

Attractive 13 ACRE Smallholding with outstanding countryside views. Near Newcastle Emlyn / Cardigan.



Wern Villa, Ponthirwaun, Cardigan, Ceredigion. SA43 2RL.

£525,000

REF A/5603/RD

****4 bed family home**13 acres of highly productive grazing and cropping land**Useful range of outbuildings**Elevated position with attractive views over the countryside**15 minutes equi distant drive to Cardigan and Newcastle Emlyn**A good standard of living accommodation**Highly desirable location**Good roadside frontage**Renowned stock rearing holding**Potential for diversifaction (stc)**A great value smallholding - THAT MUST BE VIEWED TO BE APPRECIATED ****

The property is situated on the fringes of the rural village of Ponthirwaun which lies some some 15 minutes equi distant drive from the larger centres of Newcastle Emlyn and Cardigan. The town of Cardigan offers an excellent level of local and regional facilities including primary and secondary schools, 6th form college, cinema and theatre, community hospital, traditional high street offerings, retail parks, supermarkets and industrial estates. The nearby Newcastle Emlyn offers a similar level of facilities and services. The property lies some 20 minutes drive from the Cardigan Bay coastline at Aberporth and Poppit Sands.



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GENERAL

An attractive and original 13 acre smallholding set in an elevated position within the landscape with highly productive grassland providing excellent grazing and cropping opportunities.

The property was originally part of a renowned stock rearing farm with champion cattle being generated from the property.

The house provides 4 bedroom accommodation, idea for a family with a good standard of living accommodation on the ground floor.

A mixture of traditional and modern outbuildings are located behind the house with good animal stock handling areas with easy access to the adjoining fields which are currently split into four separate enclosures.

In total the land extends to some 13 acres or thereabout. There is also a corner pond in need of refurbishment.

The accommodation provides more particularly as follows -

GROUND FLOOR

Entrance Hallway



Accessed via glass panel upvc door, original pattern quarry

tile flooring, radiator, stairs to first floor.

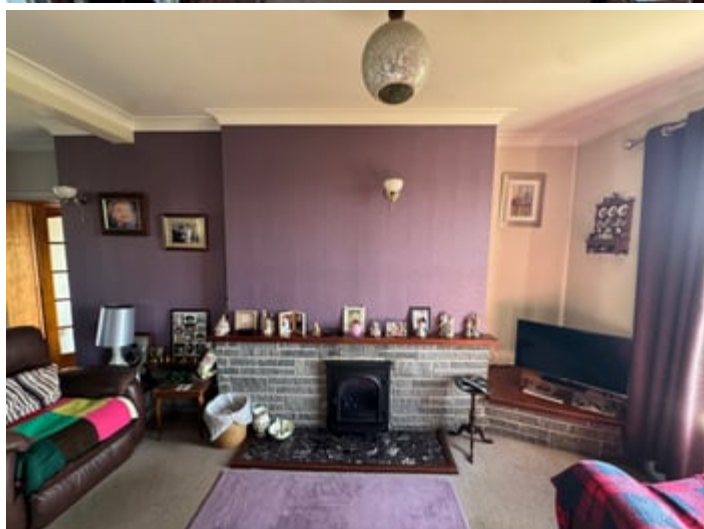
Ground Floor Bedroom 1



10' 5" x 14' 5" (3.17m x 4.39m) a double bedroom, window to front with countryside views, multiple sockets, radiator, picture rail.

Sitting Room





10' 4" x 20' 4" (3.15m x 6.20m) with stone fireplace and surround with corner tv stand with marble hearth, new gas fire, radiator, window to front with countryside views, multiple sockets, radiator. Rear window to garden, downstairs cupboard, picture rail.

Sun Lounge





10' 5" x 18' 9" (3.17m x 5.71m) a modern extension to the property with oak flooring, side windows and patio doors to front enjoying countryside views, tongue and groove paneling to ceiling, spot lights to ceiling, radiator.

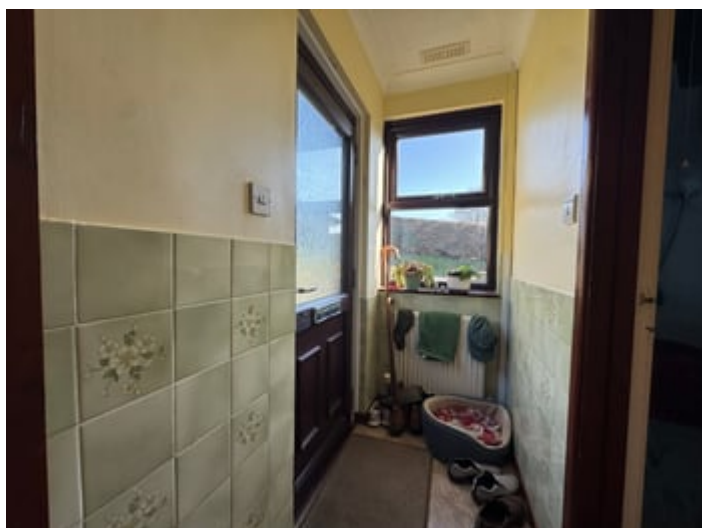
Kitchen

9' 9" x 12' 6" (2.97m x 3.81m) range of base and wall units with formica work tops, stainless steel sink and drainer with mixer tap, washing machine connection, space for electric oven with extractor over, side window to garden, under larder appliance space, half tiled walls, radiator, tiled flooring.



Rear Porch

With rear glass door to garden and outbuildings. Side window, radiator, tile flooring, part tiled walls.



Ground floor shower room



4' 8" x 4' 9" (1.42m x 1.45m) with corner enclosed shower, single wash hand basin, vanity unit, w.c. radiator, fully tiled walls, side windows, slate flooring.

FIRST FLOOR

Landing



With access to loft.

Front Bedroom 2



14' 5" x 10' 6" (4.39m x 3.20m) a double bedroom, window to front, multiple sockets, radiator, Picture rail.

Front Bedroom 3





14' 7" x 9' 1" (4.45m x 2.77m) a double bedroom, 2 x windows to front with countryside views, multiple sockets, radiator, picture rail.

Bedroom 4



10' 8" x 8' 4" (3.25m x 2.54m) a single bedroom, fitted cupboards, side window, access to loft.

Bathroom



5' 3" x 6' 8" (1.60m x 2.03m) with panelled bath, w.c. single wash hand basin, velux roof light, fully tiled walls and flooring.

EXTERNALLY

To The Front

The property is approached via an adjoining county road with side track leading to the house and continuing on to the farmyard.



The Gardens



Front, side and rear gardens laid to lawn with former toilet outhouse.

Enjoying countryside views.

Continuing concrete driveway leading to -

Double Garage



18' 4" x 23' 3" (5.59m x 7.09m) of block construction with 2 steel up and over doors to front, concrete base, windows to side and rear, multiple sockets. Lean to box profile roof.

The Farmyard



With central concrete animal handling area and buildings. Providing -

Loose Housing Unit



45' 0" x 24' 0" (13.72m x 7.32m) open ended to front, timber frame and concrete shuttered walls and box profile roof and sides.

Extended Loose Housing Area

50' 0" x 24' 0" (15.24m x 7.32m) of steel frame with box profile cladding to walls and roof. Front concrete animal handling area.



Former Milking Parlour and Dairy



22' 5" x 17' 9" (6.83m x 5.41m) of brick construction under a cement fibre roof with exposed A frames to ceiling, concrete base.

Workshop



8' 3" x 17' 8" (2.51m x 5.38m) located to the rear with external sliding door, side window.

Yard Area





Currently used for storing big bales and part muck yard area with connecting gates into the fields.

The Land

The land extends to some 13 acres or thereabouts of highly productive cropping and grazing land with mature hedgerows and good quality stock proof fencing to all boundaries, currently split into four separate enclosures being south facing and set within the early growing Cardigan Bay region.

Water is connected to all fields.

To the side of the field is also a pond which is in need of improvement.





MONEY LAUNDERING

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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

aberaeron@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

Services

The property benefits from mains water and electricity. Private

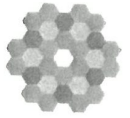
Drainage. Oil central heating.

Council Tax band D (Ceredigion County Council).

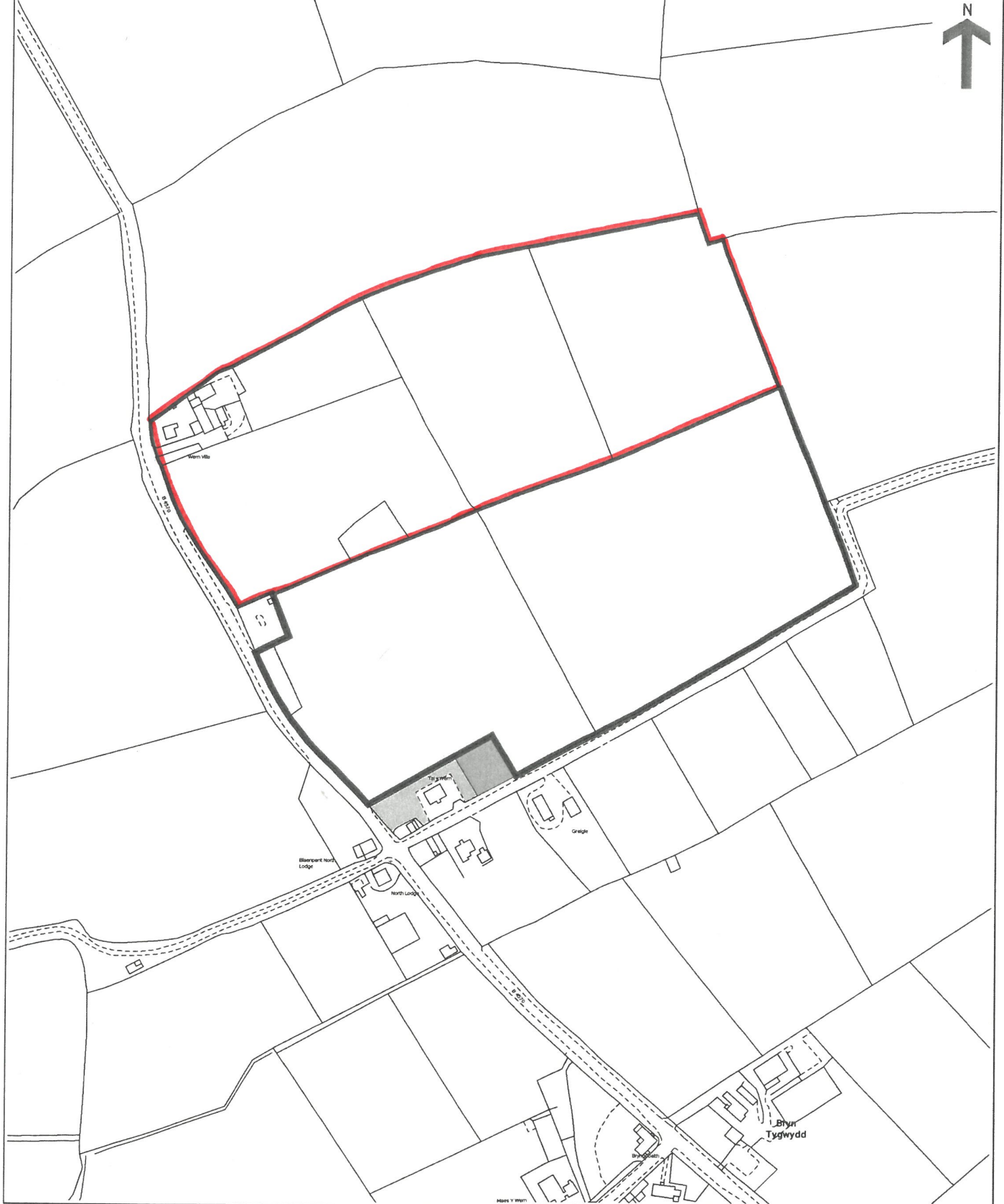
Tenure - Freehold.

HM Land Registry
Official copy of
title plan

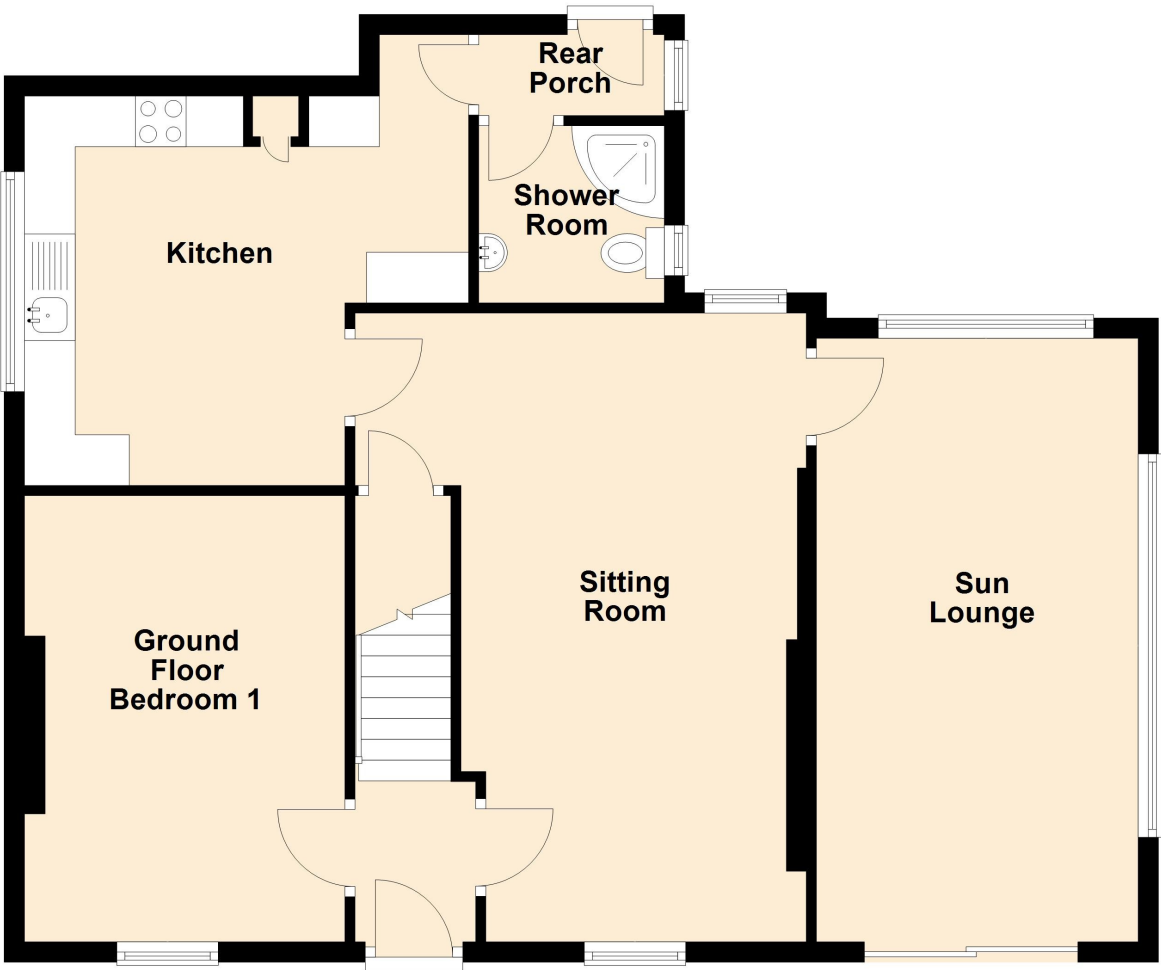
Title number **CYM749297**
Ordnance Survey map reference **SN2644SE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



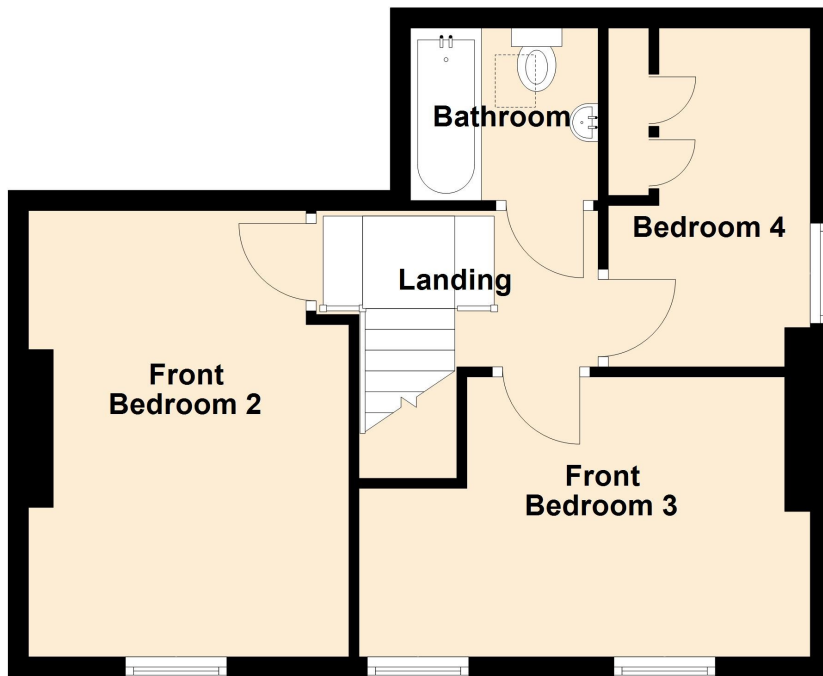
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Ground Floor



First Floor



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (45)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

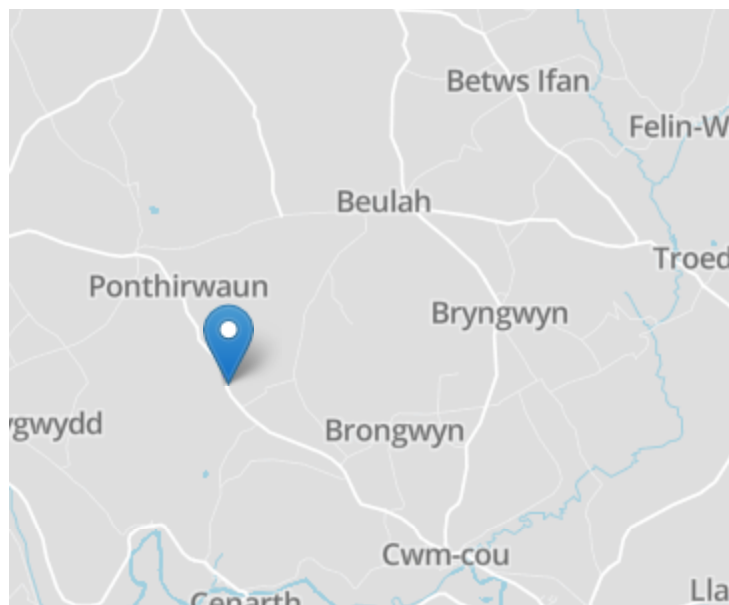
Any risk of coastal erosion? No

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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