

Regulated by:



RICS



Since 1989

Scenic rural position. A pasture parcel of around 6.2 acres set in the upper reaches of the Teifi Valley. Edge of Cambrian Mountains



Land Adjacent to Ffosyffin, Llanfair Clydogau, Lampeter, Ceredigion. SA48 8LL.

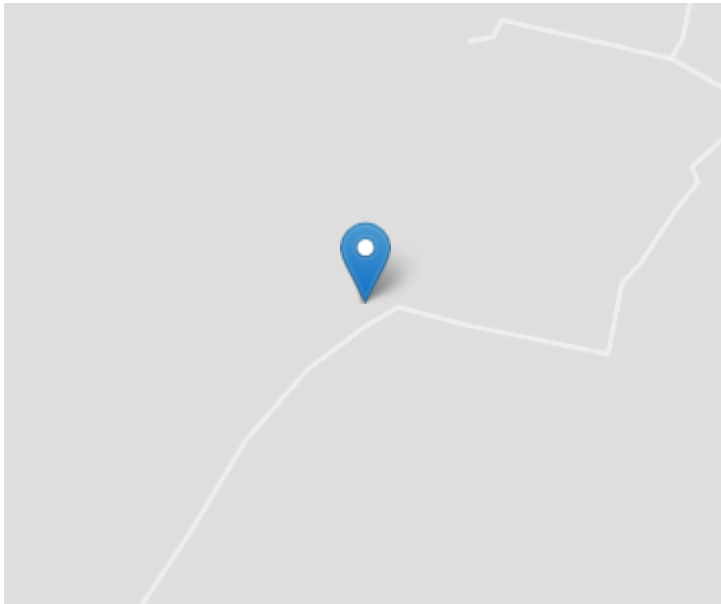
REF: A/5099/LD

£80,000

*** No onward chain *** Rare and unrivalled opportunity *** Scenic rural position - Convenient parcel of land *** Extending to approximately 6.2 acres - Being gated and fenced *** Open fronted eco barn with rear stable *** Private water supply on land

*** Fantastic 360 degree views over surrounding Cambrian Mountains *** Good access - Great potential for Animal keeping *** Pockets of young woodland and useful field shelter *** Currently laid to pasture - Opportunity for long term alternative use *** Suiting Pony paddocks, smallholding and leisure potential use

*** Peaceful rural location *** 6 miles from the University Town of Lampeter *** Between the Villages of Llanfair Clydogau and Llanddewi Brefi *** Great opportunity to live the dream *** Contact us today to view



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LOCATION

The parcel of land is located in the upper reaches of the Teifi Valley enjoying fantastic views over the surrounding Cambrian Mountains. It is accessed via a right of way over a gravelled track into a gated entrance. The land is fenced and extends to approximately 6.2 acres.

GENERAL DESCRIPTION

Here lies an exciting opportunity to acquire a convenient pasture parcel of land of around 6.2 acres with an open fronted eco barn with a rear stable and shelter area for those wishing to keep it as a Pony paddock, a smallholding or for alternative use (subject to consent). The land enjoys pockets of young woodland and is an exciting opportunity.

LAND (FIRST IMAGE)



OPEN FIELD BARN (FIRST IMAGE)



OPEN FIELD BARN (SECOND IMAGE)



FIELD SHELTER



Services

We are informed by the current Vendors that private water supply is on the land.

Directions

From Lampeter take the A482 to Cwmann proceeding up the Teifi Valley along the B4343 towards Cellan. Proceed through Cellan, continuing to Llanfair Clydogau. In Llanfair Clydogau past the Church on the left hand side continuing towards Llanddewi Brefi. Take the first turning right by a bungalow. Continue along this road until you come to a Red phone box. Follow the road around to the left. Continue on this road for about 2.5 miles and the entrance to the land will be on your left hand side opposite Ffosyffin.

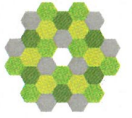
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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

To keep up to date please visit our Website, Facebook and Instagram Pages

HM Land Registry
Official copy of
title plan

Title number **CYM449357**
Ordnance Survey map reference **SN6452SE**
Scale **1:2500 enlarged from 1:10000**
Administrative area **Ceredigion / Ceredigion**



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