

A Gloriously Situated Lifestyle Holding Of 67 Acres, Well Equipped As A Wedding Venue & Events Centre & Beautifully Located.



Ffosyrodyn, Blaenpennal, Aberystwyth, Ceredigion. SY23 4TS.

£975,000 Offers in Region of

Ref: A/5014/AM - O.NO

*** Delightfully situated lifestyle holding extending in total to 67 acres *** Traditional 4 bedroomed period Farmhouse *** Charming character throughout *** Highly desirable Wedding Venue & Events barn *** Useful stone barns - suiting conversion (stc) *** Modern General Purpose Building *** Extensive parking facilities ***

*** Number of Lakes - haven for wildlife *** Extensive pastures and woodland *** Native tree plantings - up to 17,000 individual trees *** SSSI to part *** Healthy grazing pastures ***

*** 15 miles South of the University town of Aberystwyth on the Cardigan Bay coast *** 15 miles north of the University town of Lampeter *** 5 miles from the Market town of Tregaron ***



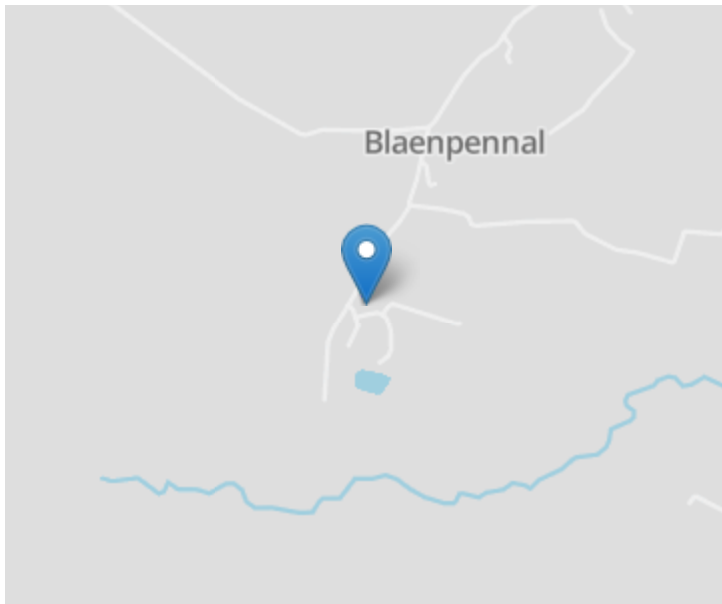
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LOCATION

Located in the Upper Teify Valley region of the county of Ceredigion, close to the scattered rural hamlet of Blaenpennal, approximately ½ mile distant and close to Blaenpennal church and having an elevated site in a noted agricultural locality on the edge of the Cambrian Mountains and 5 miles West of the market town of Tregaron.

GENERAL DESCRIPTION

Ffosyrodyn is a delightfully situated lifestyle holding on the edge of the Cambrian Mountains and has a South facing position with far reaching views over the Teifi Valley and Cambrian Mountains beyond, extending in total to some 67 acres or thereabouts with a charming period homestead with a larger than average family proportioned 4 bedroomed character farmhouse. Useful stone barns suiting conversion, part converted to provide a gym and dry storage amenities, together with a complete Wedding Venue & Events Barn (13m x 18m). A modern general purpose agricultural building (18m x 18m) with barn and machinery storage and workshop facility, together with lean-to looseboxes for animal housing.

The farm, during the last 4 years has been extensively remodelled which includes creation of a number of projects with the construction of a new farm lane and car park for up to 70 vehicles. A major scheme of providing borehole water and its associated plumbing and infrastructure has also being undertaken by the current vendors.

The incorporation of an extensive landscaping scheme with the creation of 2 new lakes at the bottom of the farm. With a new experience concept at the farm which is to be orientated towards Weddings and events and there is currently little competition, within this immediate locality.

Within the farm lands, there have been interspersed areas of tree planting with some 17,000 trees, largely of native broadleaves species including Alder, Oak, Willow Hawthorn and Cherry planted.

THE FARMHOUSE



GROUND FLOOR ENTRANCE DOOR LEADING TO:

HALLWAY

With radiator and understairs cloak hanging area. Staircase leading to first floor accommodation.

LIVING ROOM



15' 2" x 13' 7" (4.62m x 4.14m). With stone fireplace with a 'Charnwood' multi-fuel stove incorporated, exposed beams, TV and Telephone point.

DINING ROOM

15' 7" x 15' 2" (4.75m x 4.62m). With open inglenook style fireplace with a stone grate, exposed beams, radiator and built in cupboard.

UTILITY ROOM

10' 10" x 7' 5" (3.30m x 2.26m). With tiled floor.

CLOAKROOM OFF

With W.C. and wash hand basin.

GALLEY STYLE KITCHEN

24' 2" x 7' 8" (7.37m x 2.34m). Fitted floor and wall cupboards with LPG 4 ring gas hob and fan oven, 1 1/2 bowl sink unit with Terrazzo flooring. Plumbing in place for washing machine. Rear entry door.

FIRST FLOOR

LANDING

Mahogany staircase to galleried landing at first floor level, with radiator, Velux windows, airing cupboard with shelving and copper cylinder and immersion heater. Part boarded and insulated loft space with sliding ladder.

BATHROOM

With shower, W.C. and a pedestal wash hand basin.

BEDROOM 1

15' 7" x 15' 4" (4.75m x 4.67m). With fitted bedroom wardrobe and radiator.

BEDROOM 2



15' 7" x 13' 9" (4.75m x 4.19m). With exposed beams and radiator.

BEDROOM 3

15' 1" x 7' 8" (4.60m x 2.34m). With radiator and access to rear loft space.

BEDROOM 4

15' 0" x 7' 7" (4.57m x 2.31m). With exposed beams, built-in wardrobe with radiator.

EXTERNALLY SETTING

PRIVATE GARDEN/PATIO AREA



To the front lawned areas and raised beds. With a patio area.

DOUBLE GARAGE (POSSIBLE CONVERSION OPPORTUNITY)

21' 4" x 18' 9" (6.50m x 5.71m). With plumbing in place for appliances, water and electricity connected. With and up and over door.

SUPERB WEDDING VENUE & EVENTS BARN



59' 1" x 45' 11" (18.01m x 14.00m). Built of steel framed construction with front entrance porch. Fully equipped bar with an extensive premises licence.

WEDDING VENUE & EVENTS BARN KITCHEN



21' 4" x 14' 9" (6.50m x 4.50m). Fully equipped stainless steel work surfaces and cupboards, 2 Sink units. LPG 6 ring hob. Inventory to be provided. 'Worcester' Combi boiler.

WEDDING VENUE & EVENTS BARN PUBLIC TOILETS

21' 4" x 14' 9" (6.50m x 4.50m). Including disabled toilets, ladies and gents toilets.

WEDDING VENUE & EVENTS BARN SEATING AREA

GENERAL PURPOSE BUILDING

59' 0" x 59' 0" (17.98m x 17.98m). Steel framed construction with concrete floor. Electricity and water connected.

ADJACENT LEAN TO

6 bay loose boxes.

GENERAL PURPOSE FARM WORKSHOP



42' 8" x 9' 10" (13.00m x 3.00m). Divided into several compartments including garden shed and store mower.

WATER UNIT HOUSING

16' 0" x 9' 8" (4.88m x 2.95m). With water storage facilities with 7,500litres Water Tank and access to UV filters, pumps for borehole water.

ELECTRICAL INSTALLATION

9' 10" x 3' 3" (3.00m x 0.99m).

TRADITIONAL PERIOD STONE BARN

52' 0" x 19' 0" (15.85m x 5.79m). Stone and corrugated iron roof, traditional Barn, Stable ad Dairy.

THE LAND



The land comprises of 67 acres and is a particular feature of this lifestyle farm which surrounds the homestead and has generally an ease of management. The land comprises of level flat hay meadows together with more gently sloping pastures. A series of water meadows beneath, upon which there is a good level of conservation and specific interest as the land in part is designated as a site of special scientific interest (SSSI). Further pockets of land including 1 parcel at the entry to the farm, being interspersed with native broadleaves tree plantings. This has encompassed up to 17,000 individual trees, largely of native hardwood species being planted. The trees and some of the public arrival areas are post and rail fenced with hardwood chestnut range-style fencing.

THE LAKES



2 substantial lakes, with an internal waterfall and an Iris pond which is a haven for wildlife.

THE HOLDING



TENURE AND POSSESSION

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

TITLE NUMBER: CYM706371

COUNCIL TAX

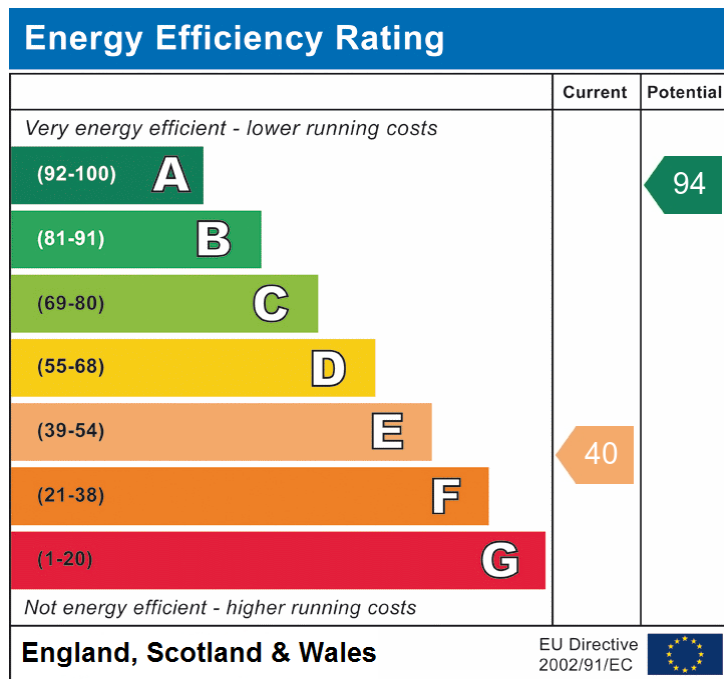
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'E'.

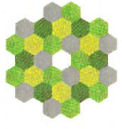
NOTE:

Planning Permission has been approved for 5 individual glamping units, each 12m x 4m with power and water and infrastructure already available.

Services

We are informed by the current Vendors that the property benefits from private water supply with a private borehole, mains electricity, private drainage, LPG gas available at the farmhouse, telephone subject to B.T. Telecom connection with broadband availability.

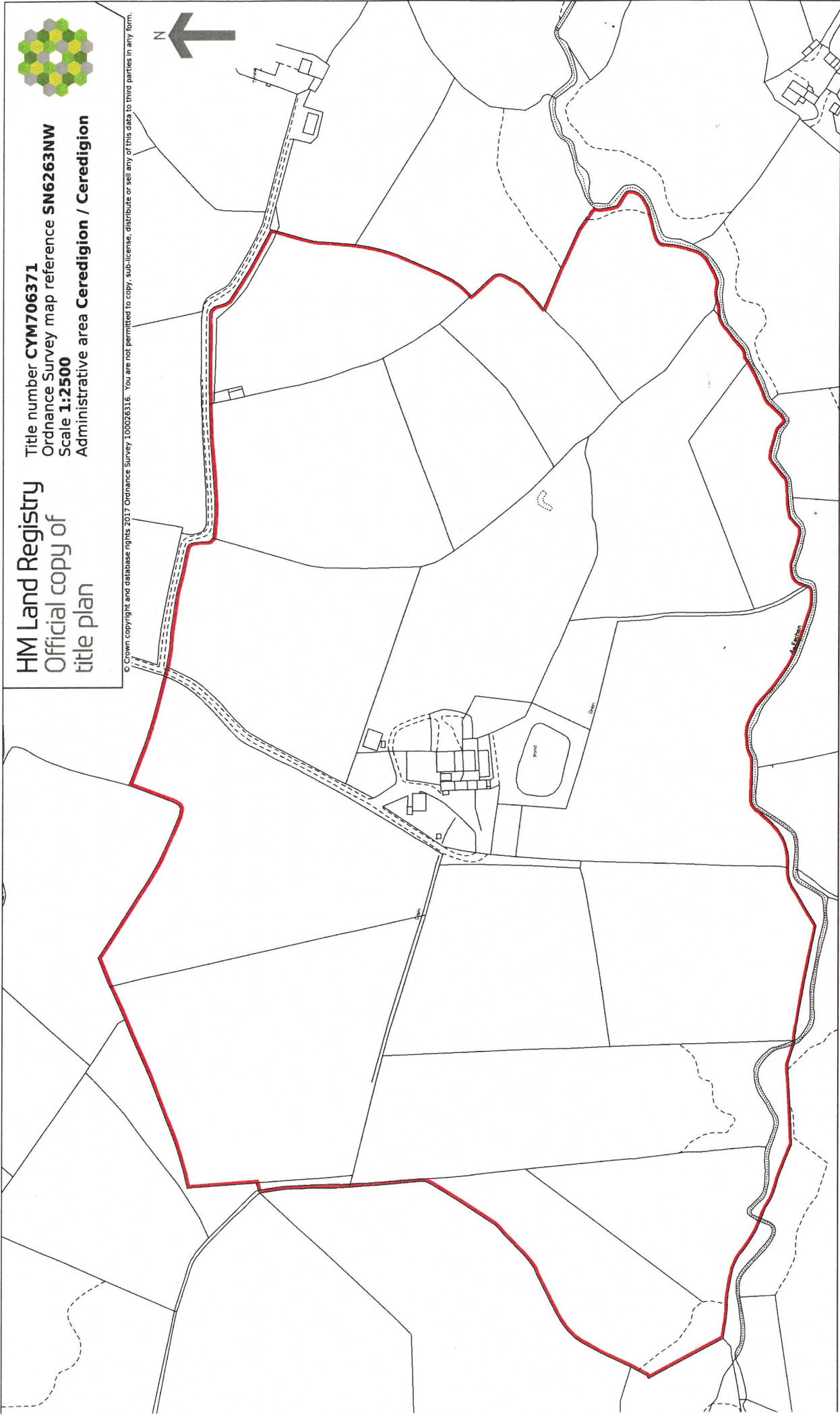




HM Land Registry
Official copy of
title plan

Title number **CYM706371**
Ordnance Survey map reference **SN6263NW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**

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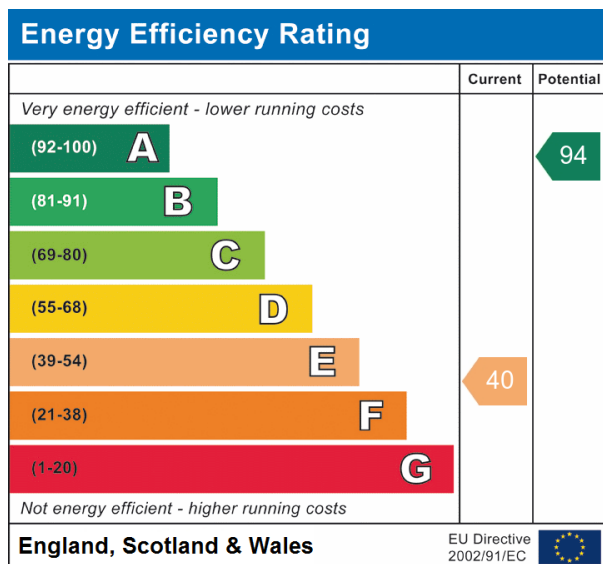
Directions

The property is best approached by taking the A485 North from Lampeter to Tregaron, once reaching Tregaron turn left and continue along the A485 to Tyncelyn cross roads. Once reaching Tyncelyn continue from approximately 1/4 miles turning left off the A485 for Blaenpennal and Pentrebach. Once reaching Blaenpennal pass Pentrebach on the left-hand side and continue into the dip over the bridge and up to the next "T" Junction turning left. Continue for a further 1/4 mile turning left for Blaenpennal Church, once reaching the Church proceed straight ahead onto the private drive of Ffosyrodyn.

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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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 Website, Facebook and Instagram Pages



For further information or to arrange a viewing on this beautiful property, contact us:

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