

Seclusion and Privacy in abundance. Impressive 28 Acre refurbished smallholding with amazing potential. Near Aberaeron /Lampeter. 10 mins drive to Cardigan Bay - West Wales.



Pencnwc, Cilcennin, Lampeter, Ceredigion. SA48 8RJ.

£675,000

Ref A/5601/RD

****Seclusion, privacy, tranquility**Fully refurbished 3 bed farmhouse with outstanding modern extension**Converted cottage with permission for ancillary accommodation**Further stone range with potential for conversion**Set within 28 Acres of productive organic farmland**Private driveway**No overlooking**Energy efficient with solar panel provision**Feature pond and native woodland****

****AN IMPRESSIVE COUNTRY OFFERING - MUST BE VIEWED TO BE APPRECIATED AT THE EARLIEST OPPORTUNITY ****

The property is situated on the fringes of the rural village of Cilcennin, nearby residents rely on Aberaeron for their day to day needs including primary and secondary schooling, leisure centre, community health centre, traditional high street offerings, renowned local cafes, bars and restaurants. The market town of Lampeter is some 20 minutes drive to the north, with supermarkets, health centres and a further offering of day to day services and amenities.

The university town of Aberystwyth is within a 30 minute drive of the property offering a good level of employment opportunities including Welsh Government and Local Authority Regional Offices, Network rail connections, regional hospital, retail parks and industrial estates, famous promenade and higher education opportunities.



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GENERAL

One of the finest farmhouse renovations and refurbished opportunities that have come onto the market in recent times.

The property comprises of the original Pencnwc farmhouse which has been sympathetically restored with a modern extension providing wonderful standard of living space with excellent levels of natural light oozing into the ground floor living space and also the first floor gallery landing area towards the main bedroom spaces.

The main house enjoys an elevated position overlooking the stone outbuildings below which include a converted 1 bedroom building which has planning permission for ancillary accommodation.

Opposite this building is a further traditional stone range which benefits from a new roof and has the potential for further conversion (stc) for commercial / tourism led uses.

The property sits centrally within a 30 acre block of land providing 9 highly productive paddocks providing high quality grazing and cropping opportunities. The land enjoys a southerly aspect and is set within an early growing region.

The property enjoys ultimate seclusion and privacy, located along a driveway extending for some ½ a mile but is also relatively close to a good level of local services and amenities.

A WONDERFUL OPPORTUNITY TO BE A GREAT FAMILY HOME.

The accommodation provides more particularly as follows -

GROUND FLOOR

Entrance

Accessed via custom made solid oak door into -



Open Plan Kitchen/Living/Dining Area

25' 1" x 32' 4" (7.65m x 9.86m) running along the majority of the ground floor space and a good mixture of the original character building complimented by a modern extension allowing excellent natural light into this functioning living space.

An impressive and notable feature of the property protecting its original heritage but bringing it into modern living standards in open living with an array of natural light beaming into the living space by the 10 large roof lights and windows to the rear garden.

The Kitchen Area with Sage coloured base units extending along the entire rear elevation of the property with oak work tops, 1½ ceramic sink and drainer with mixer tap, double oven and grill, electric hobs, fitted dishwasher, fitted fridge, an array of deep saucepan drawers.

Dining Area with space for 10+ persons table.

Living Area with feature stone fireplace and surround with multi fuel burner on slate hearth, windows to front. Open plan to -



Lounge/Snug

13' 9" x 16' 3" (4.19m x 4.95m) stepped down from the kitchen/dining area with feature multi fuel burner on slate hearth with oak mantle over, oak flooring, multiple sockets, wall lights, feature oak patio doors with curved stone surround with access to the side garden area.



Utility Room

10' 6" x 9' 3" (3.20m x 2.82m) stepped up from the kitchen area with an external oak door to the front of the property, range of oak effect base and wall units, washing machine

connection, stainless steel sink and drainer with mixer tap, slate flooring. Access to loft. Access to -



Boiler and Heating Control Room.

W.C.

With w.c. single wash hand basin.

FIRST FLOOR

Split level Landing

Accessed via oak staircase from between the utility room and kitchen area. With immediate access to -



Bathroom

12' 9" x 12' 6" (3.89m x 3.81m) a luxurious white suite including enclosed 1200mm shower with waterfall head, separate panelled bath, single wash hand basin, w.c. oak flooring, heated towel rail. Dual aspect windows to front and rear.



Inner Gallery Landing

Extending across the centre of the building with an atrium style feeling with excellent natural light, corner seating area, exposed A frames to ceiling, radiator.



Bedroom 1

11' 5" x 13' 1" (3.48m x 3.99m) a double bedroom, window to front overlooking the garden and outbuildings below, radiator, multiple sockets, fitted cupboard, exposed A frames to ceiling.



Bedroom 2



10' 7" x 11' 6" (3.23m x 3.51m) a double bedroom, window to front, multiple sockets, radiator, exposed A frames to ceiling.

Bedroom 3

14' 3" x 16' 2" (4.34m x 4.93m) a luxurious double bedroom suite with original A frames to ceiling, custom made fitted cupboards, radiator, multiple sockets, window to front, side external door with balcony leading to garden and overlooking adjoining fields.



En Suite

7' 4" x 7' 8" (2.24m x 2.34m) with enclosed corner shower, heated towel rail, single wash hand basin, w.c. radiator, oak flooring, window to front.



EXTERNALLY

To the Front

The property is approached via a private driveway leading from the adjoining county road down to the side of the main house where there is intermittent access to the fields accompanying the property.

The track continues to the side of the main house where there is also a feature pond which links to the stream running along the southern boundary of the property.

To the front of the house is a raised garden area laid to lawn with mature planting which wraps around the main house with the fields adjoining at an upper level.

At this point there is also access to the stone outbuildings which are set just below the front garden area.





TRADITIONAL STONE BUILDINGS

Which include:

1. Annexe
2. Stone Range
3. Former Pigsty





THE ANNEXE

Fully refurbished and converted with excellent potential to detail with curved stone walls and a new slate roof with double glass doors, (planning permission for ancillary accommodation) leading into -



Open Plan Living/Kitchen Area

15' 3" x 14' 11" (4.65m x 4.55m) with oak effect base and wall units, stainless steel sink and drainer with mixer tap, electric oven and grill, induction hob with extractor over, oak flooring, exposed A frames to ceiling. Side window, velux roof light over. Doorway leading to mezzaine loft over.



Bedroom 1

10' 9" x 8' 0" (3.28m x 2.44m) a double bedroom, window to rear, fitted wardrobes, oak flooring, multiple sockets.



Shower Room

5' 6" x 6' 6" (1.68m x 1.98m) with enclosed corner shower, w.c. single wash hand basin, heated towel rail, oak flooring, front window.



FIRST FLOOR

Mezzanine Loft Over.

11' 3" x 8' 9" (3.43m x 2.67m) with potential for overflow accommodation, exposed A frames to ceiling, velux roof lights, oak flooring.



STONE RANGE

15' 5" x 50' 0" (4.70m x 15.24m) Of traditional stone construction with new felt and batten slated roof. Cobbled floor in places. With 3 separate doors to front currently used for storage purposes.



FORMER PIGSTY

Stone and slate construction located to the side of the farmhouse

REAR GARDEN

Lower Garden area laid to lawn with agricultural fields above



Side Woodland

Located to the west of the pond with an array of original native trees and recently planted woodland intersected by a track leading through to 3 of the lower paddocks.



The Land

Extending to some 28 acres and split across 9 separate paddocks with intermittent access from the driveway and separate track access leading through to the lower (western most) parcels of land.

The land has traditionally been organically farmed and used for grazing and cropping purposes.

Set within the Cardigan Bay early growing region with connecting gates through the fields allowing for ease of stock movement.

From an investment prospective the land we believe the land to have diversification potential for tourism and conservation led activities as well as potential energy generation - subject to the necessary consents.







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.

VIEWING ARRANGEMENTS

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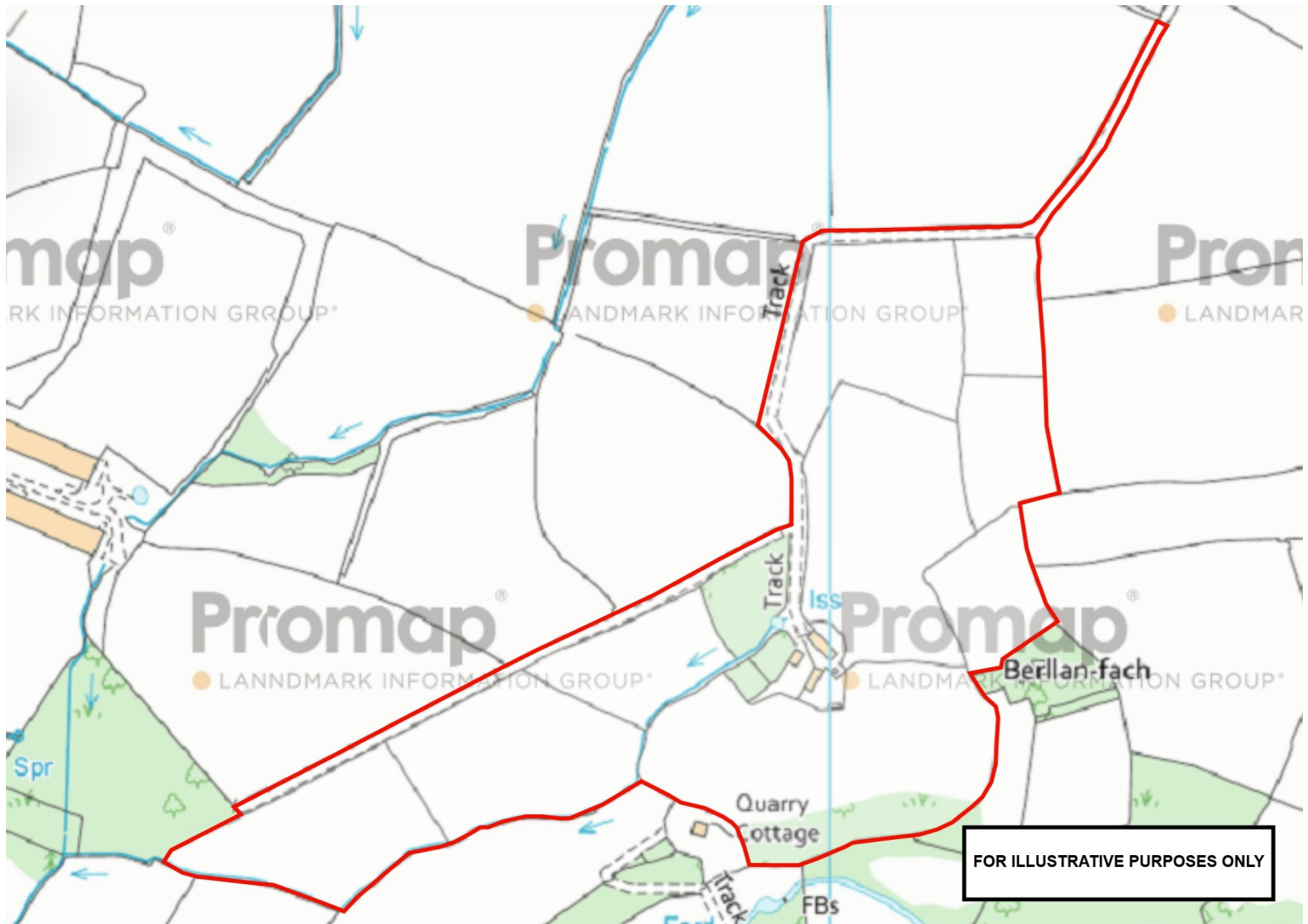
Services

The property benefits from mains water and electricity. Private drainage. Ground source heat pump and electric. Solar panels. Underfloor heating throughout the ground floor of the main house.

Please note : there is a public footpath that runs through the property.

Council Tax Band Authority - Ceredigion County Council.

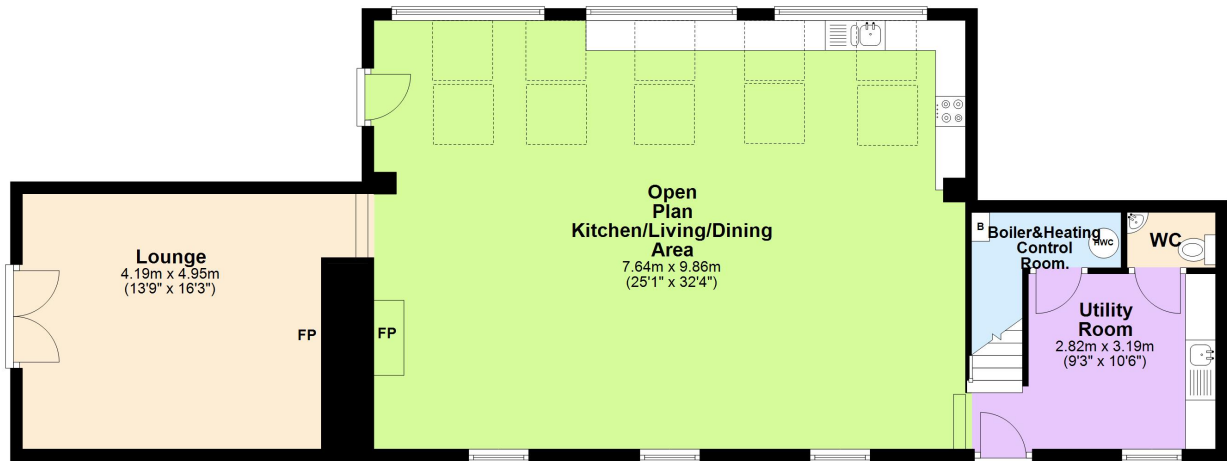
Tenure - Freehold.



FOR ILLUSTRATIVE PURPOSES ONLY

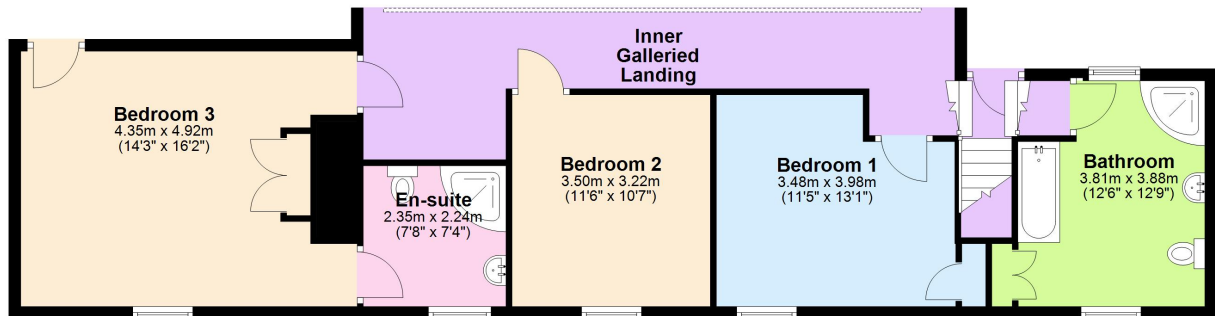
Ground Floor

Approx. 108.1 sq. metres (1164.1 sq. feet)



First Floor

Approx. 74.9 sq. metres (805.9 sq. feet)



Total area: approx. 183.0 sq. metres (1970.0 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Pencnwc, Cilcennin, Lampeter

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Air Source Heat Pump. Electric. Solar Thermal.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (74)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

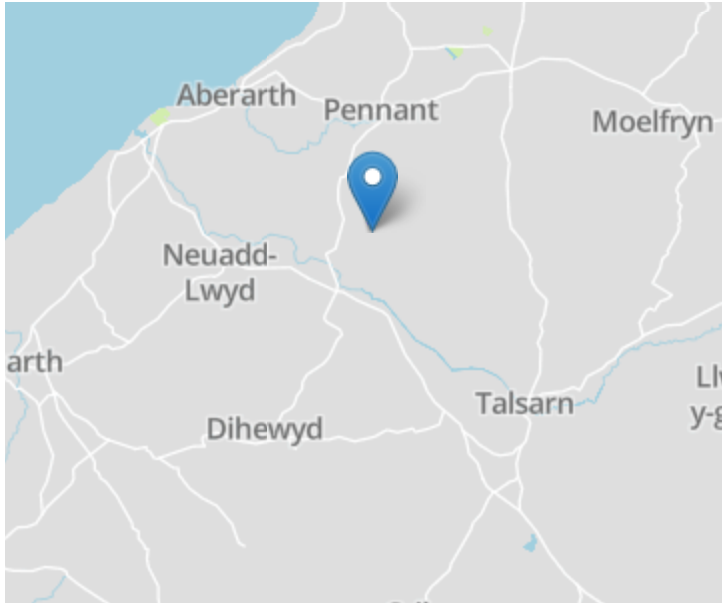
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? Yes



Directions

From Ciliau Aeron village crossroads head north passing two estates of bungalows on your left hand side and continue past the Mill House on your right for approximately ½ mile without taking the turning for Ty Glyn Hotel, cross over the stone bridge and bearing right and continue uphill for approximately ½ mile until you reach the next crossroads with Penlan Coed (a white cottage on the junction). Take the right hand turning at this junction and continue for approximately ½ a mile and the entrance to Pencnwc is the first track entrance on your right hand side side. If you reach Caerfyrddin Fach on your left, then you have gone too far.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(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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