

A rurally positioned 11 acre smallholding with substantial 5 bedroomed farmhouse and a range of outbuildings. Near Tregaron, West Wales



Fferm Fach, Llangeitho, Tregaron, Ceredigion. SY25 6SY.

£599,000

A/5241/LD

*** Delightful rural position *** Country smallholding of approximately 11 acres *** A superior modern and extended 5 bedroomed farmhouse with possible annexe (s.t.c.) *** Beautifully presented and perfect Family home or possibly holiday let accommodation (s.t.c.)

*** A modern range of useful outbuildings/stables/workshop *** Self sufficiency with two poly tunnels, two greenhouses and established vegetable garden *** Mature lawned gardens with large fish ponds *** Suiting Equestrian purposes with two large naturally bordered paddocks

*** Rural but not remote - 1 mile from the popular Aeron Valley Village of Llangeitho *** 3 miles from the Historic Market Town of Tregaron and 8 miles equidistant to both the Harbour Town of Aberaeron and the University Town of Lampeter *** Please note the property is subject to an agricultural restriction



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LOCATION

Beautifully secluded at Grid ref:627 588 200m off the B4342 Stags Head to Llangeitho lane, 1 mile from the village of Llangeitho with Junior school, convenience store, tea room, Public House and Place of Worship. 3 miles from the Historical market town of Tregaron, 8 miles equidistant from both the Harbour town of Aberaeron and University town of Lampeter.

GENERAL



Fferm Fach - a delightful rurally positioned country smallholding of approx 11 acres. the farmhouse is a modern and spacious dwelling offering comfortable 5 bedroomed family accommodation with possible 'granny annex/holiday let' (s.t.c.)

Externally it enjoys an extensive range of stables, workshop and general outbuildings and is perfectly suiting an equestrian holding. The land is level in nature having natural tree lined boundary and provides great privacy to the property. The gardens being mature, laid to lawn with two large fishing ponds providing an attractive outlook.

The accommodation presently offers the following:-

RECEPTION HALL

Having access via UPVC front entrance door with side glazed panel. Staircase to the first floor accommodation. Open access to the living room.



LIVING ROOM

20' 2" x 10' 9" (6.15m x 3.28m) - a spacious living area with laminate flooring, feature fuel burner on slate hearth. Doorway leaving through to the conservatory.



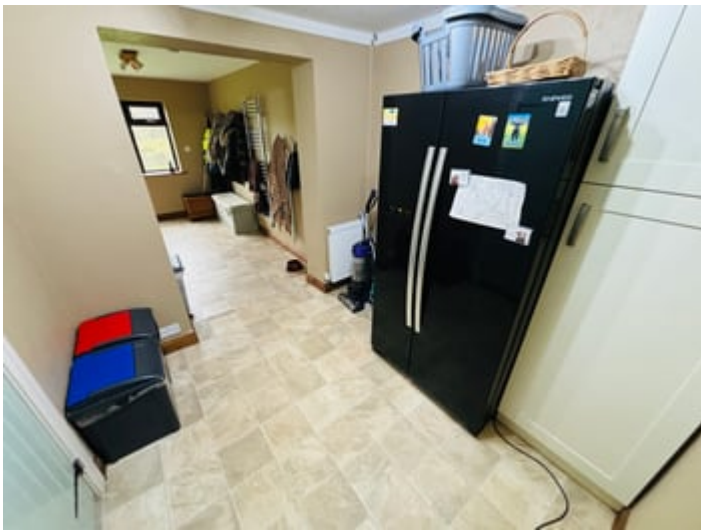
CONSERVATORY

11' 3" x 10' 0" (3.43m x 3.05m) of UPVC construction with terracotta flooring and underfloor heating. Enjoying views over the land and the lakes.



UTILITY/BOOT ROOM

21' 7" x 10' 9" (6.58m x 3.28m) split into two rooms with good range of fitted wall and floor units with worksurfaces over. Space and plumbing for washing machine and tumble drier. Vinyl flooring. Doorway through to rear garden. Wall mounted chrome radiator.



CLOAKROOM

With low level flush w.c., pedestal wash hand basin, extractor fan.

KITCHEN/DINER

20' 2" x 12' 6" (6.15m x 3.81m) with 'Shaker style' kitchen with range of wall and floor units with worksurfaces over. Stainless steel 1.5 bowl sink and drainer unit, Rangemaster style stove with oven & hob with extractor hood over. Space and plumbing for dishwasher and space for fridge/freezer. Tiled splashbacks, vinyl flooring. Open plan access to the dining room.



DINING ROOM

12' 4" x 10' 4" (3.76m x 3.15m) with oak wooden flooring and underfloor heating. Double aspect windows overlooking the rear garden.



SIDE HALLWAY

With laminate flooring leading to the further ground floor bedroom accommodation and housing the 'Worcester LPG gas fired central heating boiler that runs the main residence.

PRINCIPAL BEDROOM

20' 2" x 16' 7" (6.15m x 5.05m) with doorway leading to the bedroom conservatory via glazed UPVC entrance door.



PRINCIPAL BEDROOM - CONSERVATORY

15' 2" x 6' 3" (4.62m x 1.91m) of UPVC construction enjoying views over the land and lake. Laminate flooring.



PRINCIPAL BEDROOM - EN-SUITE BATHROOM

En-suite bathroom with part tiled walls, vinyl flooring. Panelled bath with shower over, low level flush w.c., pedestal wash hand basin.



BEDROOM 2

14' 3" x 9' 3" (4.34m x 2.82m) with radiator.



BEDROOM 2 - EN SUITE

With shower cubicle, pedestal wash hand basin, low level flush w.c., vinyl flooring.



FIRST FLOOR

LANDING

With access to large under eaves airing cupboard.

BEDROOM 3

11' 4" x 14' 3" (3.45m x 4.34m). With views to the front of the property, radiator.

BEDROOM 4

14' 10" x 8' 9" (4.52m x 2.67m). With views to the rear over the paddocks and garden, radiator.

BEDROOM 5

7' 3" x 10' 6" (2.21m x 3.20m) with views to the front of the property. In built storage cupboard and radiator.



FAMILY BATHROOM

12' 7" x 8' 7" (3.84m x 2.62m) a contemporary newly tiled suite with panelled bath with jacuzzi bath with shower over, pedestal wash hand basin, low level flush w.c., new flooring, fine views to the rear of the property.



EXTERNALLY

STABLE BLOCK 1

55' 0" x 17' 9" (16.76m x 5.41m) split into 5 single stables with power and lighting.



STABLE BLOCK UTILITY ROOM

With power and lighting. Sink unit.

STABLE BLOCK 2

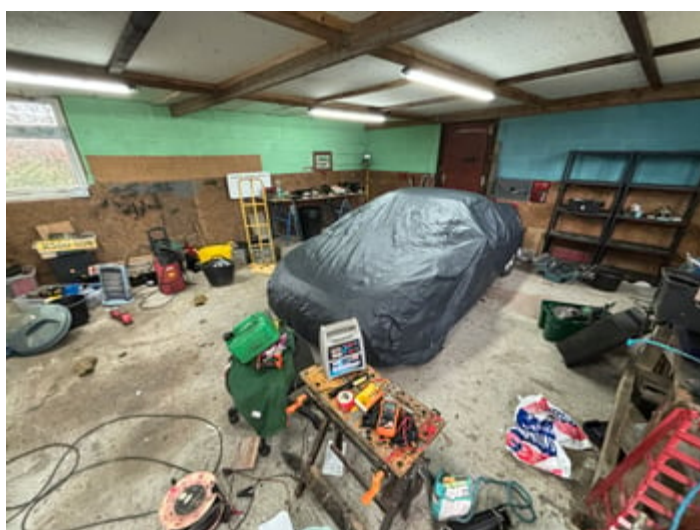
31' 0" x 13' 0" (9.45m x 3.96m) with 2 large stables with power and lighting.

**WORKSHOP**

20' 3" x 13' 11" (6.17m x 4.24m) with power and lighting.

**GARAGE**

20' 3" x 13' 11" (6.17m x 4.24m) with power and lighting.

**LEAN TO OUTBUILDING**

21' 11" x 12' 6" (6.68m x 3.81m) with power and lighting. Double doors.

CONCRETED YARD AREA

TIMBER BUILT STABLES

24' 0" x 12' 0" (7.32m x 3.66m)

CAR PORT



HOME OFFICE

Externally located, being fully insulated with lighting, electricity and having a large outdoor decking area.



VEGETABLE GARDEN

With greenhouses x 2 Polytunnels x 2. Potting shed. Established vegetable garden with raised beds.



LAKES

2 large fishing lakes. with 1 being well stocked to the rear of the property providing a fantastic outlook from the property and overlooking the land. Current owner uses these lakes on a regular basis.



GARDENS

Extensive lawned garden area to the side and rear of the property with good range of shrubs and trees.



THE LAND

The land extends to some 11 acres approximately with two large pasture grazing paddocks with natural hedges and boundaries being fenced and would perfectly suit equestrian purposes or for animal keeping.



PARKING AND DRIVEWAY

A double accessed gravelled parking area with ample parking with good access to the outbuildings and the main residence.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A privately positioned smallholding with great potential.

PLEASE NOTE : this property is subject an Agricultural Restriction

TENURE AND POSSESSION

We are informed that the property is of Freehold tenure and will be vacant upon completion.

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

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.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, LPG gas fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Fibre Broadband speeds available

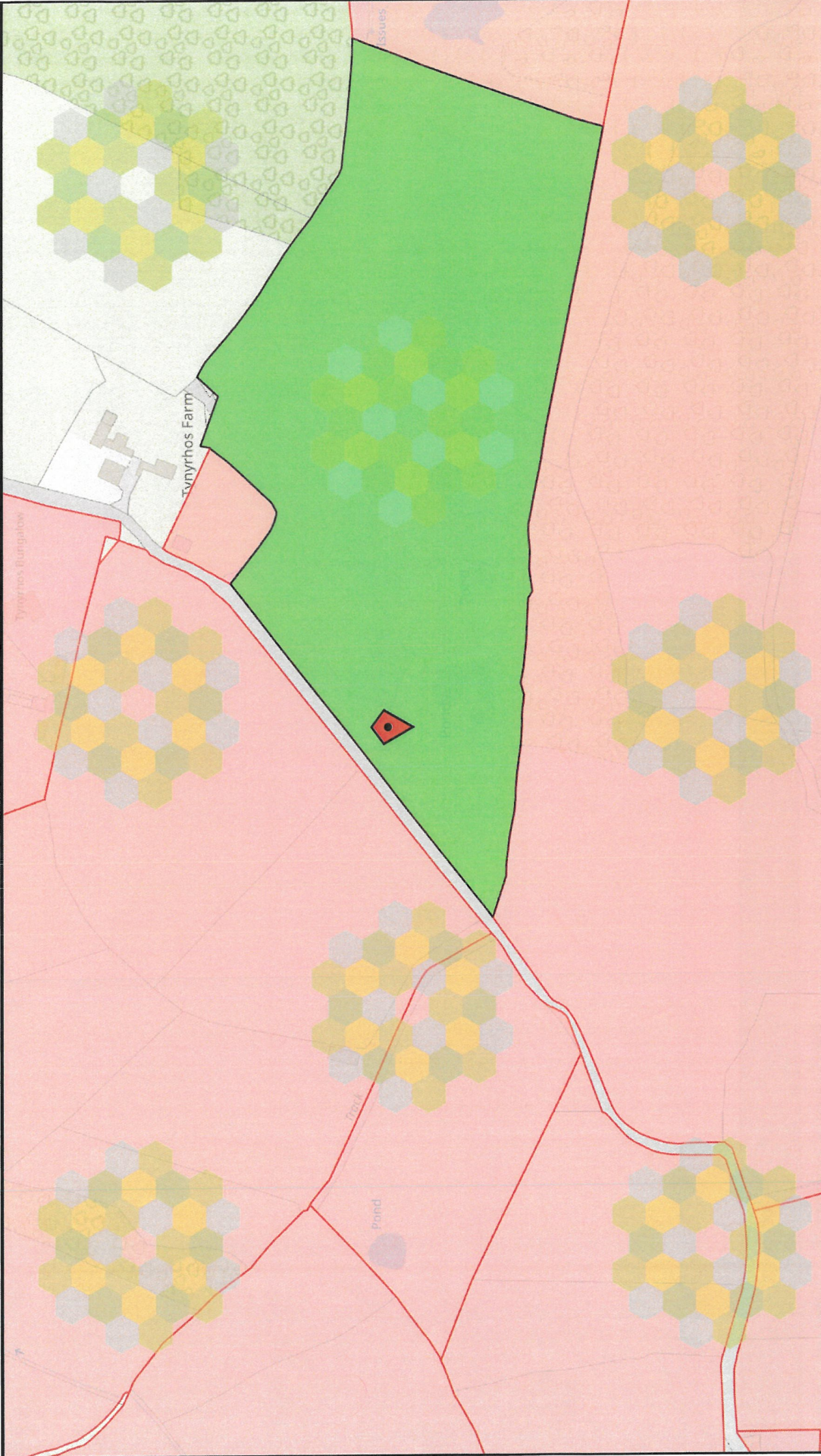
BETA

HM Land Registry



MapSearch Snapshot

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0 10 20 30 40 50 60 70 80 100m

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Map scale 1:2500

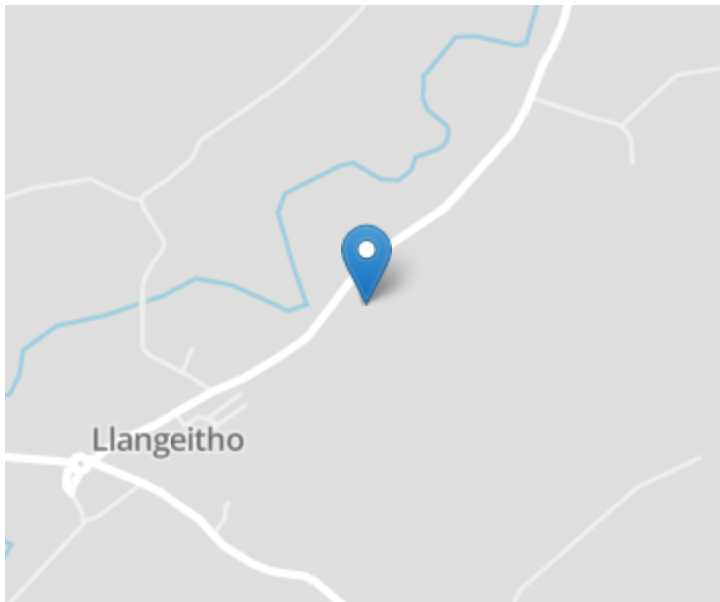
Directions


From Lampeter proceed along the A485 towards Tregaron proceeding through Llangybi and Olmarch to Llanio. Turn left onto the B4578 to Stag's Head. At Stag's Head garage, at the cross roads, turn left and continue along this road for approx 1 mile taking the first council road on the left hand side. Continue along this lane for approximately 300m and the property will be located thereafter on the left hand side (Second on the track) 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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(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 :

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