Traditional Welsh Homestead and 43 Acres or thereabouts. Coastal Location. Near New Quay - West Wales.

Cwmcynon, Llwyndafydd, Near New Quay, Ceredigion. SA44 6LE.

Ref A/4835/DD

£795,000

Traditional 43 Acre Holding Delightful Location within the Cardigan Bay Coastal Region**3 Miles Sea - West Wales**19thC stone Farmhouse**Traditional and Modern Range of Outbuildings**Includes a 6,000 sq ft multi purpose Outbuilding**Highly Productive early growing pasture land**An opportunity of acquiring a very attractive holding within the coastal region suiting a variety of agricultural and/or equestrian purposes**

The farmhouse provides - Hall, 2 Rec Rooms, Rear Hall, Farmhouse Kitchen/Dining Room, Inner Hallway, Utility Room, Downstairs Shower Room. To the First Floor - 5 Bedrooms and Bathroom. Outbuildings comprise of traditional stone ranges, silage and cubicle sheds etc. 43 acres or thereabouts (would consider selling with less acreage).

Totally private, yet very convenient location, ½ a mile from the village community of Llwyndafydd, 3 miles from the picturesque secluded coves at Cwmtydu and an easy reach to the coastal villages of New Quay and Llangrannog. 5 minutes from the main A487 coast road providing ease of access to the larger Marketing and Amenity Centres of Cardigan, Aberaeron, Aberystwyth and the Teifi Valley towns of Llandysul, Newcastle Emlyn and Lampeter. OS Grid Ref 369/548.

GENERAL

The offering of Cwmcynon Farm on the market provides prospective purchasers with an opportunity of acquiring an appealing farm holding in a lovely secluded yet convenient location approached off a district road via its own private driveway to the homestead.

Many years ago the farm was run as a Dairy enterprise but in more recent times Beef and Sheep farming as well as some equestrian use.

Many of the outbuildings are traditional and do provide some potential for conversion to alternative use plus also more modern buildings which includes one impressive steel framed open span multi purpose outbuilding 120' x 50'. This would be ideal either for its current purpose of general stock housing, lambing etc. but would also lend itself for equestrian use providing indoor excercise area, stabling etc.

The farmhouse which stands slightly away from the outbuildings with its own garden was built in 1808 of traditional stone and slate construction, was, back around the 1980's updated with the benefit of a Local Improvement Grant which included work to the roof, damp proofing, wiring installation and upvc double glazing etc.

The accommodation is spacious, although in need of updating. Offers more particularly as follows -

GROUND FLOOR

Entrance Hall

upvc double glazed entrance door, central heating radiator.

Reception Room

13' 8" x 13' 1" (4.17m x 3.99m) with a fireplace housing wood burning stove, double panel radiator, front aspect window.

Front Sitting Room

17' 5" x 14' 0" (5.31m x 4.27m) with a fireplace housing wood burning stove with an antique style wood surround, Red and Black quarry tiled floor, central heating radiator, front aspect window.

Rear Hallway

With red and black quarry tiled floor, exterior door to -

Side Porch

Farmhouse Style Kitchen/Dining Room

15' 0" x 12' 8" (4.57m x 3.86m) with red and black quarry tiled floor, an oil-fired Aga cooking range with back boiler for domestic hot water, fitted range of base and wall cupboard units, stainless steel 1 ½ bowl single drainer sink unit h&c, appliance space and plumbing for a dishwasher. Side aspect window.

Inner Hallway

Utility Room

14' 0" x 7' 4" (4.27m x 2.24m) with a tiled floor, central heating radiator, side exterior door.

Downstairs Shower Room

10' 5" x 6' 6" (3.17m x 1.98m) with marly tiled floor, tiled shower cubicle, low level flush toilet, pedestal wash hand basin, appliance space with plumbing for an automatic washing machine.

FIRST FLOOR

Central Galleried Split Level Landing

Approached via an original staircase with built in cupboard. Access to a well-insulated loft.

Front Bedroom 1

18' 0" x 14' 2" (5.49m x 4.32m) with central heating radiator, front aspect window.

Front Double Bedroom 2

9' 3" x 6' 7" (2.82m x 2.01m) with central heating radiator, front aspect window.

Front Double Bedroom 3 (Used as an office)

13' 9" x 13' 0" (4.19m x 3.96m) with central heating radiator. Front aspect window.

Rear Double Bedroom 4

13' 6" x 7' 4" (4.11m x 2.24m) with rear aspect window, central heating radiator.

Main Bathroom

10' 5" x 7' 2" (3.17m x 2.18m) with a white suite provides bath, wash hand basin and toilet. Central heating radiator.

Rear Bedroom 5

14' 5" x 14' 3" (4.39m x 4.34m) with side aspect window, built in wardrobes and built-in airing cupboard.

Lean To Outhouse/TY Pair

EXTERNALLY

Lawned Grounds

Stone Range which now incorporates -

Former Milking Parlour

24' 0" x 16' 0" (7.32m x 4.88m)

Former Cow Shed

27' 0" x 16' 0" (8.23m x 4.88m)

Bulk Tank Room / Dairy

20' 0" x 16' 5" (6.10m x 5.00m) which houses the bore hole water supply control systems.

Other Stone Built Former Piggery

Now adapted to provide 4 block built Loose Boxes each 12' x 11'.

Steel Framed Building

60' 0" x 40' 0" (18.29m x 12.19m) which provides a central Silage Shed with lean to 36' x 50' providing cow cubicles. All with a concrete floor.

Adjacent Open Silage Pit

60' 0" x 45' 0" (18.29m x 13.72m) with concrete floor and a concrete pad for big bale storage 120' in length.
Dung stead area. Pond.

Excellent Open Span Multi Purpose Outbuilding

120' 0" x 50' 0" (36.58m x 15.24m) of steel frame construction with concrete block walls and Yorkshire boarding. Is currently utilised as a Stock Shed and Lambing Shed but lends itself for a variety of purposes including equestrian use as an Indoor Riding Arena, Stables etc.

.2 Poultry Sheds.

Large Open Barn.

Stone Built Former Barn

With conversion potential with a lean to incorporating 4 Loose Boxes used for Shetland Ponies – 3 measure 10' x 8', one measures 12' x 12'

Adjacent Car Port. Purpose Built Dog Kennels.

The Land

Extends in total to approximately 42.92 or thereabouts. This is a renowned agricultural holding providing inherently fertile

good quality early growing grassland. Primarily level and divided into conveniently sized enclosures. Lies some 160 m above sea level with a warm south facing aspect. All clean with the exception of some 4-5 acres of sloping woodland and scrub land.

NOTE -

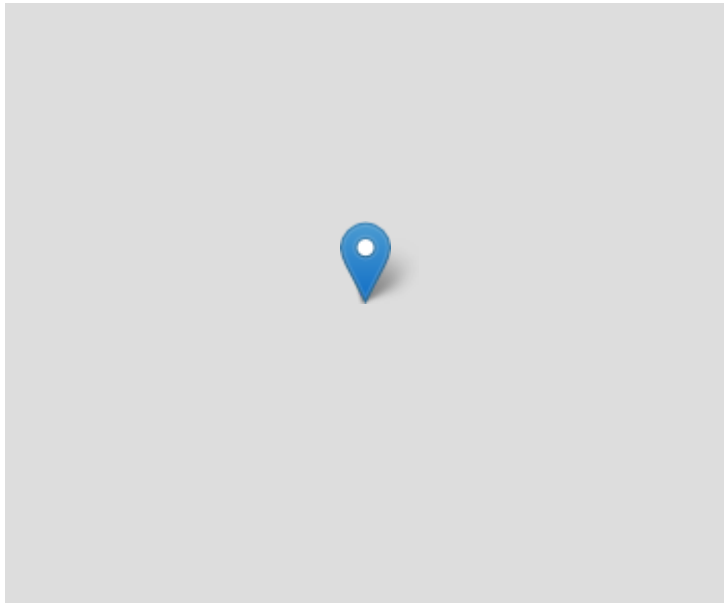
A public Footpath intersects the property.

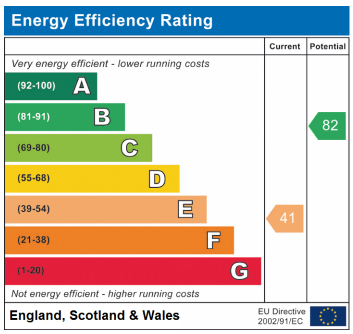
Services

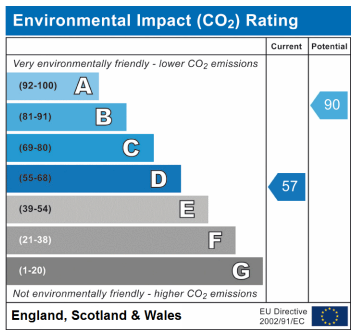
Mains Electricity, Private and Bore Hole water supply. Private Drainage (recently updated with capacity for other connections). Fast fibre broadband. LPG Gas fired central heating.

Directions

Travelling on the main A487 coast road from Aberaeron towards Cardigan. After passing through the village of Synod Inn take the 1st right hand turning alongside the church down towards Caerwedros. Follow this road for some 2 miles into the village of Caerwedros then turn left on the village square which will drop you down into the village of Llwyndafydd. When you reach the T junction at Llwyndafydd, bear left passing the turning to Cwmtydu on the right hand side. As you climb up hill take a immediate fork left turning which will lead you up hill passing a Former Vicarage on the left hand side and as you get to the brow of the hill you will see a modern detached house and cottage on the right hand side then after some 300 yards you will see an entrance to Cwmcynon Farm on the right hand side. A gated private entrance.







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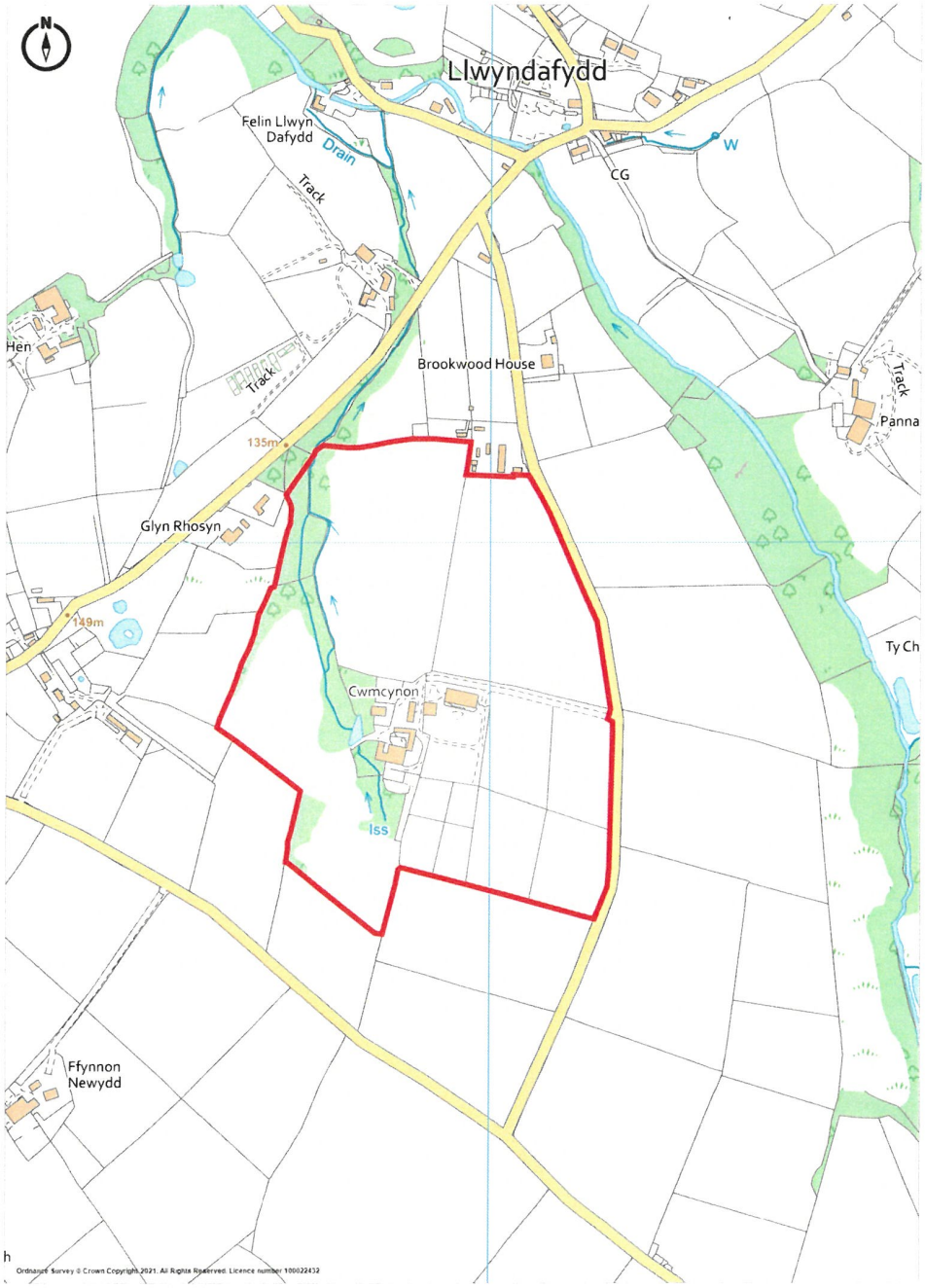

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LANDMARK INFORMATION

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