

*Exceptional 25.7 acre smallholding with outstanding countryside views within this favoured coastal belt. Rhydlewis, near Llangrannog and New Quay. West Wales.*



**Pen-Y-Gaer, Rhydlewis, Llandysul, Ceredigion. SA44 5SG.**

**£925,000**

**A/5246/RD**

**\*\*Exceptional 25.7acre smallholding\*\*Traditional farmyard setting\*\*Character 3 bed farm house with side 1 bed annexe \*\* Outbuildings with potential for conversion\*\*Useful steel frame agricultural buildings and arena\*\*High quality pasture land\*\*Being south facing\*\*Extremely well maintained and presented\*\*A great home with income potential\*\*Peaceful and tranquil setting with great levels of privacy\*\*Useful range of stables\*\*Character stone outbuildings ripe for conversion and re-use\*\*\*\* A TRULY OUTSTANDING COUNTRY/COASTAL PROPERTY WITH AMAZING VIEWS IN AN ELEVATED POSITION OVERLOOKING THE ADJOINING COUNTRYSIDE AND IMMACULATELY PRESENTED \*\***

The property is situated between the villages of Rhydlewis and Ffostrasol along the Cardigan Bay coastal belt. The village of Ffostrasol offers a community hall, popular village pub, busy local shop and good road connections to Llandysul, Carmarthen and the M4. Nearby Brynhoffnant offers an award winning village shop, community primary school, places of worship, public houses with Llangrannog on the Cardigan Bay coastline offering sandy beaches, coastal pubs and cafes. The larger town of Cardigan is less than 30 minutes drive of the property with its supermarkets, secondary school, 6th form college, cinema, traditional high street offerings, retail parks and industrial estates.



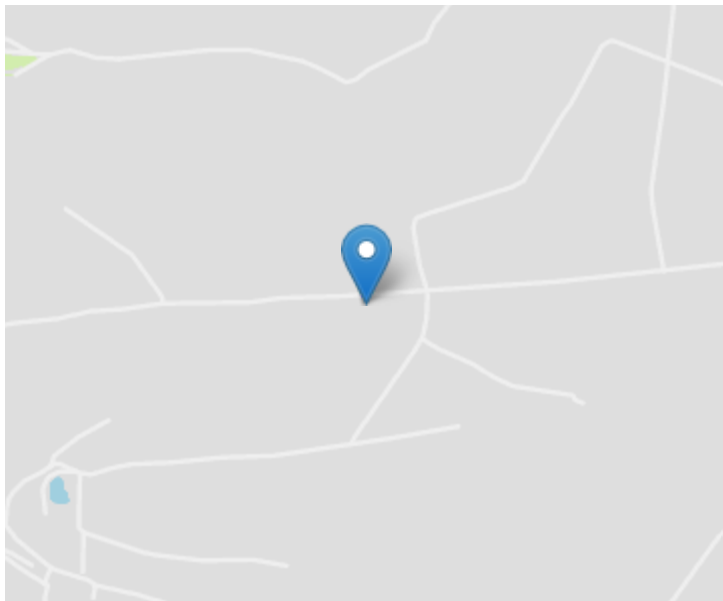
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## GENERAL

An exceptional offering to the marketplace providing 25.7acre smallholding of high quality pasture land ideal for grazing and the growing of crops and ripe for diversification.

The main house offers comfortable and character 3 bedroom accommodation with side 1 bed annexe/cottage suitable for multi-generational living, Airbnb, annexe - a great income potential facility.

The property offers a great range of traditional stone outbuildings which are ripe for conversion for additional commercial or holiday let use.

A useful steel frame outbuilding is provided including a 150' x 65' indoor riding arena with supporting conference room facilities as well as a useful range of stables and potential overflow accommodation.

Very large car park/all weather turnout. Parking for 50+ cars and separate entrance.

There is serious scope for a wonderful rural enterprise at this property with such a large traditional farmyard providing wonderful scope for varying uses.

The land surrounds the property and is divided in part by the adjoining country lane and is south facing.

The property sits in a slightly elevated position overlooking the adjoining countryside which adds to the appeal of the property. Has direct access to bridleway and off road parking.

## THE FARM HOUSE

### GROUND FLOOR

#### Front Porch

Covered oak porch with slate flagstone flooring and hardwood door into:



#### Lounge

A cosy family living space with feature multi-fuel burner on slate hearth and stone surround with oak mantle, window to front, radiator, multiple sockets, TV point, exposed beams to ceiling, under-stairs cupboard.





### Snug/Study/Potential Bedroom

8' 9" x 12' 7" (2.67m x 3.84m) exposed beams to ceiling, window to front, radiator.



### Rear Porch

6' 8" x 5' 6" (2.03m x 1.68m) with glass panel door, slate flooring, radiator.



### Rear Hallway

21' 7" x 5' 9" (6.58m x 1.75m) with feature stone walls, rear windows to garden, radiator, stairs to first floor, airing cupboard.



### Bathroom

11' 8" x 12' 2" (3.56m x 3.71m) with 4' walk-in shower, feature stone walls, exposed beams to ceiling, single wash hand basin on slate flagstone with vanity unit below, radiator, rear window, wood effect flooring.

### Utility Room

9' 7" x 5' 4" (2.92m x 1.63m) with a range of base and wall units, washing machine connection, stainless steel sink and drainer with mixer tap, tiled flooring, rear window.



### Open Plan Kitchen and Dining Area

22' 8" x 15' 2" (6.91m x 4.62m) a great feature of the property with light coloured kitchen units with oak worktop, double Belfast sink with mixer tap, classic Deluxe 110 Rangemaster gas and electric cooking range, tiled splashback, space for freestanding fridge/freezer, feature stone walls, space for dining table, wood effect flooring, breakfast bar with cupboard space and seating area with side sitting space and side patio doors to:



### Conservatory

10' 0" x 20' 0" (3.05m x 6.10m) with uPVC floor to ceiling windows to all sides enjoying all day sunshine with external patio door, electric under-floor heating.



## FIRST FLOOR

### Landing

5' 4" x 30' 8" (1.63m x 9.35m) with window to rear.

### Principal Bedroom

12' 3" x 13' 3" (3.73m x 4.04m) double bedroom, window to front, fitted cupboards, multiple sockets, radiator.



### En-Suite

6' 2" x 12' 2" (1.88m x 3.71m) with 4' wide walk-in shower with side glass panel, single wash hand basin on vanity unit, WC, rear window, heated towel rail, radiator, jack and jill door to landing.



### Rear Bedroom 2

10' 7" x 9' 1" (3.23m x 2.77m) double bedroom, window to rear, radiator, multiple sockets.



### Front Bedroom 3

9' 4" x 14' 5" (2.84m x 4.39m) double bedroom, window to front enjoying views over the farmyard and adjoining countryside, radiator, multiple sockets, exposed timber panelling to walls.





## EXTERNALLY

### The Grounds

The main house is approached via its own independent access off the county lane to a gated entrance travelling through to the main farmyard.

The house sits in an elevated position overlooking the farmyard and side footpath leading through to rear garden, predominantly laid to lawn with mature planting and fencing to borders leading through to side vegetable patch and side plant room with oil Grant boiler and continuing footpath providing access to:



### COTTAGE / ANNEXE

Having Airbnb potential. Provides -

#### Entrance Hallway

12' 1" x 7' 7" (3.68m x 2.31m) accessed via uPVC glass panel door with open staircase to first floor, washing machine connection, radiator.

#### Kitchen

5' 9" x 7' 1" (1.75m x 2.16m) a range of base and wall units with stainless steel sink and drainer, space for electric oven, tiled splashback.

#### Lounge

14' 2" x 12' 6" (4.32m x 3.81m) feature log burner on slate hearth, windows to front farmyard, radiator, multiple sockets, TV point.

## FIRST FLOOR

Access to Loft.

## Bathroom

9' 3" x 9' 7" (2.82m x 2.92m) with walk-in enclosed shower, WC, single wash hand basin, vinyl flooring, housing Worcester LPG combi-boiler, radiator.

## Bedroom 1

12' 3" x 11' 5" (3.73m x 3.48m) double bedroom, window to front, radiator, multiple sockets

## EXTERNALLY

**Log Store.**

## TRADITIONAL STONE RANGE

Traditional stone range under a slated roof split into numerous useful outbuildings. Having a large car park/all weather turnout for the equestrian interest. Provides viz:



## Dog Grooming Salon

18' 6" x 23' 3" (5.64m x 7.09m) with stable door to front, water and electric connection point, WC and shower, washing machine connection and walk in shower.



## Workshop

14' 4" x 17' 8" (4.37m x 5.38m) multiple sockets, stable door to front, rear door to private garden and vegetable beds area.

## Former Cubicle Shed

9' 9" x 9' 6" (2.97m x 2.90m) with windows and doors to front, former cubicles.

## First Floor Over

15' 4" x 30' 3" (4.67m x 9.22m) accessed via external stone staircase with exposed 'A' frames to ceiling, timber flooring, windows to front.





### Stone Range 2

15' 0" x 55' 7" (4.57m x 16.94m) former cow shed.  
 Traditional stone buildings under a box profile roof with windows to front and split into 3 separate sections including:



### Gym

With concrete base and exposed beams to ceiling.



**Large Steel Frame Building/Riding Arena**

150' 0" x 65' 0" (45.72m x 19.81m) an exceptional steel frame outbuilding in excellent order with box profile cladding with separate access from the farmyard and separate side access points, currently used as a riding and training arena with side steel doors and original concrete base with:



**Side Storage Area**

40' 0" x 24' 8" (12.19m x 7.52m) of block construction under a zinc roof.

**Adjoining Stone Range/Conference Area/Meeting Room/Party Space**

15' 6" x 36' 0" (4.72m x 10.97m) with exposed stone walls, windows to front, concrete base, exposed beams to ceiling.



**First Floor**

36' 0" x 15' 6" (10.97m x 4.72m) a useful storage or potential accommodation area with windows to side, exposed 'A' frames ceiling, slate roof, currently accessed via spiral staircase.



### Side External Storage Area

11' 5" x 18' 4" (3.48m x 5.59m) with steel door to front, adjoining rear storage area.

### Stone Range

16' 7" x 14' 7" (5.05m x 4.45m) A further stone range of stone construction under box profile roof with stable door to front, dual aspect windows.

### OVERFLOW COTTAGE

Converted within the last 6 years, split into:



### Living Space

with electric fire, wood effect flooring, double doors to side.





**Kitchen and Dining Area**

With feature stone walls, window to front garden.



**WC**

Having w.c.

**Mezzanine Floor**

19' 3" x 11' 4" (5.87m x 3.45m) with 7' ceiling height.



**Side Lean-To**

16' 6" x 11' 6" (5.03m x 3.51m) currently used as a recreation room with side patio door.



**Stable Block**

'U' shaped of block construction, box profile roof, providing 7 large stables, each averaging 14'8" x 14'2" each including 1 foaling box, side tack room, electric and water connections, 20' storage area and concrete handling area to front.



**Former Hay Barn**

With rear lean-to with zinc cladding, concrete base, housing overflow static Caravan.

**Static Caravan**

40' 0" x 12' 0" (12.19m x 3.66m) being 2 persons caravan.



**Dutch Barn**

33' 0" x 75' 0" (10.06m x 22.86m) with Dutch barn style roof and sides finished in zinc cladding with side lean-to, 4 foundations in place for 4 stable blocks and drainage, sliding door to front, side steel doors.



**Steel Frame Building/Implement Shed**

45' 0" x 45' 0" (13.72m x 13.72m) of steel frame construction with cement fibre roof, steel doors to front, electric connection. Inspection Pit.



## THE LAND

The property extend to some 25.7 acres or thereabouts and the land is split into 7 paddocks with stream and natural spring bound by mature hedgerows and fencing with good road front access and surrounding the property enjoying a southerly aspect. There are no public footpaths. The land is highly productive for grazing and growing of crops.



## 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.

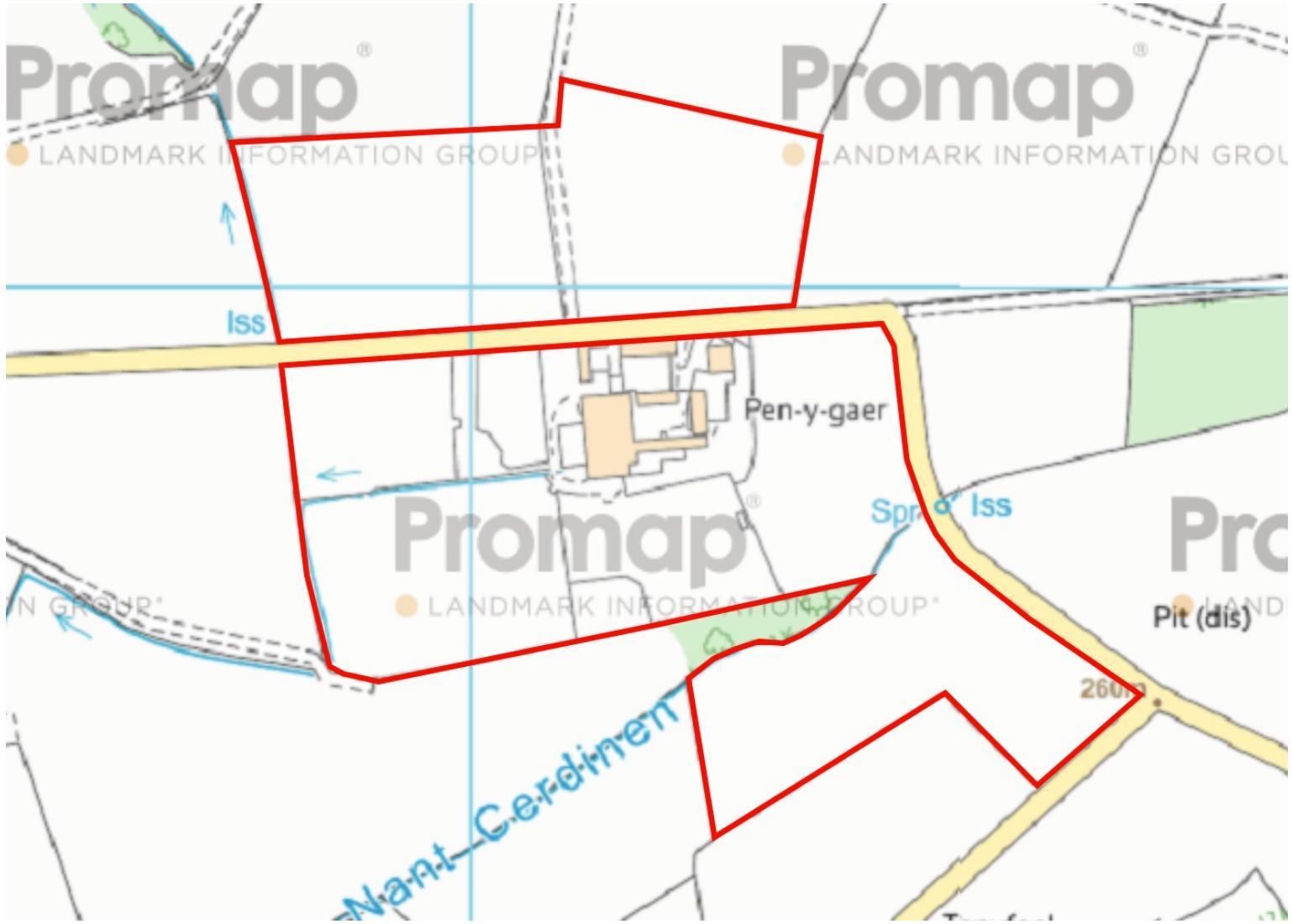
## TENURE

The property is of Freehold Tenure.

## Services

The property benefits from Mains electricity. Spring Water. Private drainage. Oil central heating.

Council Tax Band D.



## Directions

The property is best approached by taking the main A487 from Aberaeron south west towards Cardigan. At the village of Synod Inn turn left onto the A486 Llandysul road.

Proceed to the village of Ffostrasol then turn right along side the post office and just before the village public house onto a C class road which leads to the village of Plwmp. After 1/4 of a mile take the first left hand turning, again onto a district road and follow this road until you come to a fork road. At the fork bear right, you will then follow the road around a sharp left hand bend and as you proceed down hill you will see Pengaer as the first farm on the left hand side with the name plate on the entrance.

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

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