

Regulated by:



RICS



Since 1989

*20 Acre Traditional Welsh Smallholding. Amidst unspoilt picturesque rural countryside. 5 Miles
Cardigan Bay Coast - West Wales.*



Rhosgoch Ganol, Mydroilyn, Near Aberaeron, Ceredigion. SA48 7RN.

Ref A/4947/DD (Offers Over)

£525,000

****An opportunity to enjoy the country life ! **A traditional Welsh Farm Homestead offered together with 20 Acres or thereabouts of land**Secluded yet not remote**Provides a character 3 Bed Period Stone built Farmhouse**2 Substantial Ranges of Stone and Slate outbuildings with conversion potential (stc)**More Modern Covered Yards and Barns**Productive Pasture Paddocks surrounding the homestead**Approached via its own private driveway**A Property of Great Potential**Ideal for Equestrian Purposes**Possible option to purchase more land if desired****

Approached off a district road via a long private hard surface farm type track leading to the homestead. Being convenient to the village communities of Mydroilyn and Llanarth between them offering a good range of local amenities and only some 5 miles from the popular coastal resort and seaside fishing village of New Quay. An equi distance to the Georgian Harbour town of Aberaeron. Easy reach of the larger Marketing and Amenity Centres of the area. OS Grid Ref 444/539.

GENERAL

The Farmhouse, a Period property deserving of some sympathetic refurbishment currently provides the following accommodation.

GROUND FLOOR

Front Entrance Door

Leads through to -

Dining Hall

14' 8" x 12' 2" (4.47m x 3.71m) with electric storage heater, front aspect window, exposed original ceiling beams (stairs to first floor).

Double doors lead through to -



Character Sitting Room

15' 0" x 14' 3" (4.57m x 4.34m) a character room with front aspect window, exposed ceiling beams, fireplace, built in cupboard at side.



Rear Kitchen

15' 3" x 9' 3" (4.65m x 2.82m) with a range of base and wall cupboard units with Formica working surfaces, sink unit, integrated 'Stoves' double oven, plumbing for dishwasher, rayburn range, part tiled walls, rear aspect window. Door through to -



Rear Hallway

Which has plumbing for automatic washing machine and access to -

Bathroom

8' 3" x 6' 4" (2.51m x 1.93m) which provides a coloured suite viz corner bath with mixer taps, wash hand basin with cupboard under, wall mounted hot air blower, shaver point and light, tiled walls.



Separate w.c.

Lean to Rear Corridor/Utility Area

Leading to -

Attached Garage

19' 5" x 16' 9" (5.92m x 5.11m) (Max) with front up and over door, also side door.

FIRST FLOOR

Large Galleried Landing

With electric night storage heater.

Double Bedroom 1

15' 6" x 8' 2" (4.72m x 2.49m) with front aspect window.



Bedroom 2

6' 5" x 9' 3" (1.96m x 2.82m) with front aspect window.



Double Bedroom 3

16' 0" x 11' 4" (4.88m x 3.45m) with twin aspect windows to front.



EXTERNALLY

Walled Forecourt.

The Homestead

The Homestead is approached via its own private driveway to the front yard which is of part concrete surface.

Stone and Slated Range -

Immediately adjacent to the farmhouse is a substantial Stone and Slated Range approx 33' 0" x 16' 0" which provides a Former Cow Shed.

Across the Yard is a Second Stone and Slated Range 48' x 16' which incorporates the former stables/loose boxes and Former Coach House.

Both these buildings provide excellent conversion potential to some form of extra living accommodation/annexe/holiday let/air bnb etc or ideal for multi generational living.



milking parlour as well as cubicle housing for 56. A Dairy with milk bulk tank.

3 Bay Dutch Barn.

Lean to Implement Shed.

Modern 8 Bay Open fronted Steel Frame Outbuilding

120' 0" x 35' 0" (36.58m x 10.67m) currently utilised as Loose Stock Housing, Implement Store etc but ideal for a variety of purposes and could easily be adapted for Stables/Loose Boxes.



Adjacent to the original Homestead are a Range of more modern outbuildings arranged around a large concrete yard of approximately 120' x 45'.

One of the buildings incorporates a 6 Abreast Gascoigne



The Land

The holding is sold as approximately 20 Acres in its entirety which includes the Homestead, its own private driveway and four productive pasture paddocks.

The land is mainly level to undulating in nature, all laid down to pasture with small areas of copse.



PLEASE NOTE -

There is a public footpath intersecting the southern side of the yard.

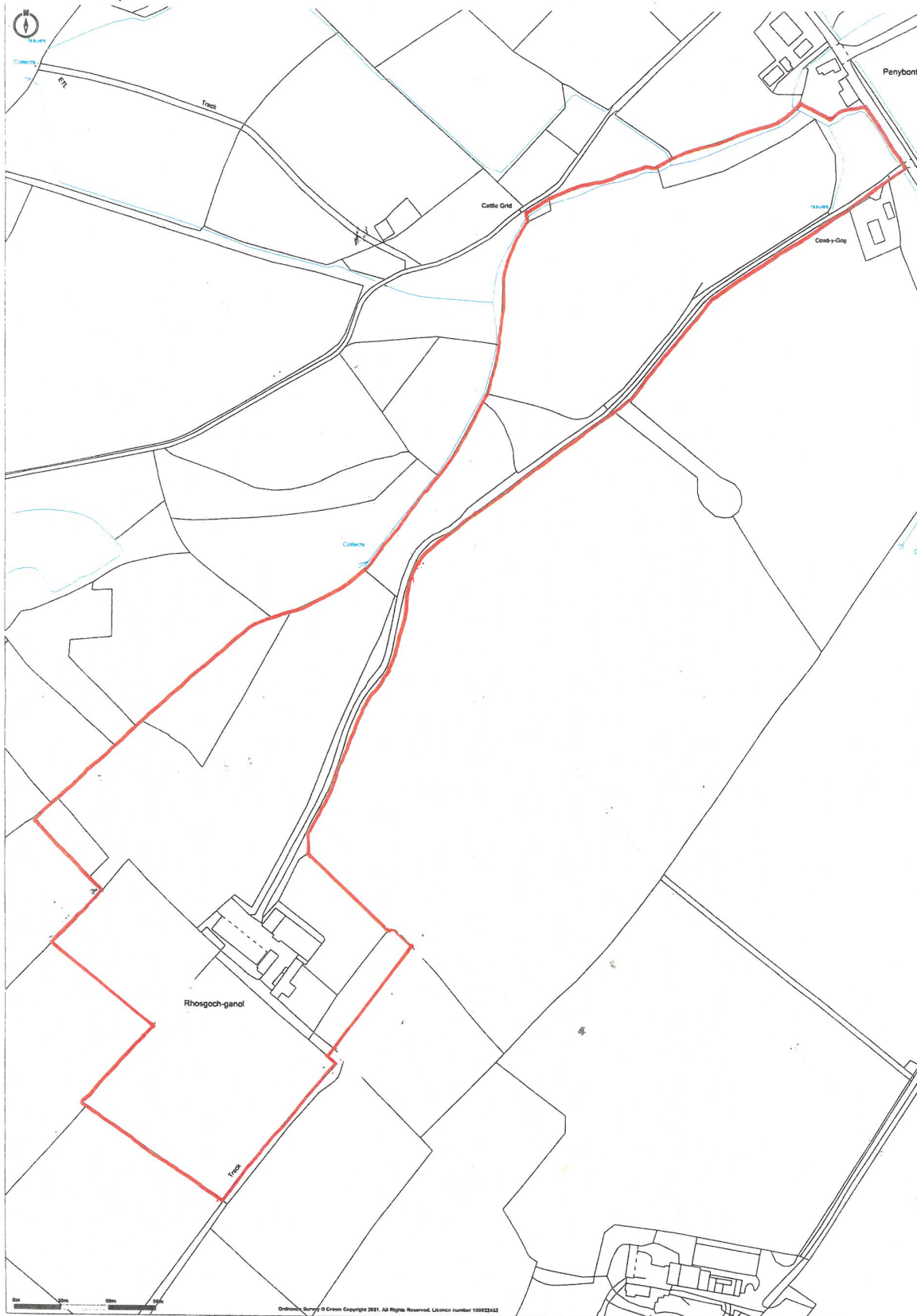
Services

Mains Electricity. Own Private Water Supply. Private Drainage. Telephone subject to transfer regulations. Council Tax Band D.

Directions

Travelling on the main A487 coast road South West from Aberaeron towards Cardigan. Proceed through the villages of Ffosyffin and Llwyncelyn and at next crossroads alongside steel railings turn left sign posted Mydroilyn. Follow the course of the road, straight on at first crossroads and then take the next fork right hand turning. After 100 yards you will come to a small cross roads. Carry straight on and follow this road for half a mile and at the top of the hill you will come to a further crossroads. Again carry straight on over the crossroads and keep on this road for ½ a mile or so and the entrance to the farm is on your right hand side a short distance after passing a turning to the left.





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LANDMARK INFORMATION

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