

Regulated by:



Since 1989

*A smallholder's dream. A highly appealing country smallholding of around 9.1 acres overlooking the Cambrian Mountains. Penuwch, West Wales*



**Llether Wernen, Penuwch, Tregaron, Ceredigion. SY25 6RA.**

**REF: A/4924/LD**

**£625,000**

\*\*\* A smallholder's dream come true \*\*\* Prepare to be impressed - A well thought out country smallholding \*\*\* In all extending to around 9.1 acres or thereabouts of productive grazing \*\*\* Traditional and utterly charming 2 bedroomed, 2 bathroomed cottage \*\*\* Carefully managed and cared for by the current Owners

\*\*\* Versatile range of useful outbuildings - That would suit all interest \*\*\* Self sufficiency with your very own Home Butchery and Dairy \*\*\* Fantastic opportunity awaits \*\*\* Current Owners currently maintain a Herd of elite Health Status Native Breed Cattle \*\*\* Six well managed enclosures - Ample shelter, fenced and gated \*\*\* Productive allotment with raised beds and fruit orchard \*\*\* Workshop, hay barn and various Animal housing \*\*\* Private driveway - Total privacy

\*\*\* This is a true definition of a smallholding \*\*\* South Easterly facing with outstanding views over the Cambrian Mountains \*\*\* Live the dream the beautiful West Wales countryside

## LOCATION

Llether Wernen is located on the edge of the Village Community of Penuwch, within walking distance of a Public House and Places of Worship. The property lies some 7 miles from the Market Town of Tregaron at the foothills of the Welsh Cambrian Mountains, an area renowned for Pony trekking, mountain walks, fishing, etc., and some 9 miles from the Cardigan Bay Coast at the Georgian Harbour Town of Aberaeron. The property lies half an hour's drive from the University Town of Aberystwyth and is equidistant to Lampeter.

## GENERAL DESCRIPTION

Here lies an unique opportunity to acquire a stand along smallholding. The current Vendors have worked tirelessly to create this stunning 9.1 acre country holding that would be perfect for anyone contemplating a lifestyle change.

The property itself is well presented and maintained and offers 2 double bedroomed accommodation along with open plan ground floor living. Externally lies the true beauty, with its versatile range of outbuildings to include your own personal Home Butchery and Dairy. The land surrounds the holding, being split into six manageable enclosures, all of which having ample Animal shelter, being well Stock fenced and gated.

A property of this caliber and status does not come to the market often and it is only enhanced by the magical views over the Cambrian Mountains.

The accommodation at present offers more particularly the following:-

## THE COTTAGE

### BOOT ROOM

With solid front entrance door, tiled flooring, spot lighting.

### UTILITY ROOM

With plumbing and space for automatic washing machine, tumbler dryer and space for a chest freezer.

### INNER HALLWAY

Leading to

## BATHROOM

With a recently modernised suite with aqua boards throughout, enjoying a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, spot lighting.



## OPEN PLAN LIVING AREA

23' 6" x 15' 3" (7.16m x 4.65m).

## KITCHEN AREA

A recently refurbished fitted Pine kitchen having a range of wall and floor units with work surfaces over, stainless sink with mixer tap, Indesit fitted electric oven with a 4 ring Beko hob and extractor hood over, space and plumbing for dishwasher, tiled flooring.



## LIVING AREA

With an impressive stone open fireplace (constructed from stone quarried at the property) incorporating a large cast iron multi fuel stove on a stone hearth, tiled flooring, staircase to the first floor accommodation with understairs storage cupboard.



LIVING AREA (SECOND IMAGE)



## FIRST FLOOR

### LANDING

With shelved linen cupboard.



## BEDROOM 1

11' 9" x 8' 3" (3.58m x 2.51m). With spot lighting, fitted double wardrobe with secret door onto airing cupboard that houses the hot water cylinder and immersion, T.V. point, electric heater, picture window enjoying views over the farmyard and the land beyond.



## HOME OFFICE SPACE

With space Velux roof window and door through to the attic space.

## BEDROOM 2

12' 0" x 8' 7" (3.66m x 2.62m). With a singular built-in cupboard, electric heater, picture window with fine views over the yard and the land.



## EN-SUITE

With shower cubicle, low level flush w.c., oval free standing wash hand basin with mixer tap, Velux roof window, access to an undereaves storage area.

## EXTERNALLY

### GARAGE

14' 7" x 13' 4" (4.45m x 4.06m). With a brand new profile roof and wind break doorway and also housing the cold store.



### STONE RANGE

20' 0" x 15' 0" (6.10m x 4.57m). Currently divided into two sections and could offer stabling or various Animal housing but currently utilised as a hay barn.

### HOME DAIRY

13' 7" x 7' 4" (4.14m x 2.24m). Fully functioning Dairy with a 4ft washing sink, Burco hot water system, various storage areas and work surfaces, roller shutter door opening onto an adjoining singular milking system with Cow head lock parlour.



### 4 BAY MULTI PURPOSE BARN

30' 0" x 15' 0" (9.14m x 4.57m). With concrete flooring and rubber mats and hay racks.



### LEAN-TO CALF SHELTER

9' 0" x 8' 0" (2.74m x 2.44m)

### WOOD STORE

16' 0" x 8' 3" (4.88m x 2.51m).

### WORKSHOP

12' 0" x 8' 0" (3.66m x 2.44m). Of cedarwood construction.

### 3 CALF-TEL GROUP HUTCHES

Located beside the yard and Winter turn out area.

### OPEN FRONTED TRACTOR SHED

26' 0" x 9' 2" (7.92m x 2.79m).

### EXTERNAL MACHINERY STORE AREA

Being secure and private.

### YARD AREA

Concreted yard area with Winter turn out area and various gated enclosure points.

## HOME BUTCHERY

12' 0" x 10' 0" (3.66m x 3.05m). Fully functioning throughout with a range of fitted wall and floor units with stainless steel double sink and drainer unit with fitted dishwasher and ample work surfaces, being fully insulated, and being thermal double roofed, with mains water connection.

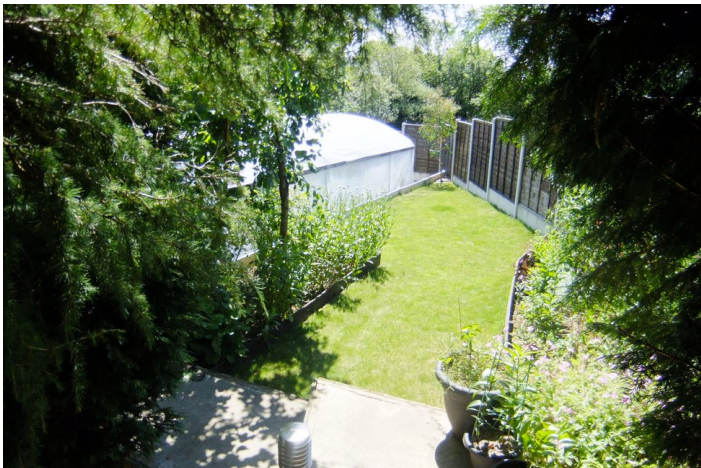


## GARDEN SHED

9' 0" x 6' 0" (2.74m x 1.83m).

## GARDEN

To the side of the property lies a cottage garden area with level lawned areas and various flower beds and also benefiting from a Poly Tunnel.



## POLY TUNNEL

30' 0" x 18' 0" (9.14m x 5.49m). With two large raised growing beds.



## VEGETABLE GARDEN



## GREENHOUSE

8' 0" x 6' 0" (2.44m x 1.83m).

## ALLOTMENT

A vegetable garden with raised beds and four large cold frames.

## GARDEN TOOL SHED

## ORCHARD

With a range of Apple and Cherry trees.

## SUMMERHOUSE

16' 0" x 18' 0" (4.88m x 5.49m). Of high quality Tuin timber construction with electricity available.



## RAISED DECKING AREA

With sunken and glazed pond enjoying fantastic views over the Cambrian Mountains.



## THE LAND

We are informed that the property extends to around 9.1 ACRES or thereabouts, split into six well managed productive enclosures, all of which surrounds the property, having easy gated access points. All fields are well Stock fenced and have ample Animal shelter. May we say it has been well managed by the current Vendors and a true asset to this property.



## THE LAND (SECOND IMAGE)



## THE LAND (THIRD IMAGE)



## PARKING AND DRIVEWAY

The property enjoys a private driveway that leads down through the yard area giving easy access to all outbuildings, the cottage and the land.



## FRONT OF PROPERTY



## AGENT'S COMMENTS

The ultimate country smallholding. Bring self sufficiency to another level.

## PLEASE NOTE

Photos were taken during the Summer Season.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

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

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, electric heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

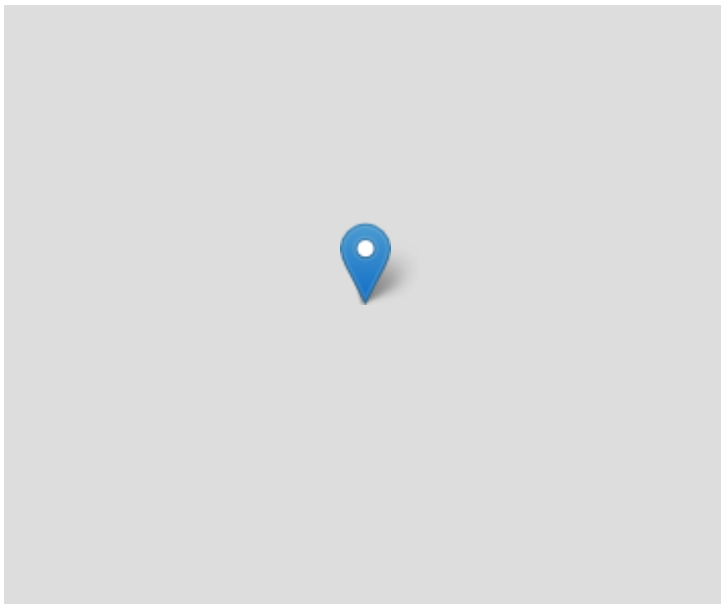
## Directions

From Aberaeron proceed North East on the A487 Coast road through the first Village of Aberarth. On leaving Aberarth turn right onto the B4577 Pennant road. Follow this road to the Village of Pennant. Carry straight on at the crossroads and continue on the B4577 road to the Village of Cross Inn. At Cross Inn again carry straight on at the crossroads. Continue on the B4577 road straight on to the Village of Bethania and to the next Village of Penuwch. Drive through the Village of Penuwch, passing the former Primary School (now The Hungry Ram), and the Public House (Penuwch Inn), and after another 300 yards the entrance driveway to Llether Wernen will be located on your right hand side.

VIEWING: Strictly by prior appointment only. Please contact the Sole Selling Agents, Morgan & Davies, at the Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view 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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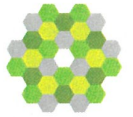
## Energy Efficiency Rating

|                                                    | Current                    | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 88        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   | 32                         |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| England, Scotland & Wales                          | EU Directive<br>2002/91/EC |           |



HM Land Registry  
Official copy of  
title plan

Title number **CYM33178**  
Ordnance Survey map reference **SN6062NW**  
Scale **1:2500**  
Administrative area **Ceredigion / Ceredigion**



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