

*Fully refurbished 4 bed farmhouse, set within 17.7 Acres overlooking the Ystwyth Valley. Llanafan  
Near Aberystwyth - West Wales.*



**Tynfron, Llanafan, Aberystwyth, Ceredigion. SY23 4BA.**

**£645,000**

**Ref A/5324/RD**

**\*\*17.7 Acre Smallholding\*\*Fully refurbished 4 bed farmhouse\*\*Attractive range of traditional stone and slate outbuildings, ripe for conversion\*\*Outstanding views over the Ystwyth valley\*\*Highly productive grassland\*\*Highly Productive grassland split into 3 enclosures\*\*Additional 48 acres available by separate negotiation\*\*Private driveway access\*\*A historic local holding\*\*Planning Permission for alterations & extensions\*\*A Wonderful and traditional property set in the heart of the Ystwyth Valley, rarely available in such excellent order\*\*AN OPPORTUNITY NOT TO BE MISSED ! \*\***

The property is situated within the popular rural village of Llanafan, the village boasts an active community hall which relies mainly on nearby Llanilar for its day to day needs including primary school, village shop and post office. The nearby Mid Wales strategic town of Aberystwyth is some 15 minutes drive from the property offering a good level of local services and amenities including regional hospital, university, national library, Welsh Government and council offices, retail parks, supermarkets, local cafes, bars, restaurants, leisure centres and access to the famous promenade.



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## GENERAL

An exceptional rural property having recently been subject to refurbishment although retaining a wealth of original character features.

The property provides 4 bedroom accommodation to the main house with excellent supporting living accommodation. At this stage there is still an opportunity for a new owner to put their own stamp on the property.

The works to the main house include -

New mains water connection.

Electrical re-wiring of all areas apart from the former kitchen area.

New hot and cold plumbing and waste connections.

New kitchen

New shower facilities to ground floor.

Redecorated throughout.

New facias and soffits.

Repointed chimneys finished in lime render with concrete capping and clay chimney pots.

New white pvc sliding sash windows to main house front elevation.

New upvc casement windows to all other areas.

New foul drainage and treatment works.

New concrete paths to rear.

New white upvc doors to front and rear.

Adjoining the main house is a traditional range of stone and slate outbuildings finished in lime washed render set with its own concrete handling area to the front. These buildings have excellent conversion potential for tourism led accommodation or home working (stc).

There is a great income potential from this property.

The property sits in a central position overlooking 17.7 Acres of adjoining productive farmland currently used for grazing and cropping purposes.

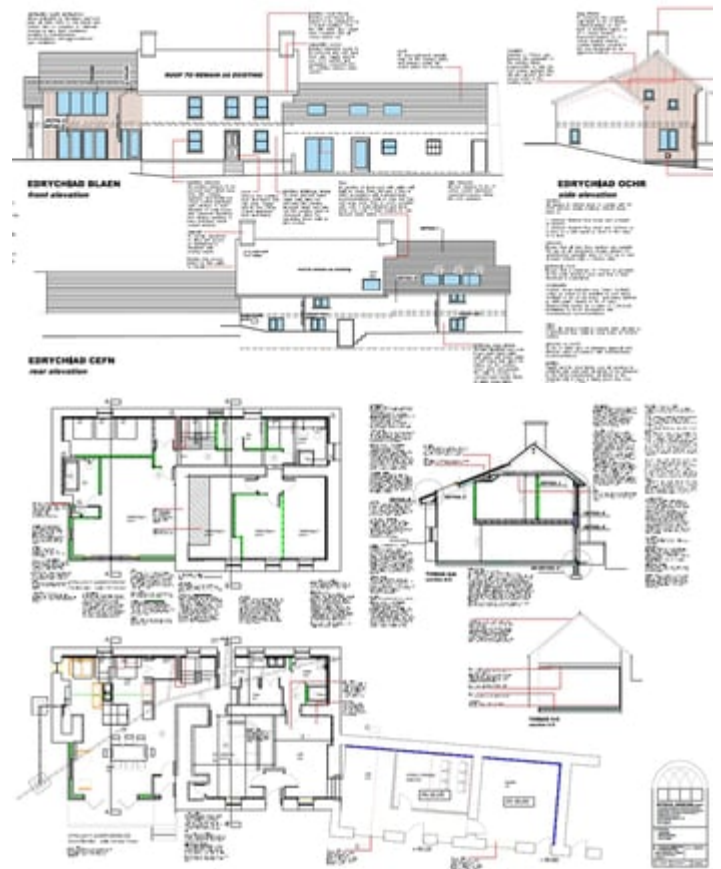
As well as the traditional buildings there is also an useful steel

frame building currently used as animal housing and storage.



## PLANNING PERMISSION FOR HOUSE ALTERATIONS & EXTENSIONS

We are advised that planning permission is in place for "Proposed alterations and extension to the existing farmhouse inclusive of a change of use of part of the adjoining outbuilding into residential use". Approved drawings and copies of the planning permission are available for inspection from the selling agents, Ceredigion County council planning reference A211090 granted 23rd March 2022. Condition 8 of the planning permission has been discharged in order to allow development to take place (ref A230814 granted 18th January 2024). Approved elevations and floor plans are included within these details.



## THE ACCOMMODATION



## GROUND FLOOR

### Reception Hallway

Slate floor, stairs to first floor. Door leading to -

### Living Room

16' 2" x 8' 2" (4.93m x 2.49m) Sunhouse night storage heater. Tiled fireplace set within original inglenook fire place, large slate flagstone floors, window to fore. Recess with shelving.



### Modern Kitchen

7' 9" x 16' 9" (2.36m x 5.11m) Base units with integrated Lamona electric cooker and 4 ring Lamona hob with stainless steel extractor fan over. 1.5 bowl single drainer stainless steel sink unit with mixer tap. Sunhouse night storage heater. Door and window to rear. Brick wall feature and splashbacks.



### Utility Area/Shower Room

8' 0" x 10' 1" (2.44m x 3.07m) Plumbing for washing machine. WC, wash basin, large shower cubicle with Mira shower. Shaver point and light. Night storage heater. Obscured window to rear.

### Inner Hallway

With door to fore.

### Former Kitchen & Secondary Lounge

18' 3" x 14' 9" (5.56m x 4.50m) Former Kitchen area ideal as additional living space or potential for side annexe with access to loft over, this area has planning permission to be amended also as per the reference to approved drawings.





### Secondary Lounge

18' 3" x 14' 9" (5.56m x 4.50m) Retaining original features of Inglenook fireplace with bread oven and exposed beams. Oil fired Rayburn as seen.



Stairs to -

### Loft

A framed beams, restricted headroom. Windows to fore and rear.

## FIRST FLOOR

### Bedroom 1

8' 3" x 16' 2" (2.51m x 4.93m) Double bedroom, Electric heater, exposed wooden floor. Recess cupboard and recess with shelving. Window to fore.



### Bedroom 2/Office

7' 3" x 5' 7" (2.21m x 1.70m) Electric heater, exposed wooden floor and window to fore.



### Bedroom 3

8' 2" x 16' 5" (2.49m x 5.00m) Electric heater, exposed wooden floor, recess cupboard and window to fore & access to loft over kitchen.





## Bathroom

Bath with mixer tap. Low level flush WC and washbasin. Exposed wooden floor, heated towel rail. Airing cupboard. Window to rear.



## REAR WING

### Bedroom 4

5' 6" x 8' 3" (1.68m x 2.51m) L Shaped. Sloping headroom, exposed wooden floor, electric heater and window to rear.



## EXTERNALLY

### To the front

To the front of the main house is a raised footpath leading down to a concrete forecourt area from the driveway.





### To the rear

To the rear of the house is a new concrete footpath and path leading to one of the steel outbuildings.

### Traditional Stone and Slate Range Outbuildings

Situated to the side of the main dwelling.

Finished in lime wash render under a traditional Welsh slate roof and part box profile clad in places with part first floor loft over. Views from the yard over the front fields and the Ystwyth Valley and Llanafan Village. Providing -



### Store and Feed Room

13' 6" x 16' 0" (4.11m x 4.88m) last used for animal housing with window to front, side stable door, also providing access to -



### Stable Block

12' 5" x 16' 0" (3.78m x 4.88m) with 2 stables, window to front.

### Former Cow Shed

15' 3" x 16' 0" (4.65m x 4.88m) with stable door and window to front. Feed trough to rear.







### Animal Housing Unit

16' 0" x 34' 0" (4.88m x 10.36m) with exposed A frames to ceiling, 2 stables/cubicles and feed troughs to rear, slate flag stone flooring.



### L shaped Corner Unit

25' 0" x 54' 0" (7.62m x 16.46m) currently of stone construction, lime washed finished under a box profile roof with exposed A frames to ceiling, last used for animal housing with excellent conversion potential. Having water and electricity connection.



### Former Dairy

7' 9" x 10' 2" (2.36m x 3.10m) with window to front, concrete base, water connection.





### Stone Lean To

16' 0" x 19' 0" (4.88m x 5.79m) of stone construction with slated roof, open ended to front with concrete base.



### Side Muck Store

With access to adjoining fields.

### Modern steel framed building

115' 0" x 50' 0" (35.05m x 15.24m) of steel framed construction being zinc clad with zinc roof over.



### Part Block Cubicles

Currently used as stables, open ended to one end, steel doors to the other, side open lean to with access to adjoining fields, water and electric connection.

### Log Store

19' 0" x 25' 0" (5.79m x 7.62m) of timber frame construction being zinc clad and open ended to front providing excellent dry storage area.



## Sheep Dip and Handling Area

with concrete base and breeze block sheep runs.

## THE LAND

The land is split into three large enclosures with a productive 7.6 acre parcel to the front of the property accessed from the adjoining private lane that forms part of the property.

To the eastern boundaries of the property area two sloping enclosures measuring 2.22 Acres and 6.05 acres respectively providing excellent grazing land to the rear of the outbuildings. These benefit from track access.

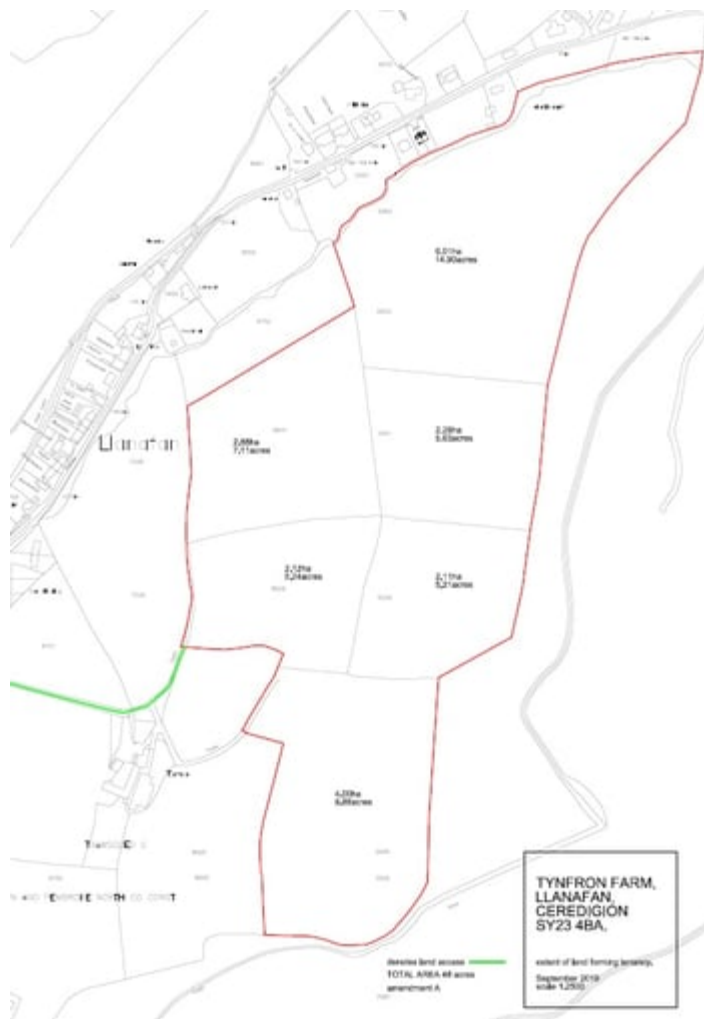






## ADDITIONAL LAND

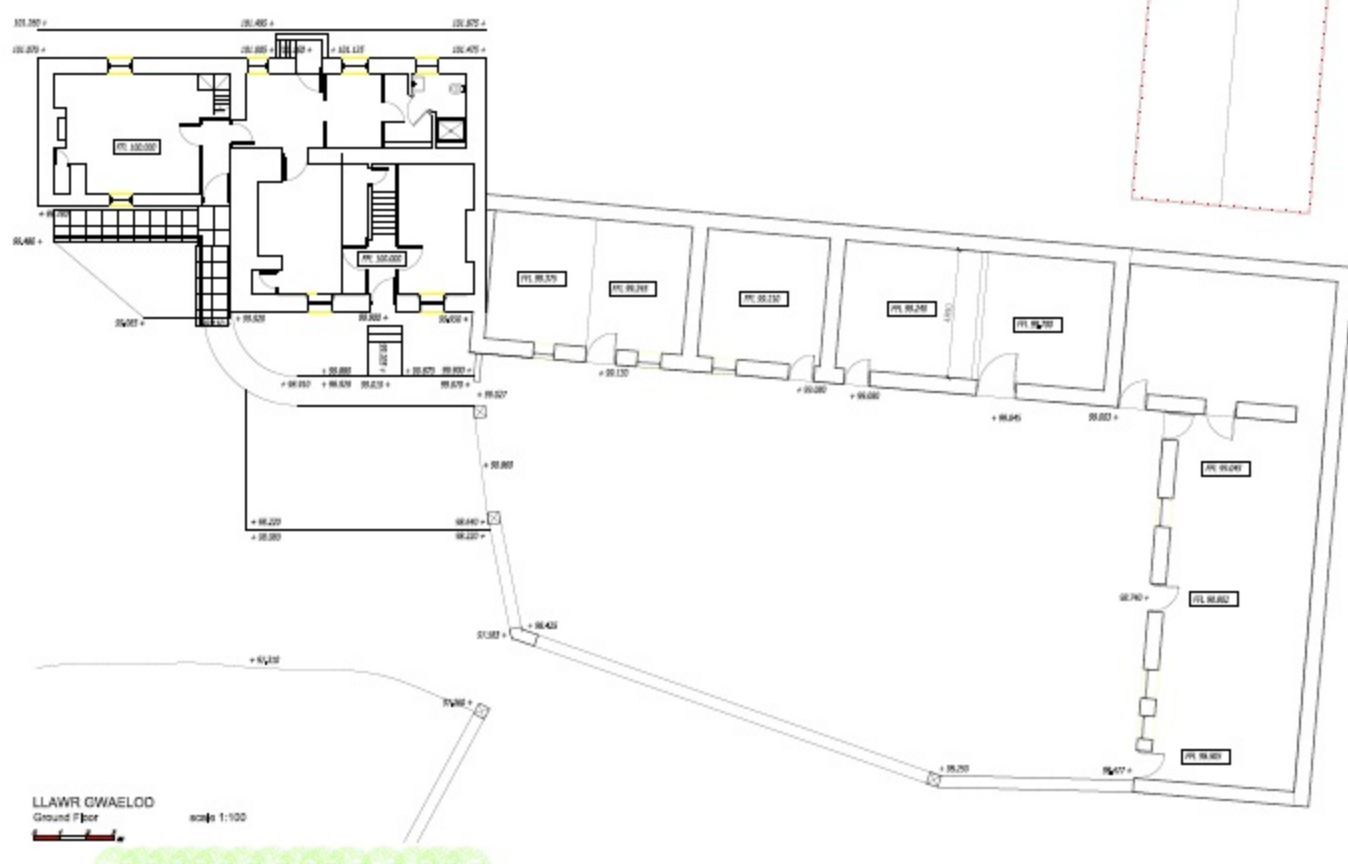
Please note - There is also an option to purchase an additional 48 Acres of grazing and cropping land to the north of the holding and this is currently split into 6 separate enclosures and available to negotiation.



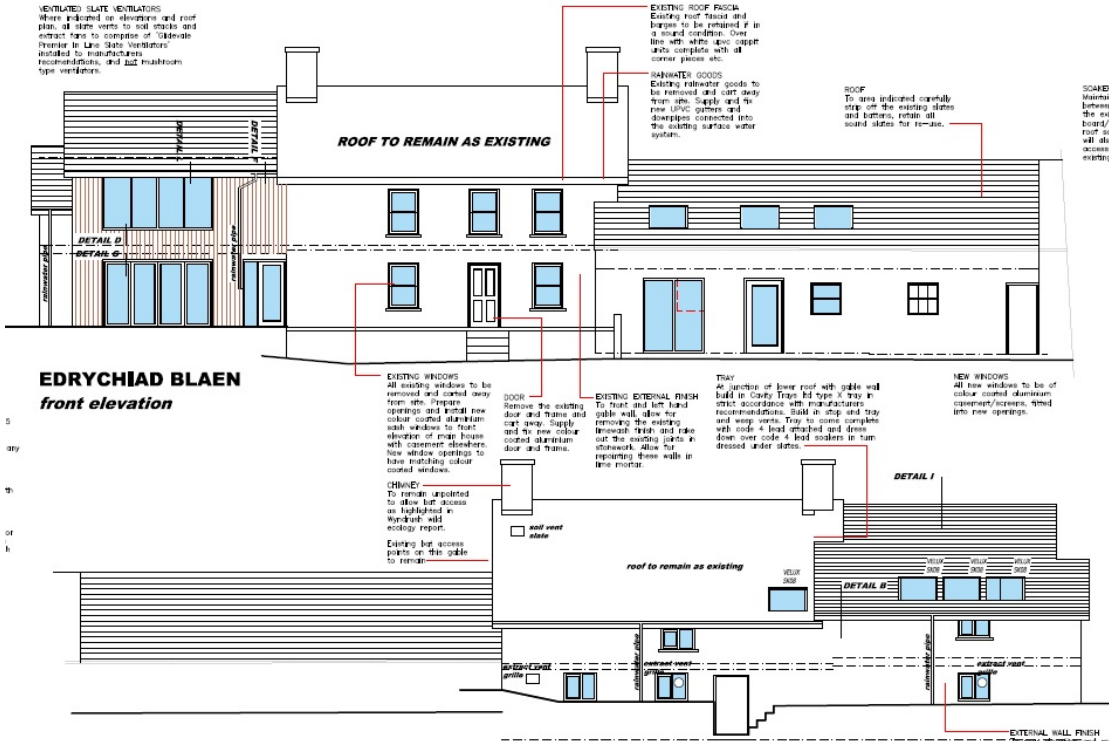
## Services

We are advised the property benefits from mains water, electricity, new private drainage system, new electric heating system.





**VENTILATED SLATE VENTILATORS**  
Where indicated on elevations and roof plan, all slates have to cut tracks and extract fans to exterior of 'Gables Premier to Line Slate Ventilators' detailed to manufacturers recommendations, and not mushroom type ventilators.



**EDRYCHIAD BLAEN**  
*front elevation*

**EDRYCHIAD CEFN**  
*rear elevation*

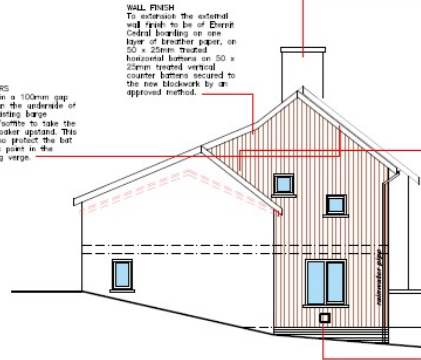
**EXISTING ROOF FASCIA**  
Existing roof fascia and barge to be retained if in a sound condition. Over time with white acrylic repair units complete with all corner pieces etc.

**RAINWATER GOODS**  
Existing rainwater goods to be removed and cart away from site. Supply and fit new UPVC gutters and downpipes connected into the existing surface water system.

**ROOF**  
To area indicated carefully strip off the existing slates and battens, retain all sound slates for re-use.

**SOMERS**  
Maintain a 100mm gap between the underside of the existing large board/solers to take the roof slates against. This will also protect the bat access point in the existing verge.

**WALL FINISH**  
To achieve the external wall finish to be of Decor Central bonding on one layer of breather paper, on 50 x 25mm treated horizontal battens on 50 x 25mm spaced vertical counter battens secured to the new blockwork by an approved method.



**EDRYCHIAD OCHR**  
*side elevation*

**GLAZING**  
All glazing in critical areas to comply with BS 6208 and be clearly marked. Critical areas refer to:  
1. Between finished floor levels and a height of 800mm.  
2. Between finished floor level and 1500mm in a door or a side panel or close to the edge of a door.

**WINDOWS**  
Ensure that all first floor windows are suitable for use as an emergency escape window, i.e. undisturbed operable area of 0.33 sq m and at least 450mm high x 450mm wide.

**ENTRANCE DOOR**  
Ensure that a minimum of 775mm is provided at the main entrance door and that a flush threshold is maintained.

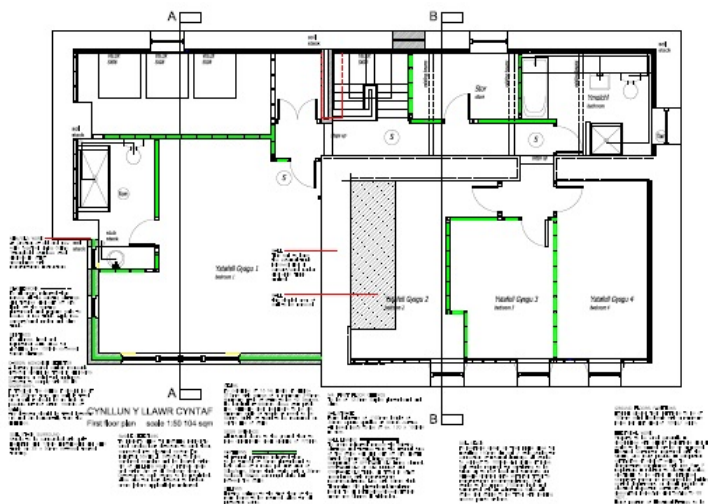
**ROOFLIGHTS**  
Position shown indicates new 'Velux' rooflight, codes as noted to be installed to roof slope. Rooflight to be of top hinged, and being finished in white paint. Glazing to be of white. Thermobreak having a value of 1.2W/m²K. Installation to be in accordance with manufacturers recommendations.

**CELLS**  
Below all windows build in natural stone cell laid on a prepared tray. Build in keep holes at 800mm centres.

**WINDOWS & DOORS**  
To be of white paint to planning approval and fitted in strict accordance with manufacturers recommendations.

**UNTELS**  
Supply and the sheet bricks over all openings in external wall other than all bricks to be designed by the local manufacturer. All bricks in the external wall to have a damp proofing layer over.



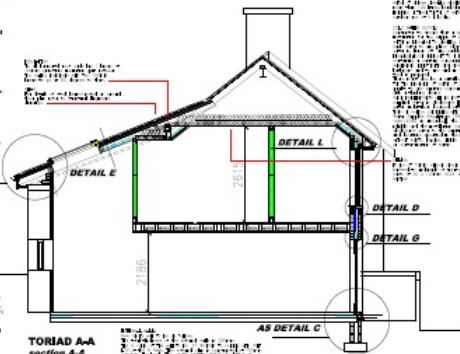


**DETAIL B**

Section through the roof structure showing the gable end. The drawing details the timber framing, insulation, and the external cladding. The roof pitch is indicated as 12/12.

**DETAIL C**

Section through the roof structure showing the gable end. The drawing details the timber framing, insulation, and the external cladding. The roof pitch is indicated as 12/12.



**DETAIL D**

Section through the roof structure showing the gable end. The drawing details the timber framing, insulation, and the external cladding. The roof pitch is indicated as 12/12.

**DETAIL E**

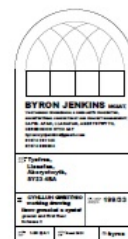
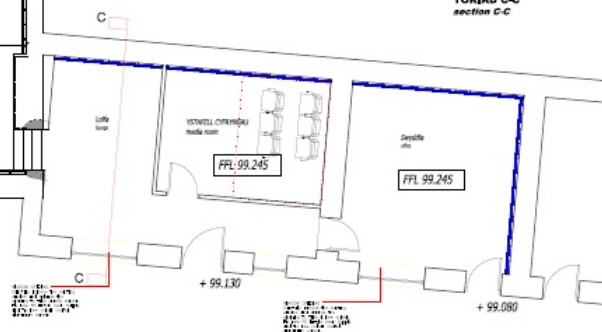
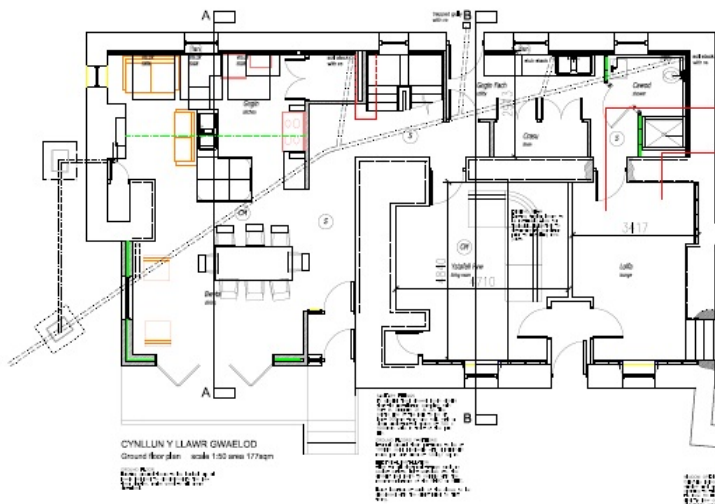
Section through the roof structure showing the gable end. The drawing details the timber framing, insulation, and the external cladding. The roof pitch is indicated as 12/12.

**DETAIL F**

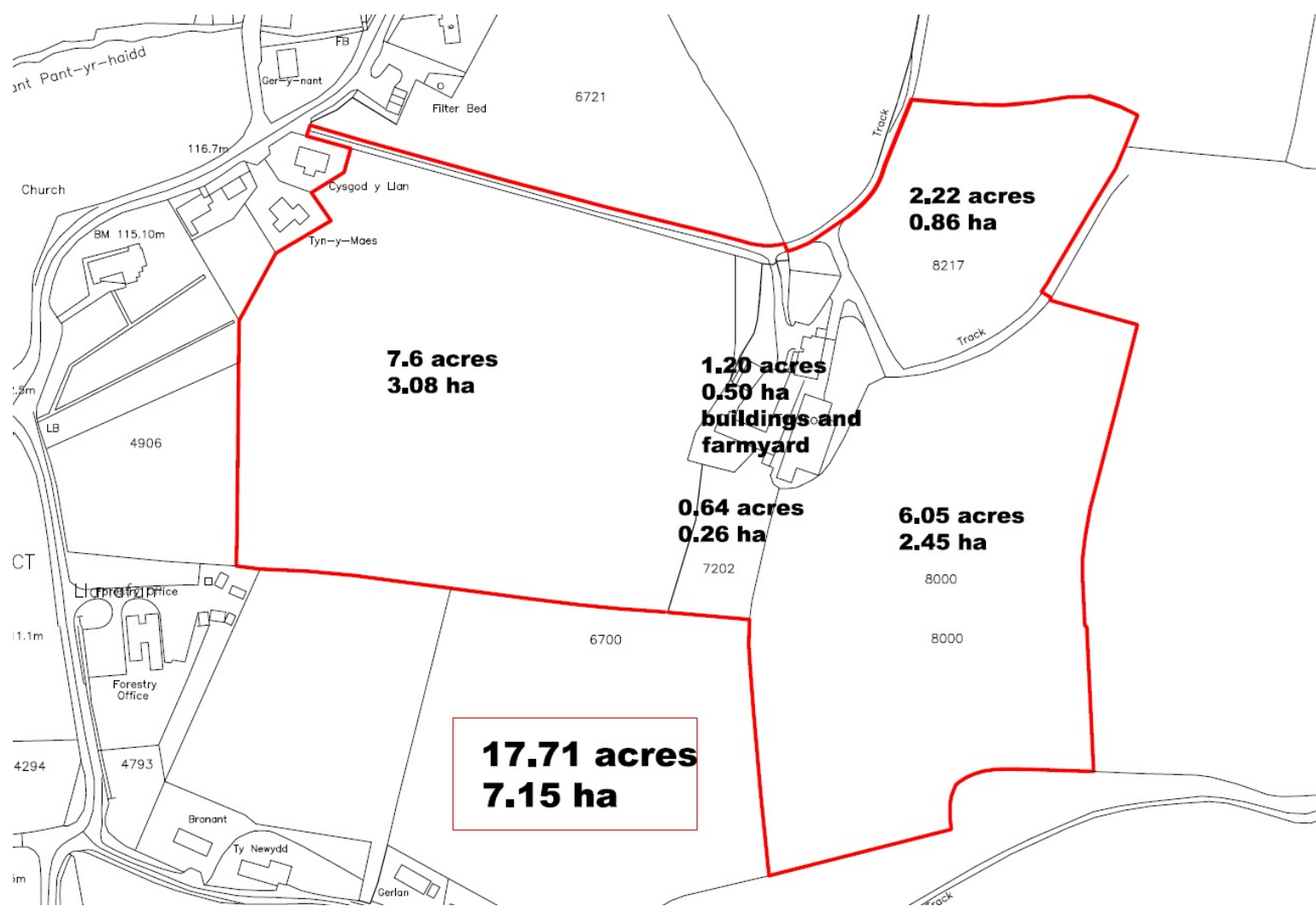
Section through the roof structure showing the gable end. The drawing details the timber framing, insulation, and the external cladding. The roof pitch is indicated as 12/12.

**DETAIL G**

Section through the roof structure showing the gable end. The drawing details the timber framing, insulation, and the external cladding. The roof pitch is indicated as 12/12.



|   |   |
|---|---|
| <b>BYRON JENKINS</b> <small>architect</small>   |   |
| <small>Architectural Services Ltd<br/>100, The Quadrant, Cardiff, CF10 1AT<br/>Tel: 0300 303 0303<br/>www.byronejones.co.uk</small> |   |
| <small>Client:<br/>Cardiff City Council<br/>Project:<br/>Cardiff City Hall<br/>Date:<br/>2012</small>                               | <small>Drawn:<br/>J. Jenkins<br/>Date:<br/>2012</small> |
| <small>Scale:<br/>1:50<br/>Date:<br/>2012</small>   | <small>Sheet:<br/>1 of 1<br/>Date:<br/>2012</small>     |





## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (58)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

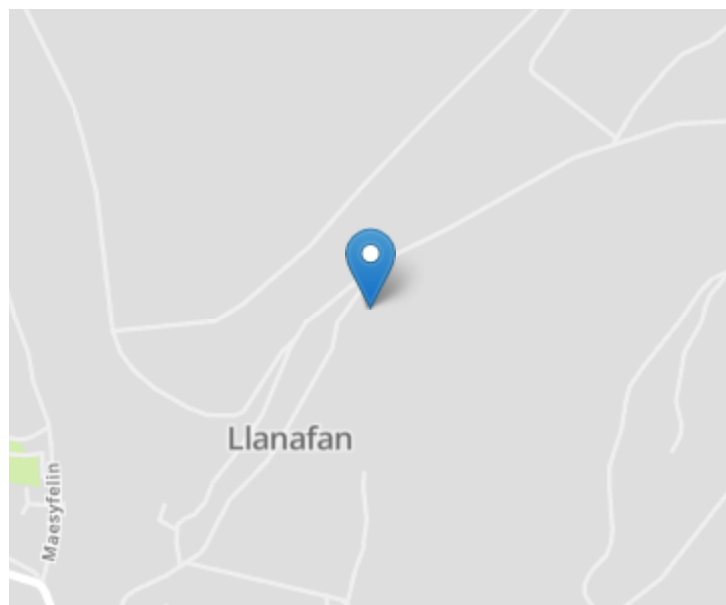
**Any risk of coastal erosion?** No

**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

On entering Llanafan village centre, pass the village hall on your left hand side and continue along the road heading north, wrapping around the church and the entrance to Tynfron farmhouse is on the right hand side as identified by the Agents for sale board.

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         | 99  |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            | 58      |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| <b>England, Scotland &amp; Wales</b>        |         | EU Directive 2002/91/EC  |

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

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