

A unique 20 acre smallholding with substantial 5 bedroom farmhouse with adjoining plot for a detached dwelling with extant planning permission. Rhydlewis near Newcastle



Brithdir Farm, Rhydlewis, Llandysul, Ceredigion. SA44 5SN.

£695,000

A/5456/RD

**** A unique smallholding in an elevated position enjoying a wonderful countryside outlook ** Productive grassland ** Substantial 5 bedroom farmhouse ** Adjoining building plot with extant planning permission for the erection of the dwelling ** Ideal multi-generational opportunity ** Potential to re-establish an agricultural/commercial buildings ** Private setting with no overlooking ****

Close to the village amenities ** 10 minute drive to Cardigan Bay coastline ** Historic local holding ** Potential for re-instatement ** Wonderful property in an attractive setting with excellent scope for redevelopment and a great project for a willing party **

Quiet country location, a mile or so from the village community of Rhydlewis, some 2 miles off the main A487 coast road at Brynhoffnant which offers an excellent range of local amenities including convenience store, filling station, public house, area primary school etc. A 15 minutes drive from the Cardigan Bay coast with its several popular sandy beaches. Half an hours drive from the County town of Cardigan with its comprehensive range of shopping and schooling facilities. Also within an easy reach of the Teifi Valley town of Newcastle Emlyn which has its own comprehensive range of shopping and schooling facilities. 40 minutes



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

BRITHDIR FARM

An historic 20 acre smallholding previously the homestead of a larger farm unit.

The property comprises of a substantial 5 bedroom farmhouse, refurbished in recent times providing an attractive and comfortable family living home with wonderful outlook over the adjoining countryside.

Adjoining the main house is a separate building plot for the erection of a new detached 3 bedroom house with extant detailed planning permission.

The historic farmyard is in need of reinstatement but the footings are in place for an erection of a modern purpose buildings for agricultural or commercial use, subject to the necessary consents.

The 20 acres of grounds that surround the main house are accessed via a private driveway from the adjoining county road to an elevated position with a wonderful outlook over the adjoining countryside.

A rare and unique opportunity to secure a smallholding with planning permission in open countryside for an unrestricted dwelling.

The Building Plot adjoins Brithdir Farm yard and the area being sold is on the Eastern side of the yard where there are original hay barns etc. in-situ (Barns to be demolished in readiness for construction.

Detailed plans have been approved and full planning permission given on the 11th October 2018. Plans were deposited on the 29th January 2021 and approved with building works having commenced for the footings to keep the planning permission live.

(Planning Application No A180831)

(Building Regulations Plan No 0059/21/FP/MAST)

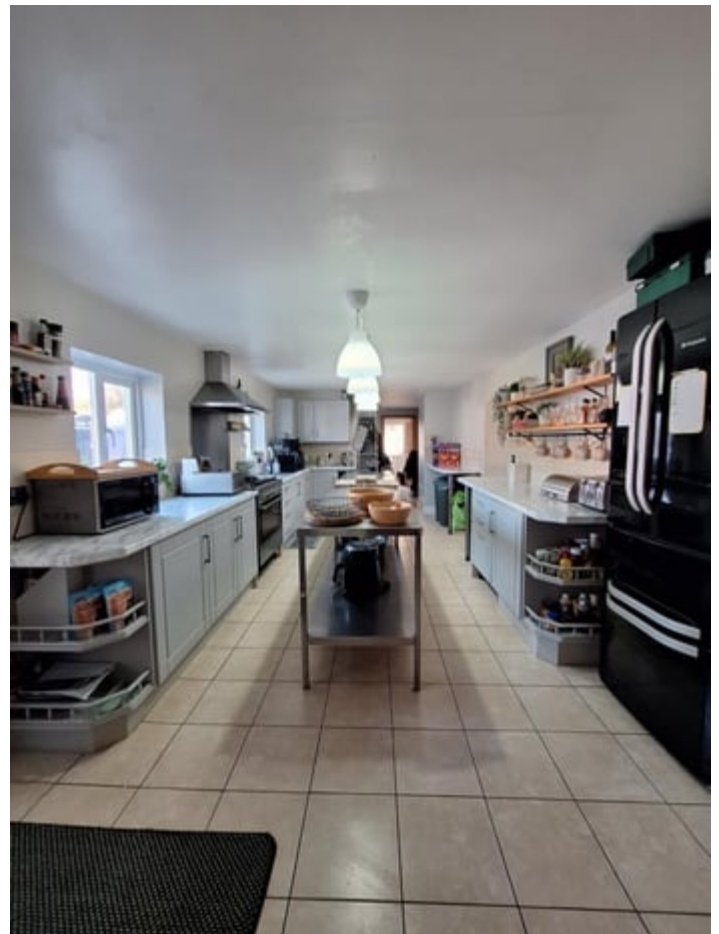
Copies of all documents available for inspection from the Agents office or can be sent via Post or Email.

The accommodation provides as follows :

THE FARMHOUSE

Kitchen Area

22' 1" x 10' 6" (6.73m x 3.20m) with a modern range of grey wall and base units with space for cooking range, with extractor over, fitted dishwasher, stainless steel sink and drainer with mixer tap, tiled splashback, place for freestanding fridge/freezer, tiled flooring, rear window and door to garden.





Ground Floor Wet Room

9' 3" x 10' 6" (2.82m x 3.20m) with walk in shower, WC, single wash-hand basin, radiator, tiled flooring, window to rear.

Sitting Room

9' 5" x 7' 2" (2.87m x 2.18m) with dual aspect windows to front and side, glass door to front, laminate flooring, multiple sockets, radiator.



Utility Room

6' 7" x 11' 6" (2.01m x 3.51m) with plumbing for washing machine, sliding glass door, Boulter oil boiler, tiled flooring.



Lounge

14' 3" x 27' 9" (4.34m x 8.46m). Character family living room with space for electric fire, window to front, 2 x radiators, stone inglenook fireplace with multifuel burner on a slate hearth, laminate flooring, open staircase to first floor.



Landing

3' 3" x 6' 9" (0.99m x 2.06m) with access to :

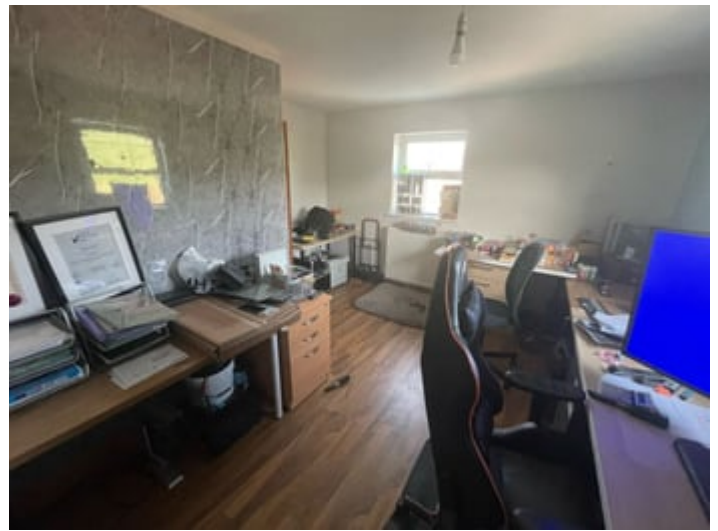
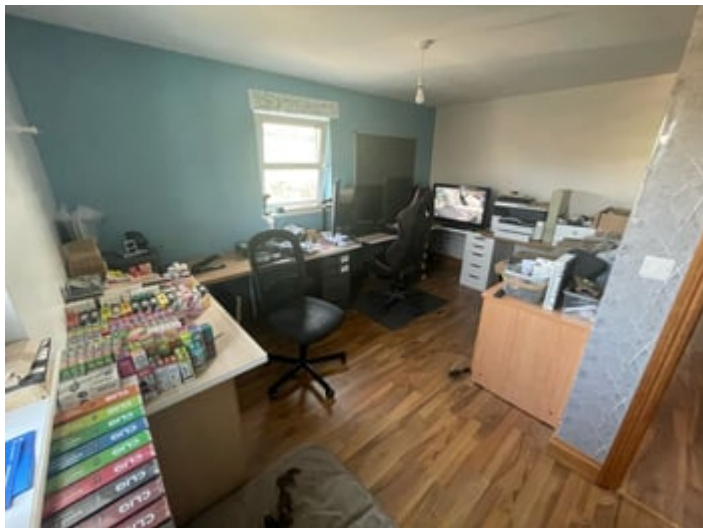
Bedroom 1

11' 5" x 15' 5" (3.48m x 4.70m) window to front and side, multiple sockets, radiator.



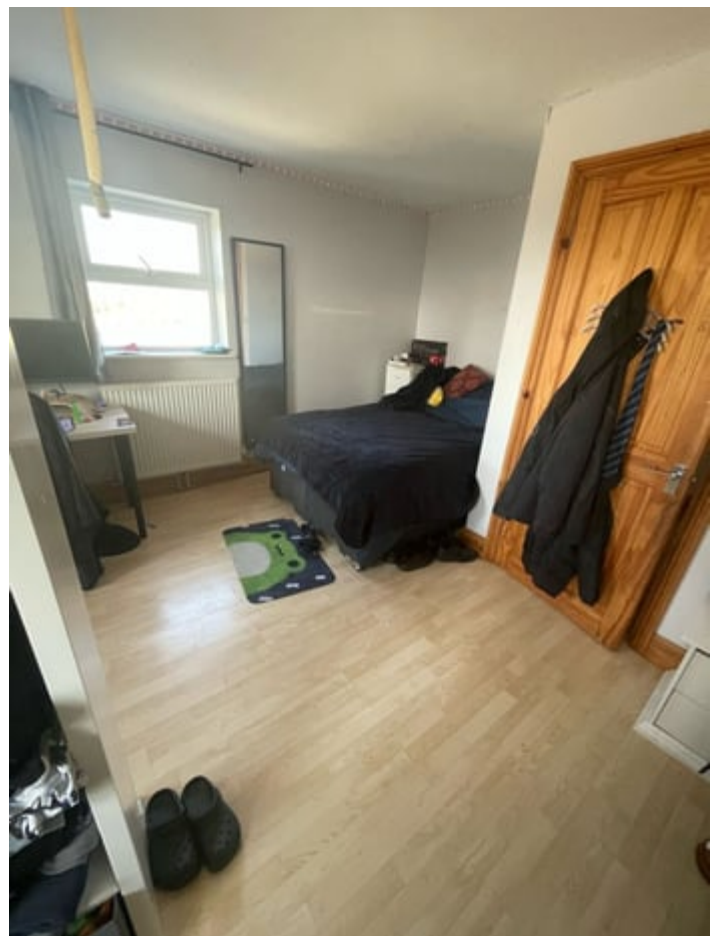
Rear Bedroom 2

14' 2" x 12' 1" (4.32m x 3.68m) (max). Double bedroom which is currently used as a study, multiple sockets, radiator, dual aspect windows to rear and side.



Rear Bedroom 3

8' 8" x 18' 5" (2.64m x 5.61m). Double bedroom, window to rear, multiple sockets, radiator, laminate flooring.



Front Bedroom 4

15' 2" x 17' 1" (4.62m x 5.21m). Double bedroom with window to front, laminate flooring, multiple sockets, radiator, connecting door into -



Inner Landing

With window to front, multiple sockets, access to loft.

Rear Bedroom 5

12' 5" x 17' 6" (3.78m x 5.33m). Double bedroom, window to rear, multiple sockets, radiator, laminate flooring.

Bathroom

Corner shower unit, WC, single wash-hand basin, airing cupboard, tiled flooring.



Front Bathroom

11' 4" x 8' 0" (3.45m x 2.44m) with enclosed shower, WC, single wash-hand basin, corner bath, heated towel rail, part tiled walls.



Loft

51' 0" x 16' 2" (15.54m x 4.93m). Excellent potential for conversion being fully boarded, 3 x Velux rooflights over.

EXTERNAL

The property is approached via the existing farm track from the adjoining county road, leading up centrally through the fields until you reach the main homestead and the first 3 acre parcel is on your left hand side and the building plot on your right hand side. The track continues to the front of the main house.



Farmyard

With a range of former farm buildings including a 60' x 20' outbuilding with shuttered concrete and zinc panelling to walls, part concrete base and open ended to front. Concrete base for former cubicle buildings with access to the side slurry pit.





Former Milking Parlour

17' 7" x 30' 0" (5.36m x 9.14m) in need of replacement, but structure in place with part box profile roof.



The Land

Measures some 20 acres of thereabouts of productive grassland in need of attention in places, but providing a wonderful setting and secure boundary to the property, enjoying an elevated position and settled in an early growing grass region.



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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –

www.morgananddavies.co.uk. Also on our FACEBOOK

Page - www.facebook.com/morgananddavies. Please 'LIKE'

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news and 'Chat to Us'.

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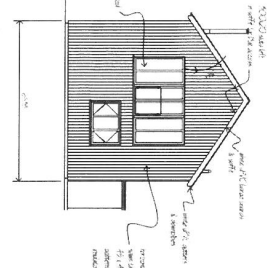
Services

The property benefits from mains water, electricity, private drainage and oil fired central heating.

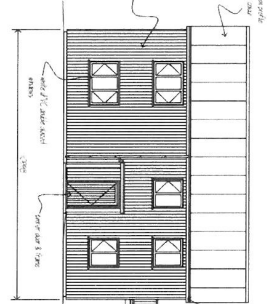
Tenure : Freehold

Council Tax Band : F (Ceredigion County Council)

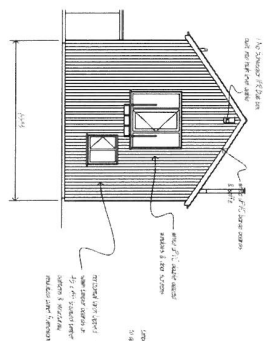
Proposed East Elevation Scale 1/100



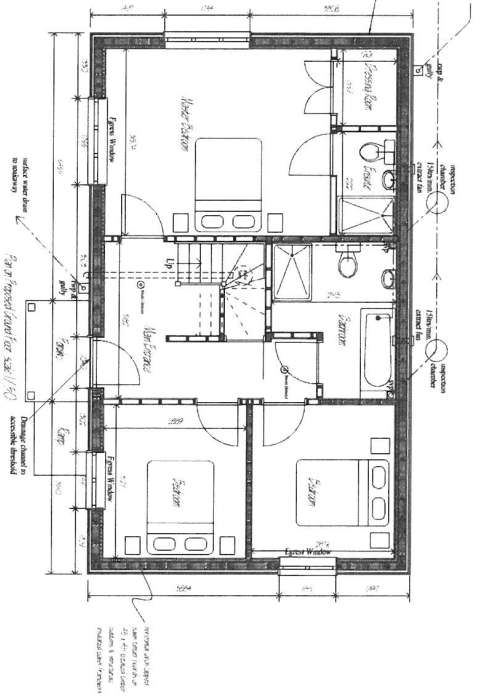
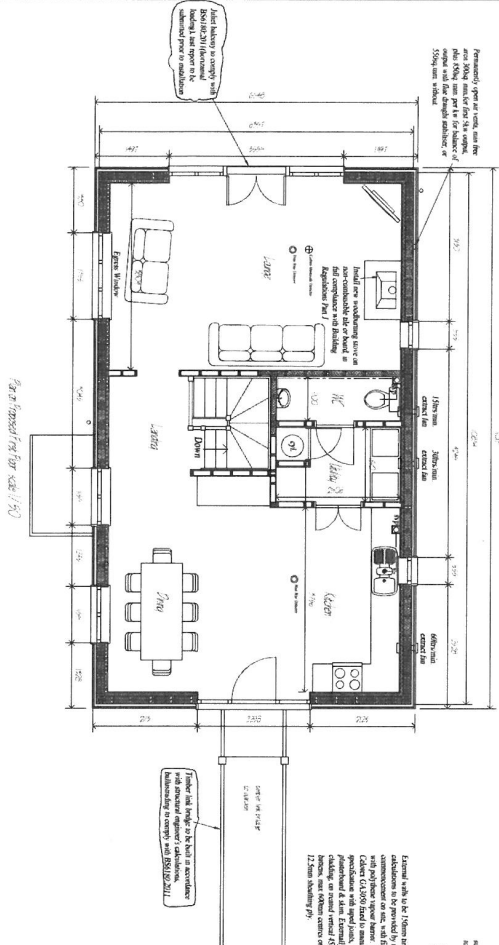
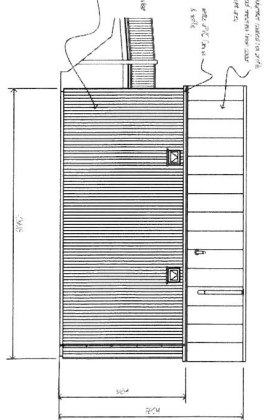
Proposed West Elevation Scale 1/100



Proposed North Elevation Scale 1/100

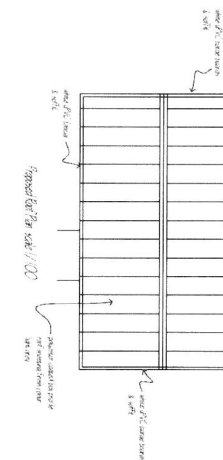


Proposed South Elevation Scale 1/100



Building Information: This drawing is for the proposed building shown on the site plan. The building is a two-story structure with a total area of 1,200 square feet. The building is located at 1234 Main Street, City, State, ZIP. The building is owned by John Doe. The building is being constructed by ABC Construction. The building is being constructed on a lot that is 100 feet wide and 120 feet deep. The building is being constructed on a lot that is 100 feet wide and 120 feet deep. The building is being constructed on a lot that is 100 feet wide and 120 feet deep.

Notes: 1. All dimensions are in feet and inches. 2. All dimensions are to the center of the wall unless otherwise noted. 3. All dimensions are to the center of the wall unless otherwise noted. 4. All dimensions are to the center of the wall unless otherwise noted. 5. All dimensions are to the center of the wall unless otherwise noted. 6. All dimensions are to the center of the wall unless otherwise noted. 7. All dimensions are to the center of the wall unless otherwise noted. 8. All dimensions are to the center of the wall unless otherwise noted. 9. All dimensions are to the center of the wall unless otherwise noted. 10. All dimensions are to the center of the wall unless otherwise noted.



This drawing has been prepared for Planning & Building Regulations Approval & MUST NOT be used for any other purpose. DO NOT SCALE FROM THIS DRAWING. Only use written dimensions. All dimensions should be checked on site before work is put in hand. All designs are to be the contractor's responsibility. All designs are to be the contractor's responsibility. All designs are to be the contractor's responsibility.

Proposed Restaurant Building Elevations/Layout ©
Bram Fash Architects, Architects
5444 55th
for Mr. Lachin Thomas
Drawing No. B01916/Layout 03 Rev B
Scale - 1/50, 1/100
Drawn - November 2017
3rd Floor: 34 St. Main Street, City, State, ZIP
Tel: 0239 62666 Fax: 0239 62288 e: info@bramfash.com

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (66)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

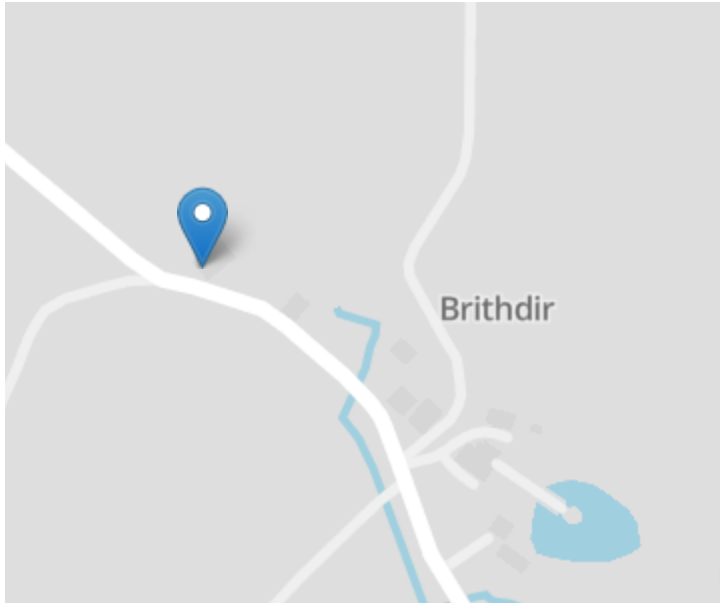
Any risk of coastal erosion? No

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? No



Directions

For ease of directions the vendor will meet viewers on the square in the village of Rhydlewls just by the bridge - By Appointment.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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