

*A very appealing 117 acre traditional stock farm in the Clettwr Valley, 9 miles inland from the Cardigan Bay coast.*



**Gwarallt Yr Ynn, Pontsian, Llandysul, Ceredigion. SA44 4TY.**

**GUIDE PRICE - A/5145/AM**

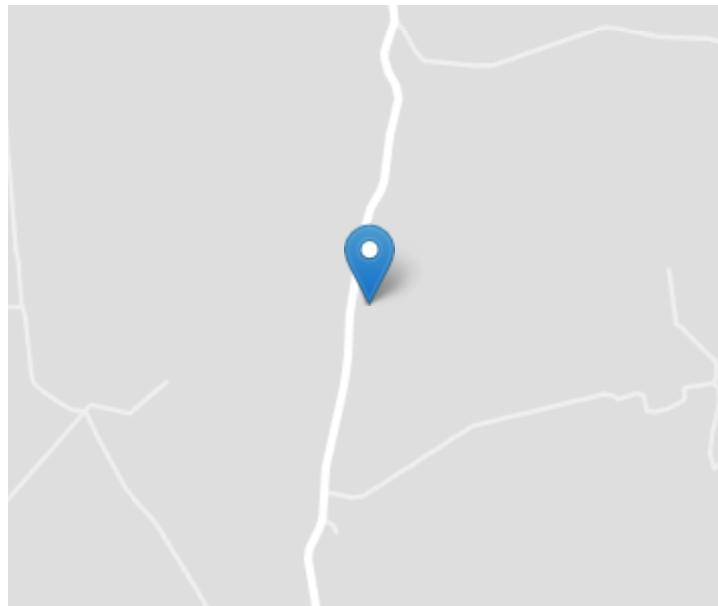
**£1,250,000**

**OR AVAILABLE WITH REDUCED ACREAGE TO SUIT PURCHASERS' REQUIREMENTS.**

\*\*\*A very appealing traditional stock farm.\*\*\* Having a secluded location including.\*\*\* A substantial period un-modernised farmhouse of stone and slate.\*\*\*With excellent range of stone and slate buildings.\*\*\*Suiting conversion or alternative use.\*\*\* Together with a wider range of general purpose traditional farm buildings in a pleasant rural setting approached via its own track.\*\*\*The land is a particular feature of the farm being healthy prolific pasture and amenity land, all well farmed and divided into traditional well sized enclosures.\*\*\* Including a former Mill (Felin-Castell-Howell). Providing a restoration opportunity. \*\*\*In total the farm extending to 117.18 acres (47.42 ha) or thereabouts.\*\*\*

**NOTE: The agents are prepared to consider a sale of the farm, either as a whole or in suitably sized Lots on application.**

**Freehold for sale by Private treaty.**



## Location

In the favoured Clettwr Valley, 1 mile from the village of Pontsian and 9 miles from the University town of Lampeter, 4 miles from the popular village of Llandysul with local amenities and 9 miles inland from the Cardigan Bay coast at New Quay. The property is close to marketing and amenity centres of the area.

## Property Description

Gwarallt-yr-yn being placed on the open market provides a n extremely rare opportunity of acquiring a particularly healthy secluded sizeable stock rearing farm in a noted agricultural locality under the influence of the Cardigan Bay coast and its mild early growing grass growing conditions. The property is within easy reach of the A475 Lampeter to Newcastle Emlyn Road, approximately 1.5 miles and within relative proximity of the A487 coast road at Synod Inn, approximately 4 miles to the immediate North. The county town of Cardigan is within 20 miles, the University town of Lampeter is within 9 miles, Llanybydder with its famous market within 6 miles. This is a farm that will appeal not only as a valuable add-on venture to an existing agri business in its entirety but also may appeal to those seeking a renovation and development opportunity with a traditionally arranged farmstead surrounded by its own lands in a secluded setting in the Clettwr Valley. The farm has far reaching views over the surrounding un-spoilt countryside and has its own private access off B4459, Synod Inn to Rhydowen Road. The property includes an extensive range of farm buildings, some significantly built of stone and slate suiting conversion possibilities subject to the appropriate consents being obtained together with part of the farm including Felin Castell Howell, a former Mill Cottage near the Clettwr Fach

stream which could be sub-divided and for which this also has conversion possibilities subject to consent.

The land is a major feature of the holding being healthy, prolific to gently sloping pastures including some conservation areas, pockets of woodland, all within a ring fence and inter divided by traditional hedgerows and a hard based track to parts giving good all round year accessibility.

In total 117.18 acres (47.42 ha).



## The Farmstead Setting



## **The Farmhouse**

A substantial, traditional, un-modernised stone and slate farmhouse, ready for conversion and improvement and providing more particularly as follows:-

## **Ground Floor**

### **Former Living room**

16' 6" x 14' 8" (5.03m x 4.47m) Entrance door to former living room with open fireplace.



### **Wash House to rear**

16' 1" x 7' 0" (4.90m x 2.13m) with Belfast sink

### **Living room**

14' 3" x 15' 1" (4.34m x 4.60m) with Inglenook fireplace. Tiled floor.



### **Rear room**

15' 9" x 6' 10" (4.80m x 2.08m) with tiled floor.

## **Front Entrance Hall**

With front UPVC entry door, tiled floor.

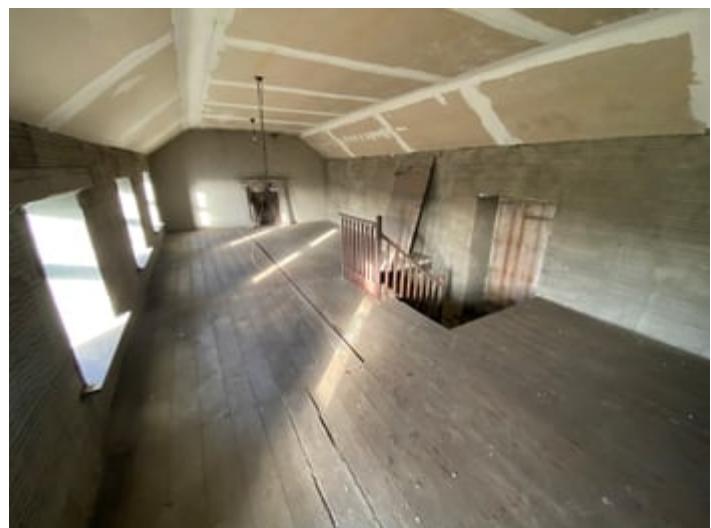
## **Reception room 3**

15' 1" x 14' 0" (4.60m x 4.27m) with Victorian fireplace and tiled floor.

## **First Floor**

### **Large Open room**

37' 0" x 14' 0" (11.28m x 4.27m) The first floor has been partially cleared and is now comprising of one large open plan room. Suitable and ready for sub-division.



### **Loft room**

18' 0" x 15' 0" (5.49m x 4.57m) There is a further loft off.

NOTE THIS ROOM IS IN POOR STRUCTURAL CONDITION AND SHOULD ONLY BE INSPECTED FROM THE DOOR ENTRY POINT. PURCHASERS ARE ADVISED THAT THE AGENTS NOR THE OWNERS ACCEPT ANY RESPONSIBILITY FOR ANY INJURY AND LIABILITY CANNOT BE ACCEPTED FOR ANY INJURY.

### **Storeroom/ Under Eaves**

21' 6" x 7' 0" (6.55m x 2.13m)

## **The Farmbuildings and Homestead**

The homestead is beautifully situated and centrally protected by its own land and is approached via its own private hard based track via a ford. Adjacent to the entry which is gated lies Felin Castell Howell, a traditional stone and slate former Mill building now semi-derelict and ruined and requiring reconstruction but likely to attract planning for alternative use

in the valuer's opinion for use such as a craft workshop or holiday cottage, as a rural enterprise building. The hard based farmyard comprises of part rock surface and hard made and serves the farm and traditional ranges of buildings that lie in close proximity to the farmhouse. There is a rear garden to the farmhouse itself and an enclosed forecourt.

### **Felin Castell Howell**

Felin Castell Howell, a former Mill Cottage near the Clettwr Fach stream which could be sub-divided and for which this also has conversion possibilities subject to consent.



**The Farmbuildings comprise more particularly**

### **Loose Cattle Shed**

20' 0" x 15' 0" (6.10m x 4.57m) Of stone and corrugated iron construction.

### **Dutch Barn**

72' 6" x 51' 6" (22.10m x 15.70m) overall 6 bays with steel uprights and corrugated iron roof and sides. With

### **Lean-to cubicle shed**

Part block wall, dung storage, concrete floor and with rear dung storage facility.



### **Open silage clamp**

Concrete based.



### **Range of Traditional Farm Buildings**

75' 0" x 20' 0" (22.86m x 6.10m) Of stone and slate, comprising of barn and cow shed with loft over.



### Coach House/Stable range

24' 0" x 18' 0" (7.32m x 5.49m) With loft over. This lying adjacent to the farmhouse.

### Further traditional range

36' 0" x 18' 0" (10.97m x 5.49m) Providing a cow shed, stone and slate with loft over.

Some of the farm buildings have been re-roofed within the last 25 years.



### The Land

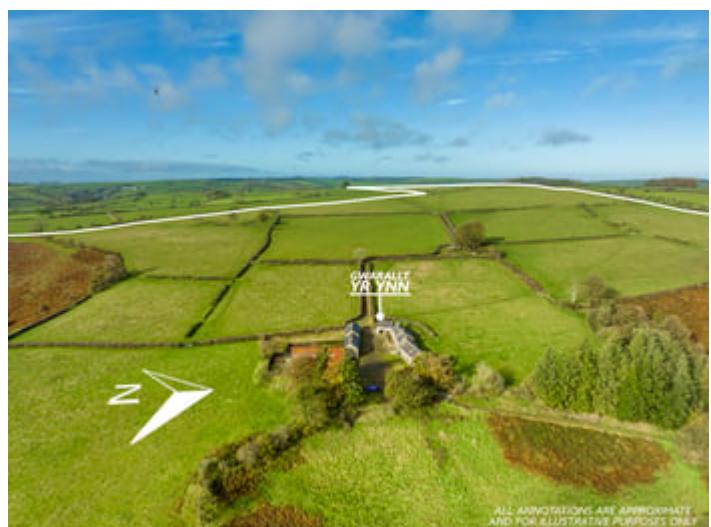
The land is traditionally laid to pasture and includes level to gently sloping meadows and inherently productive early growing pastures climatically influenced by its relative proximity to the Cardigan Bay coast.

The property has ease of management with an internal hard based service lane interconnecting the homestead to some of the Upper areas of pastures. The land lies within a ring fence and is interspersed with traditional hedgerows and stock-proof fencing all of which has been recently improved, proving ease of management in mind.

This is a farm that is renowned in the locality as being one of the most inherent and well-equipped units in a traditional sense and is worthy of being added to either an existing agri enterprise or operation or alternatively has lifestyle opportunities.



### Land looking to the West



### Land to South



## Land to the North



### AGENTS NOTE

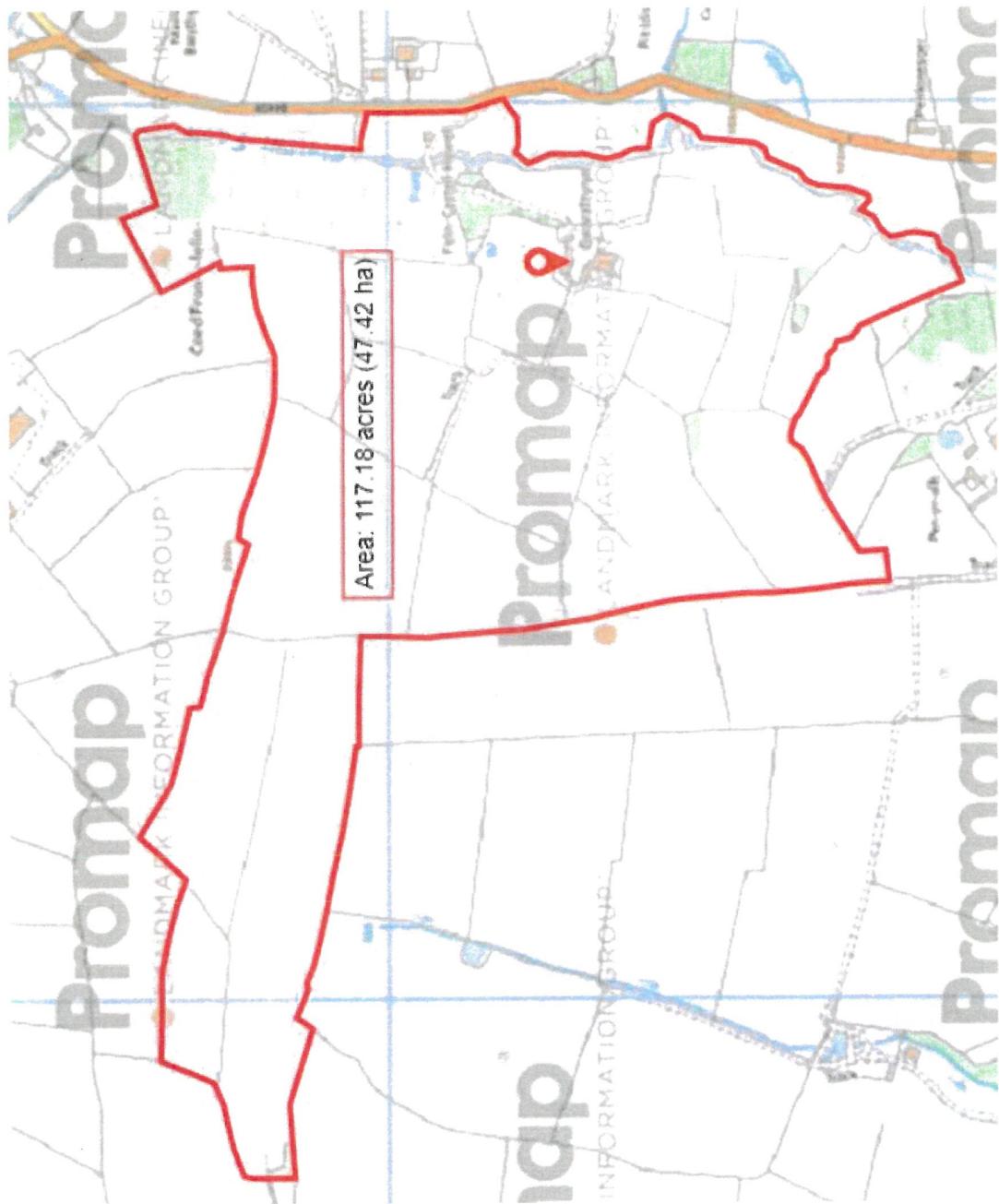
Offers are invited for the farm as a whole or alternatively the farm can be sub-divided to suit purchaser's requirements with price by negotiation.

### Services

We are informed by the current Vendors that the property benefits from private water, mains electricity, private drainage.

### Directions

The property is best approached by taking the A475 West from Lampeter towards Newcastle Emlyn, continue through the villages of Llanwnnen, Drefach and Cwmsychpant and once reaching Rhydowen, turn right onto the B4459, signposted Pontsian, proceed to the T-junction in Pontsian bearing right, continuing for a further 1 mile and there will be a concealed gated entrance just past the entrance to Esgair Ddedwyd Farm which provides an entrance to Gwarallt-Yr-Yn. **Please negotiate with care - if you do not have a 4x4 vehicle, it is advised to park at the gate and walk up to the homestead along the track. Please see location plan.**



*For identification purposes only*

