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**RICS**



Since 1989

*Traditional Country Holding. 30 Acres or up to 70 Acres in total. Beautiful Valley Setting amidst unspoilt rural countryside. 10 miles Cardigan Bay Coast - West Wales.*



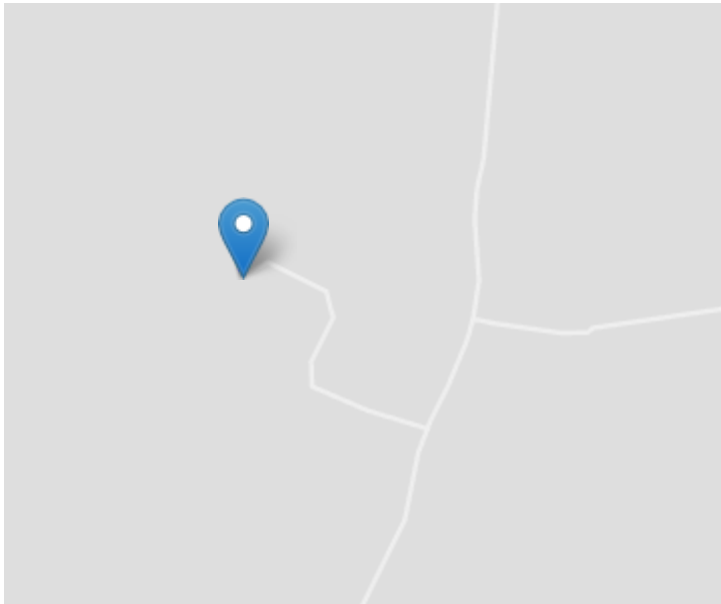
**Bryngwyn, Penrhiwllan, Llandysul, Ceredigion. SA44 5NU.**

**Ref A/5049/DD**

**£650,000**

**\*\*A traditional Welsh Farm Homestead offered with 30 Acres or thereabouts\*\*Or the Option of acquiring up to 70 Acres in total (made up of a further 2 Lots)\*\*Lovely secluded valley setting enjoying panoramic views\*\*Stone Built Farmhouse in need of cosmetic upgrading\*\*Stone Cow Shed\*\*Purpose Built Stables/Loose Boxes, Dutch Barns etc\*\*A mixture of grazing pastures and woodlands and approached via its own private driveway\*\*A Property of Immense Potential\*\***

Approached off a district road via a long private hard surfaced farm type drive leading down to the homestead. Close to the village communities of Croeslan and Penrhiwllan, between them offering a good range of village amenities including shops, post office, public house etc. The Teifi Valley town of Llandysul with its comprehensive range of shopping and schooling facilities lies within a 10 minute drive. Easy reach of the Cardigan Bay coast with its several popular sandy beaches and just over half an hours drive from Carmarthen and the link road to the M4 motorway. OS Grid 377/434.



## GENERAL

The offering of Bryngwyn Farm on the market provides prospective purchasers with an opportunity of acquiring a lovely country smallholding or indeed a larger working farm.

The Farm currently extends to a total of 70 Acres or thereabouts. It has been divided for marketing as providing approximately 30 Acres with the Homestead with the option of a further 40 Acres divided into 2 lots.

The Homestead is in a valley setting, mainly traditional in nature. The Farmhouse has recently been the subject of installation of internal wall insulation and also a Air Source heating system and full upvc double glazing. It is in need of refurbishment and modernisation. Provides more particularly as follows -

## GROUND FLOOR

### Entrance Hall

### Reception Room

13' 8" x 12' 3" (4.17m x 3.73m) with central heating radiator, open fire place, front aspect window

### Sitting Room



14' 1" x 12' 0" (4.29m x 3.66m) with open fire place with tiled surround, front aspect window, under stair storage and central heating radiator

### Rear Living/Breakfast Room

16' 2" x 11' 6" (4.93m x 3.51m) with terrazzo tiled floor, front aspect window, solid fuel Rayburn cooking range. Built in cupboards to each side. Central heating radiator. Stable type front exterior door.



### Rear Galley Kitchen

21' 9" x 7' 0" (6.63m x 2.13m) with a quarry tiled floor, stainless steel sink unit (h&c), fitted base cupboards with Formica work surfaces.



### Larder

With original slate salting slabs.



### Rear Porch

9' 0" x 5' 9" (2.74m x 1.75m) with quarry tiled floor, steps to half loft over.

## FIRST FLOOR

### Front Double Bedroom 1

14' 2" x 12' 0" (4.32m x 3.66m) with central heating radiator, front aspect window.

### Front Double Bedroom 2

14' 5" x 12' 0" (4.39m x 3.66m) with central heating radiator, front aspect windows.



### Front Double Bedroom 3

13' 3" x 11' 0" (4.04m x 3.35m) with front aspect windows, central heating radiator.

### Bathroom

10' 2" x 6' 2" (3.10m x 1.88m) with a white suite providing bath, wash hand basin and toilet and built in airing cupboard.



## EXTERNALLY

• Adjacent to the house is a stone built Former Cow Shed with lean-to brick built Former Dairy.



**Detached Block Built Stable Block/Cattle Housing**

Divided into 5 boxes 18' x 16', 16' x 12', 16' x 12', 16' x 13' & 16' x 11' each with stable doors and water troughs.



**Rear Lean To/Loose Cattle Shed .**

50' 0" x 20' 0" (15.24m x 6.10m)





### **Other Outbuildings include -**

4 Bay Dutch Barn With lean to stock shed 40' x 18' and other lean to 3 Hay Barn.

Old brick built calf shed.

Work shop.

Sheep handling shed 30' x 12' and other corrugated iron sheds.

Open fronted car garage 20' x 10'

### **The Land**

The Holding is offered initially for sale with 30 ACRES or thereabouts as shown on the attached plan. This comprises of a mixture of good grazing pastures, undulating in nature with some steep ground and incorporates areas of woodland bordered on its South West side by a small river.



## Optional Land

The optional land is located each side of the main entrance drive as divided as approximately 26.5 Acres (lot 2) and 13 Acres (Lot 3) or thereabouts. (Option of either or both).

There is a public Footpath intersecting the property.



### TENURE

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

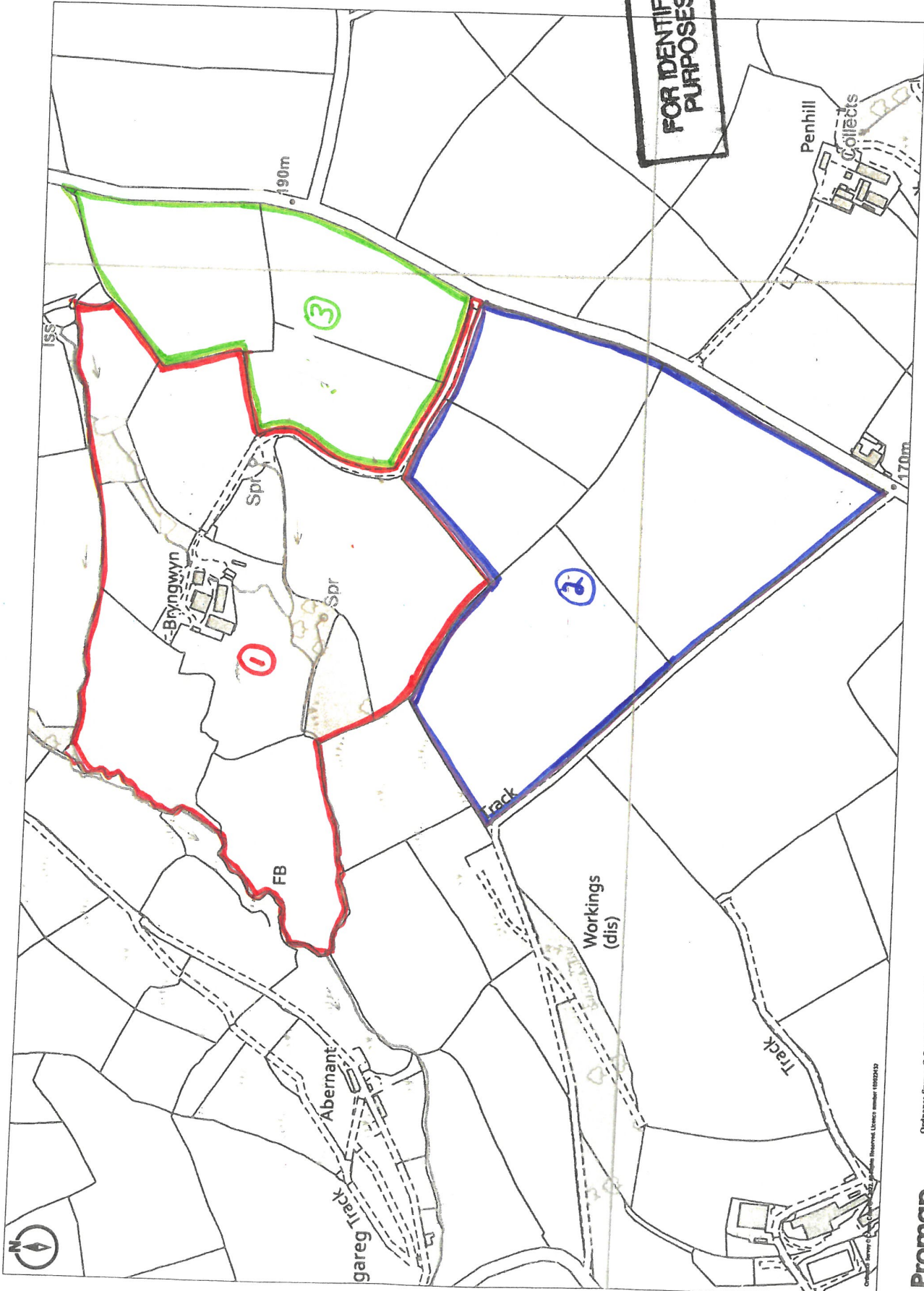
### Services

Mains Electricity, Private Spring Water Supply, Private Drainage, Air Source Heating System, Council Tax Band - E.

### Directions

Travelling on the main A486 North from Llandysul towards the coast proceed to the village of Croeslan. At Croeslan take the first left hand turning back towards Penrhiwllan. Proceed down this road for 1 mile and you will see the entrance to Bryngwyn Farm on the right hand side.

FOR IDENTIFICATION  
PURPOSES ONLY



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