

*A well situated and good quality healthy Stock Rearing Farm of approximately 101 acres (41.105 hectares) in a sought after agricultural locality set in the South Ceredigion countryside*



Cwmnant Farm, Drefach, Llanybydder, Ceredigion. SA40 9YB.

£1,100,000

REF: A/5325/AM

\*\*\* A well situated and good quality Stock Rearing Farm \*\*\* In total extending to approximately 101 acres (41.105 hectares) \*\*\* Traditional homestead with a period farmhouse and stone range \*\*\* Farmhouse recently upgraded with part converted into the stone range

\*\*\* Traditional stone range offering conversion/investment opportunity \*\*\* Modern general purpose barn - 120' x 53' \*\*\* Steel framed with concrete panels - Perfect for Stock rearing \*\*\* Useful large yard area/hard standing \*\*\* Sought after and private location \*\*\* Good quality grazing potential \*\*\* Grazing paddock suiting farming or Equestrian purposes

\*\*\* A quality traditional farm with great residential and agricultural appeal



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## Location

Cwmnant farm is located in a pleasant and peaceful position and is approached via a picturesque driveway in an unspoilt valley. The farm is 4 miles from the village of Llanybydder which has local amenities such as a convenience stores and places of worship. The property is within easy commuting distance of 7 miles from the university town of Lampeter and 7.5 miles from the market town of Llandysul. 12 miles inland from the well known Ceredigion Heritage Coast.

## General Description

The placing of Cwmnant Farm on the open market provides the prospective purchasers with a unique opportunity of acquiring a rare 101 acre farm in a sought after agricultural locality along with a homestead that is perfect for multi generational or as an investment opportunity.

The area is renowned for its grass growing potential and ability with good free draining soil type and mildly influenced by the relative proximity of the coastal influences of the Cardigan Bay coastline nearby.

The homestead is a comfortable 3 bedrooled traditional farmhouse which has recently been partly refurbished along with a barn conversion extension in which works has been substantially commenced. This provides an excellent opportunity to extend the current farmhouse or to be used as separate accommodation, for multi generational families or as an investment opportunity such as Air B&B.

There are traditional stone ranges within a traditional farm yard setting with a sweeping driveway and an excellent multi-purpose outbuilding with a separate yard and driveway.

The land can be described as diversely appealing equally in providing good quality grazing pastures from gentle and level improvable areas to healthy pastures and all within a ring fence.



## The Farmhouse

A traditional farmhouse of stone and slate with rendered elevations and has recently been partly refurbished. The accommodation is family proportioned and benefits from a modern air source heat pump and solar panels providing heating for all domestic heating and water. A picturesque South facing aspect over the unspoilt vale of Cledlyn.



## The Accommodation

The accommodation at present offers more particularly the following.

### Kitchen

23' 7" x 18' 5" (7.19m x 5.61m) A cottage style oak kitchen with a range or wall and floor units with work surface over, stainless steel sink and drainer unit with a mixer tap, multi fuel powered Rayburn used for cooking purposes, vaulted ceiling which has been insulated with exposed feature beams and two Velux windows, original feature fireplace with a bread oven, quarry tiled flooring, solid timber staircase leading to a fully shelved pantry and access to the barn extension.





Kitchen (Second Image)



Kitchen (Third Image)



Kitchen (Fourth Image)



### Cloakroom off

With a low level flush W.C., wash hand basin, fully tiled, automatic extractor fan.



### Living Room

15' 7" x 14' 8" (4.75m x 4.47m) With a brick open fireplace housing a 'Morso' multi fuel stove, feature exposed ceiling beams and quarry tiled flooring, two radiators.



### Reception Hall

A solid timber front entrance door from the front of the property with red and black quarry tiled flooring leading to a solid timber staircase leading to the first floor, understairs cupboard with plumbing and space for an automatic washing machine, and radiator.

### Sitting Room

15' 0" x 8' 9" (4.57m x 2.67m) With an open fireplace, red and black quarry tiled flooring and exposed beams.

### First Floor

#### Landing

With access to loft.





### Bedroom 1

14' 9" x 12' 8" (4.50m x 3.86m) With timber flooring and a front viewing aspect window over the Vale of Cledlyn.



### Bedroom 1 (Second Image)



### Family Bathroom

A newly fitted three piece suite with a pea shaped panelled bath with a showerhead attached, enclosed W.C., double door vanity unit with mixer tap, tiled throughout, radiator.



### Bedroom 2

9' 5" x 15' 0" (2.87m x 4.57m) With double aspect windows to the front and side of the property, timber flooring, radiator.

### Bedroom 3

11' 3" x 5' 9" (3.43m x 1.75m) With timber flooring and radiator.



### Bedroom 3 (Second Image)



### BARN EXTENSION (PART CONVERTED)

Providing the following:-



### Studio Room

15' 6" x 14' 3" (4.72m x 4.34m) with access from the kitchen of the farmhouse via a solid timber internal door. A large characterful feature stone wall with exposed timber beams. Underfloor heating.

### Proposed Open Planned kitchen/Living Area

31' 3" x 16' 1" (9.53m x 4.90m) A large open planned space with a vaulted ceiling, part with mezzanine and 2 Velux windows allowing the space to be flooded with natural light. Exposed stone walls and a stable style door leading to the traditional style farmyard. Underfloor heating.

### Proposed Living Room

27' 5" x 21' 5" (8.36m x 6.53m) Another great open space with multi aspect floor to ceiling windows all with picturesque views and patio doors leading to the rear garden. Exposed feature stone walls with Douglas fir timber staircase leading to the first floor. Air source hot water cylinder and radiators.

### first floor

#### Bedroom 4

14' 8" x 16' 2" (4.47m x 4.93m) A vaulted ceiling with exposed timber beams along with timber flooring and exposed stone walls.

#### Shower Room

With a walk in shower and 'Triton' electric shower, pedestal wash hand basin and a low level flush W.C. Velux window and exposed beams.

#### Bedroom 5

17' 5" x 14' 5" (5.31m x 4.39m) A vaulted ceiling with

exposed beams and wooden flooring. A door leading to a potential balcony.

## Externally

### The Farmyard and setting

The farmhouse with the traditional outbuildings and forecourt has the benefit of being in a South facing location with far reaching views of the Cledyn Valley and its unspoilt wide ranging aspects. The property has the benefit of having a long sweeping drive making the property private. The property does have a Right of Way at the beginning of the driveway from the main road. The traditional farmyard with the traditional stone ranges has a hardcore base and garden areas. The modern outbuilding has the benefit of having its own separate entrance from the main homestead.

### The Farm Buildings

These comprise of a range of traditional stone ranges and a large modern outbuilding both suiting a diverse range of uses. Which comprise more particularly :-

#### Traditional Stone and Slate Range

40' 0" x 15' 0" (12.19m x 4.57m) former stables with 3 entry points, suitable for conversion subject to planning consent.

#### Former Pigsty

18' 0" x 15' 0" (5.49m x 4.57m)

#### Former stables

25' 0" x 16' 0" (7.62m x 4.88m) A stone and slate range with a new roof and felted which is attached to the barn extension of the homestead. Velux window.

#### Store Shed

23' 0" x 13' 4" (7.01m x 4.06m) A stone range with a concrete floor.

#### General Purpose Shed

120' 0" x 53' 0" (36.58m x 16.15m) A steel framed shed with part concrete panels to the side and rear with Yorkshire boarding and corrugated sheeted roof. An open side with an 8 foot overhang with a feed passage and self-locking yokes. Currently divided into 4 pens for cattle along with a storage area. Water supply.

The outbuilding also benefits from having a large open yard with a hard core base to the front and side which is suitable



for a wide range of storage or amenity area. This area also has the use of a separate access point on the drive way from the homestead.



### **The Land**

The land is a particular feature of the farm and must be seen to fully appreciate the usefulness of the land and its productivity capacity. The land is currently laid to pasture which is also suitable for silage. The land has a wide range of potential uses from farming to equestrian use. The land is located in an area known for its stock rearing capabilities.

The holding itself is particularly well situated and readily accessible and the agents recommend early inspection.

In total extending to 101 acres or thereabouts.



### **Access and Driveway**



### **The Homestead**



### **Aerial View of the Property**



### **Tenure and Possession**

We are informed the property is of Freehold Tenure and will be vacant on completion.

### **Council Tax**

The property is listed under the Local Authority of

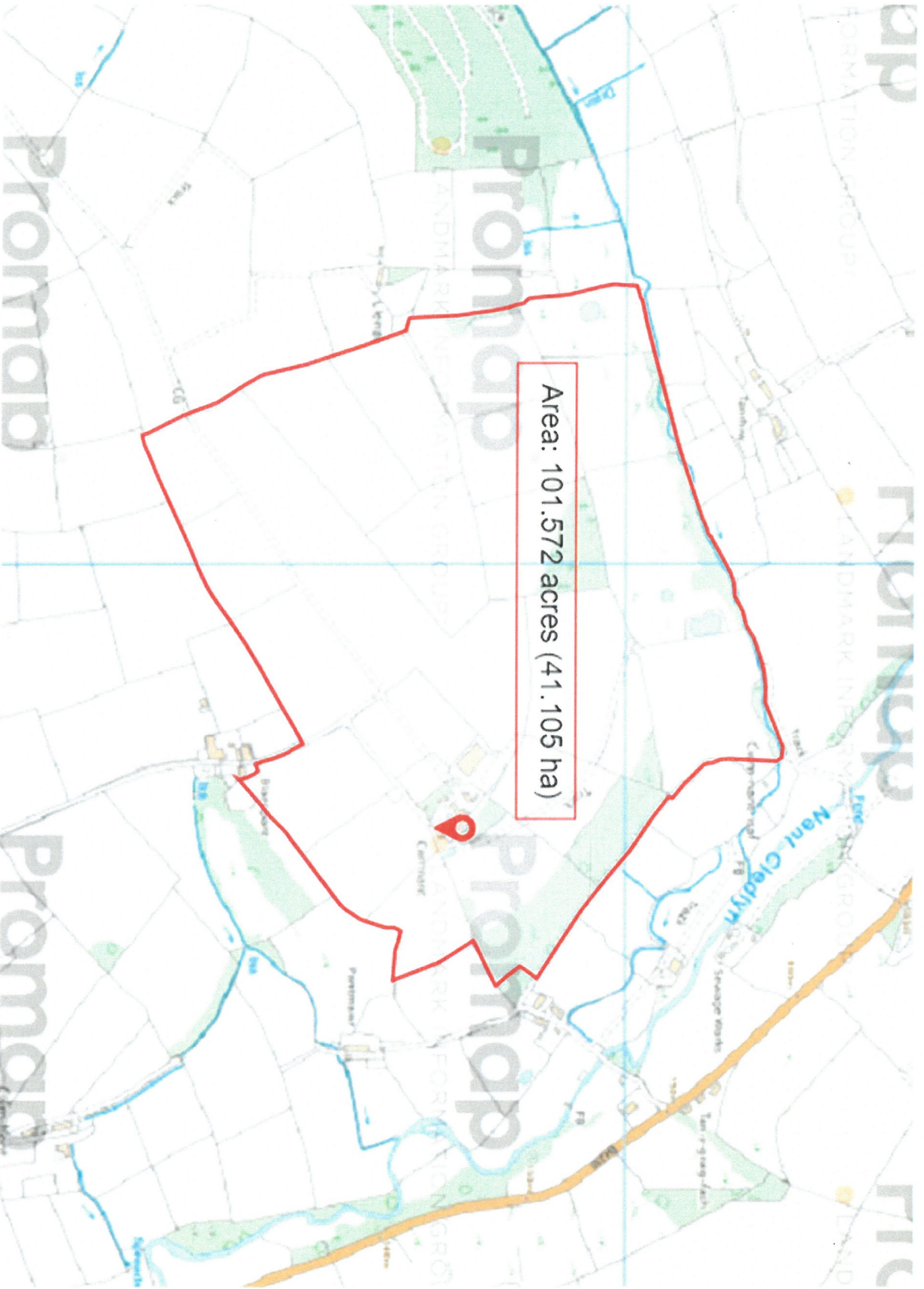
Ceredigion County Council. Council Tax Band for the property - 'D'.

### **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**

The property benefits from mains electricity, private water via spring. Private drainage via a septic tank. Air source heatpump and solar panels for all domestic services.



Area: 101.572 acres (41.105 ha)

*For Identification Purposes Only*



## Directions

From Lampeter take the A475 West. Continue on this road by going through the village of Llanwnnen. Upon reaching the Village of Drefach, continue straight on from the round about for approx 1.3 miles and take a right hand turning as identified by our agents for sale arrow. Continue down this lane until you reach the farm yard and homestead.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies).

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

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