRIVEWAY

Good roadside access from a 'C' Class road.

## AGENT'S COMMENTS

A superb small Farm with fantastic accommodation, outbuildings and mostly level paddocks.

## TENURE AND POSSESSION

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

## COUNCIL TAX

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

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone point.

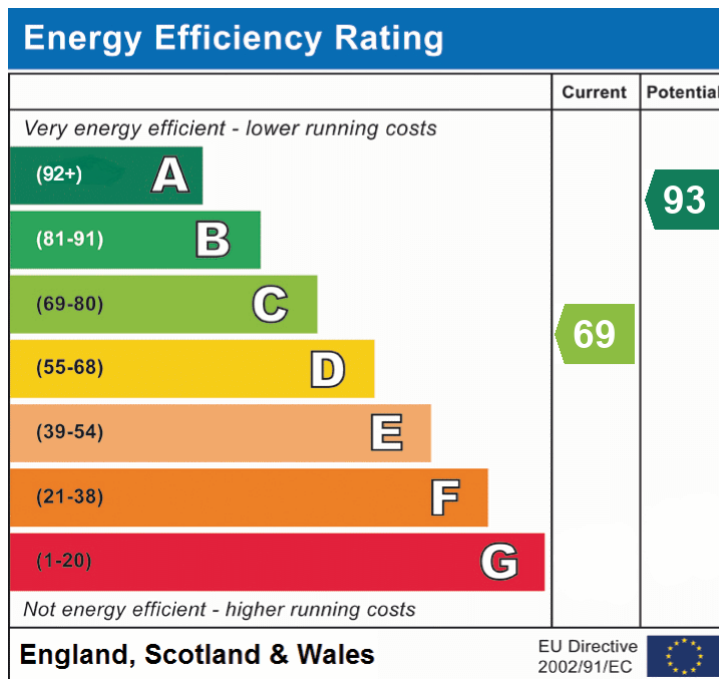
## Directions

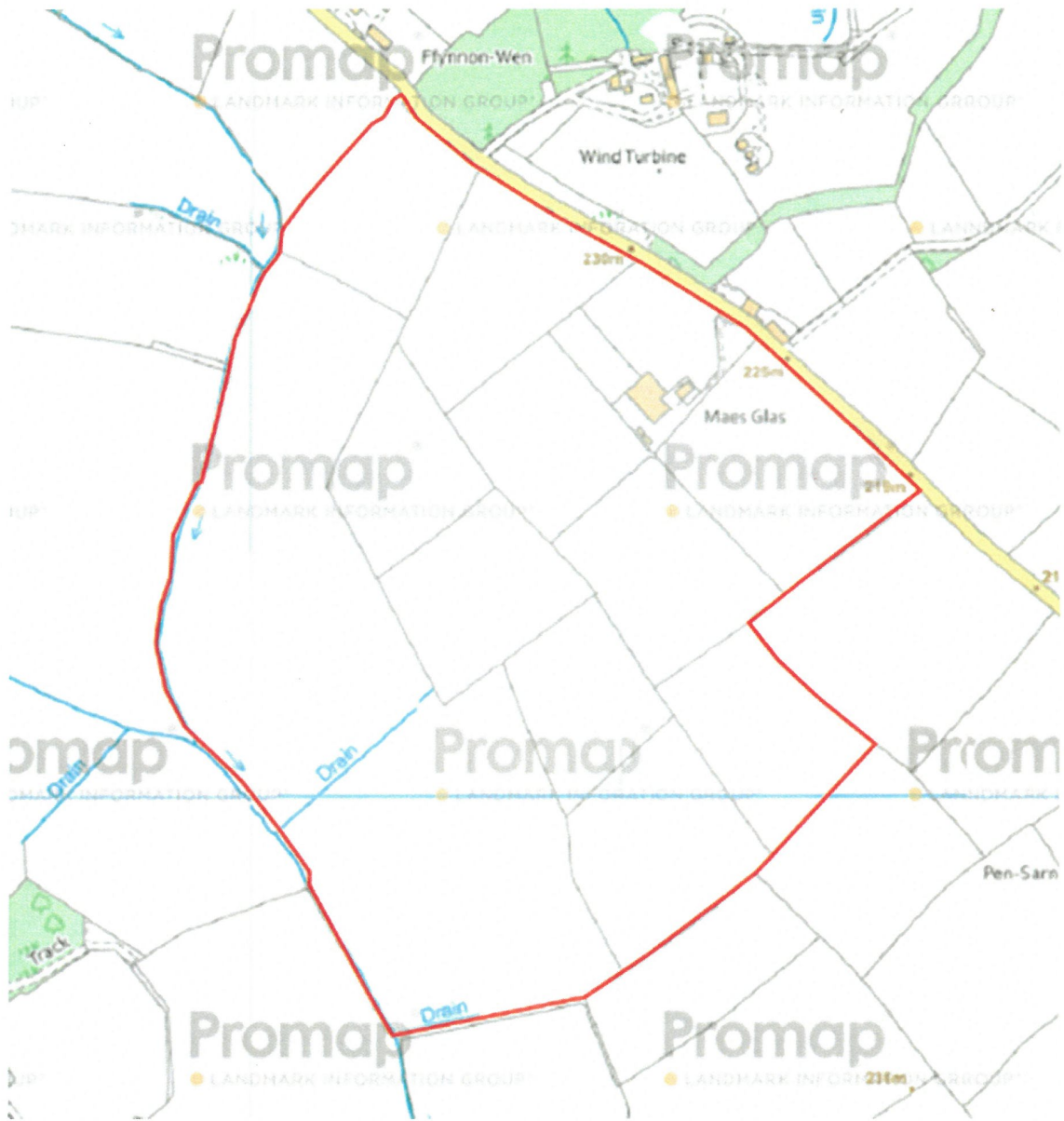
From Lampeter take the A482 to Temple Bar crossroads. Turn left towards Cribyn onto the B4337. Continue to the Village of Cribyn turning right just before the old School on entering the Village of Cribyn. Follow this road for approximately 2 miles and the entrance to Maesglas will be located on your left hand side, 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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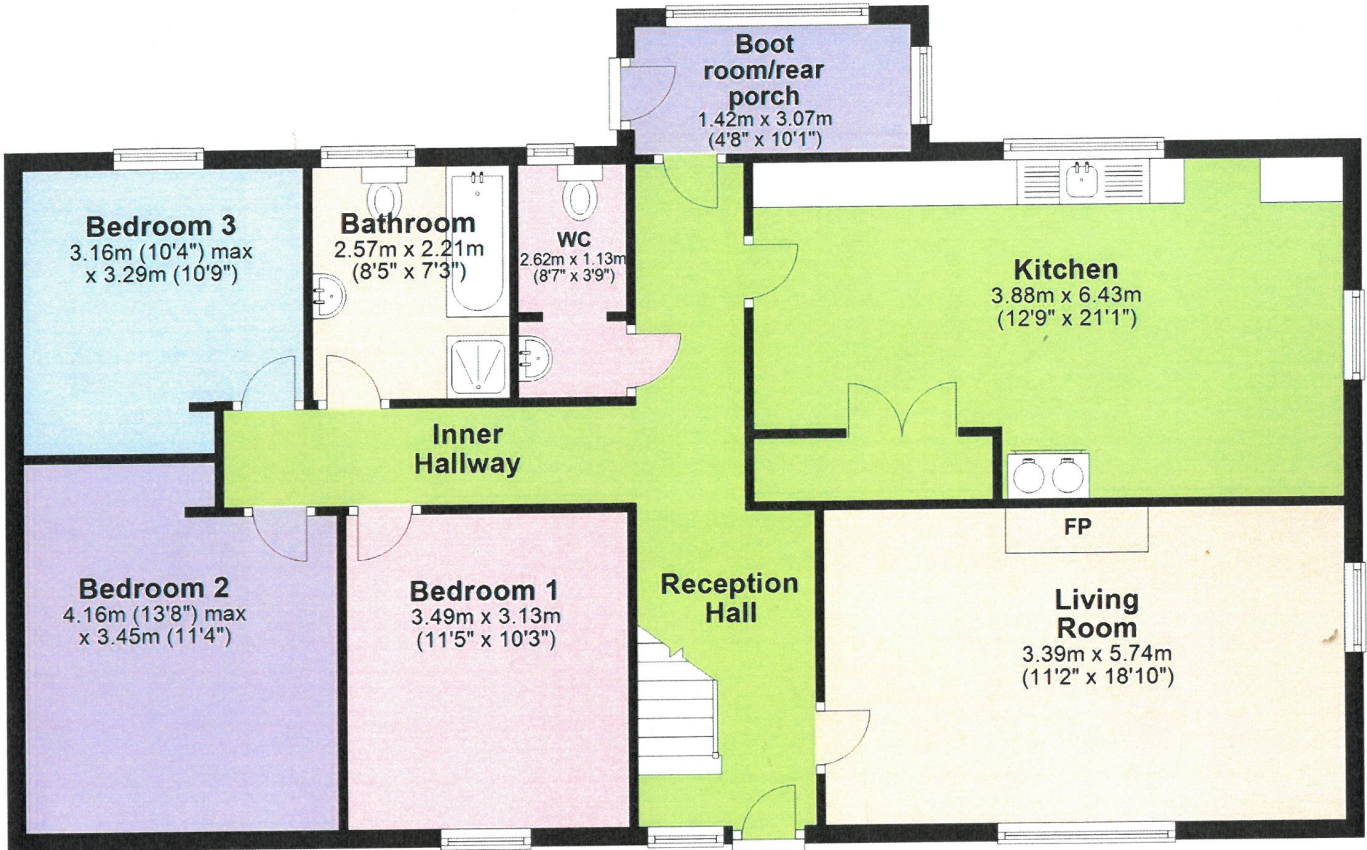






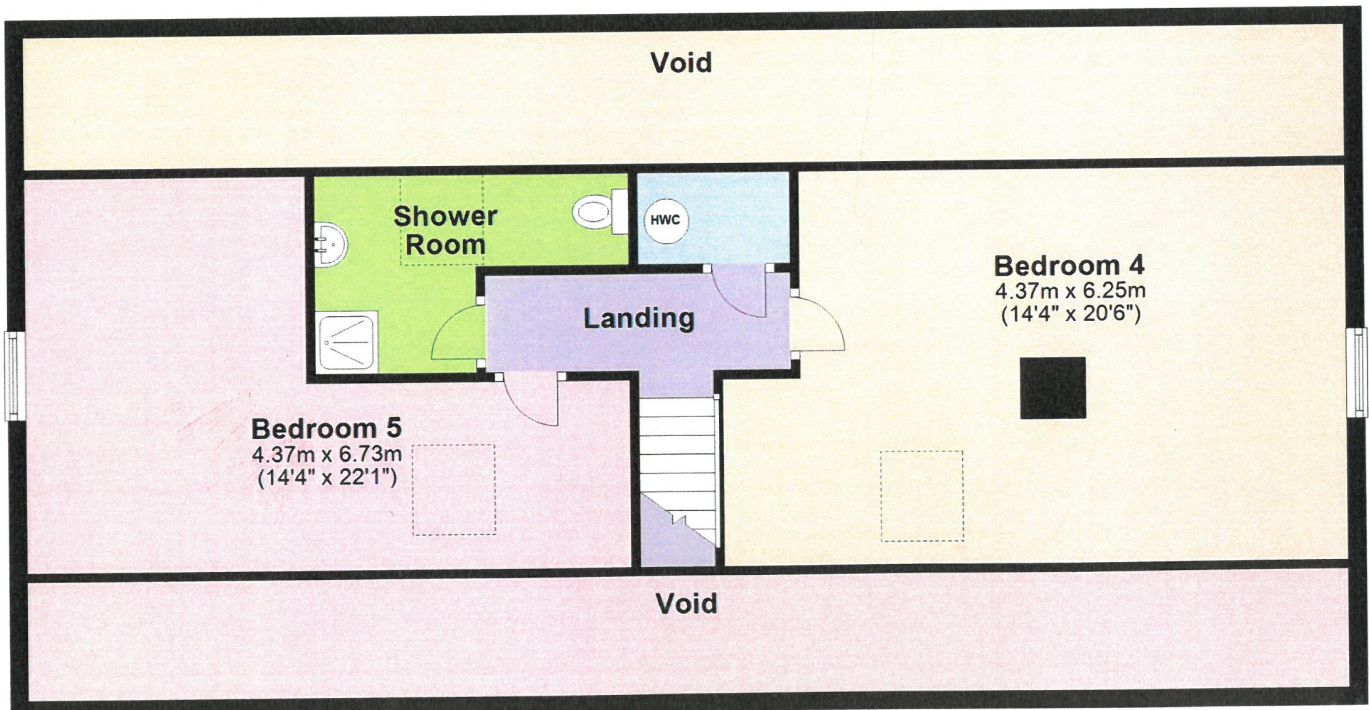
## Ground Floor

Approx. 113.2 sq. metres (1218.4 sq. feet)



## First Floor

Approx. 107.8 sq. metres (1160.0 sq. feet)



Total area: approx. 221.0 sq. metres (2378.4 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Maesglas, Dihewyd, Lampeter**