

An exciting opportunity to purchase a rurally positioned traditional barn set in approximately 0.5 of an acre. Near Tregaron, West Wales



Barn at Penrhos, Llangeitho, Tregaron, Ceredigion. SY25 6QJ.

£99,000

REF: A/5308/LD

*** Peaceful rural location in a courtyard position *** Traditionally built barn being a former farmhouse *** Previously having Planning Permission in 1988 to return to a residential dwelling - now lapsed *** Set amongst the Cambrian Mountains in an area of unspoilt natural beauty

*** Paddock to the front of the property being left to nature in recent times - Now a haven for local Wildlife bordered by a stream *** A unique and rare opportunity *** Electricity and water connection nearby but not connected *** Entrance to be permitted and created

*** In a fantastic location - Don't miss out *** An opportunity to create your very own smallholding *** A must view property to be appreciated - Contact us today



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LOCATION



The barn being rurally positioned and only 1.5 miles equidistant of the rural community of Penuwch and Llangeitho, occupying a delightful position overlooking the unspoilt West Wales countryside.

The barn is some 5 miles from the Upper Valley Teifi market town of Tregaron, with a good range of available facilities and 10 miles inland from the coastal and noted Georgian Harbour town of Aberaeron, and some 8 miles North of the University and market town of Lampeter. The University town of Aberystwyth lies some 11 miles distant.

GENERAL DESCRIPTION

Here we have an exciting opportunity opportunity to acquire a former Farmhouse, now being a traditional barn, previously having planning Permission to return to a residential dwelling. That Planning Permission has now lapsed and the barn is being sold with no current Planning Permission.

As a whole, the site extends to some 0.5 acres with a small paddock which has been left to nature in recent times, but offers an abundance of mature and young native trees and provides a haven for local wildlife, but could easily be re-established to offer animal grazing. The land enjoys a stream boundary.

There are water and electricity connections nearby, but not presently connect. An entrance point will need to be permitted and created. In all, an opportunity to create your very own smallholding.

COURTYARD POSITION



THE BARN

35' 2" x 16' 3" (10.72m x 4.95m) in total internally and being split as follows.



FORMER DAIRY

With original concrete doors in situ. Concrete flooring and front entrance door.



FORMER DAIRY (SECOND IMAGE)



FORMER DAIRY (THIRD IMAGE)



HAY STORE

With separate entrance door.

LEAN-TO STORE

7' 4" x 7' 6" (2.24m x 2.29m)

THE LAND

The paddock is located to the front and side of the barn, giving the perfect country aspect. The land has been left to nature in recent times and now offers a haven for local wildlife with a good range of mature and young native trees, along with a peaceful stream boundary. The land could easily be re-established to offer animal grazing. As a whole, a great project.



THE LAND (SECOND IMAGE)



THE LAND (THIRD IMAGE)



STREAM BOUNDARY



AERIAL VIEW



PLEASE NOTE

We are informed that a public footpath runs through the land.

A Lapsed Planning Notice from 1988 is available with the sole selling agents.

AGENTS COMMENTS

An exciting opportunity to create your very own smallholding.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

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

Water and electricity available nearby, but not currently connected.

FOR IDENTIFICATION
PURPOSES ONLY

Barn at Penrhos, Llangeitho, Tregaron. SY25 6QJ



Penrhos
Paddocks

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Plotted Scale - 1:1000. Paper Size - A4

Promap
LANDMARK INFORMATION

**MORGAN
& DAVIES**

Council Tax:

N/A

Parking Types: Private.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

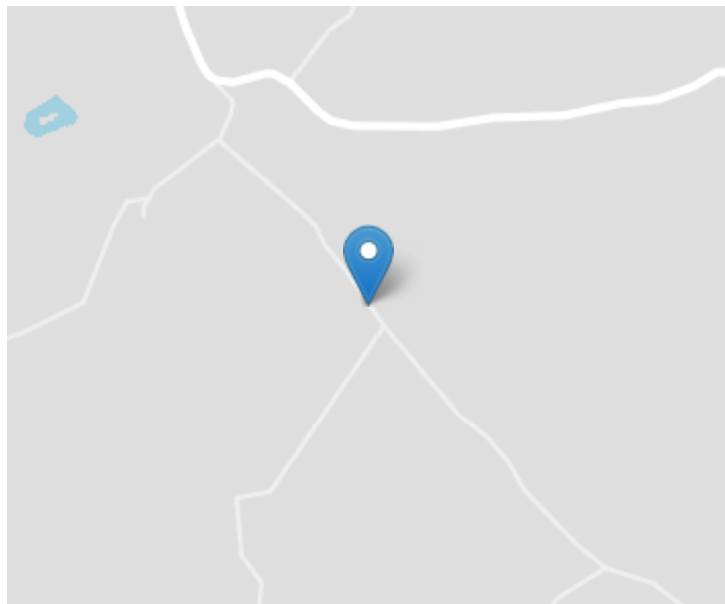
Any risk of coastal erosion? No

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? No



Directions

From Lampeter take the A482 towards Aberaeron. After 4 miles turn right onto the B4337 towards Aberystwyth. Proceed on this road for 7 miles drive through the village of Talsarn until you reach the village of Cross Inn. At the cross roads, beside the pub, turn right and continue through the villages of Bethania and Penuwch. Continue for approximately 1 mile, on a left hand bend, take a right hand turning towards Llangeitho. Continue for approximately 1/4 mile and the barn and farmhouse will be located on your right hand side as identified by the Agents 'For Sale' board.

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

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 Facebook and Instagram Pages

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

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