

*A highly productive 13 Acre smallholding (with option of further 54 Acres of land). Nr Llandysul/Lampeter/Newcastle Emlyn/Cardigan Bay. West Wales.*



**Pantmoch, Pontsian, Llandysul, Ceredigion. SA44 4UN.**

**£550,000**

**Ref A/4235(B)/RD**

**\*\*13 Acre or thereabouts\*\* Option to acquire 54 acres of additional land\*\* Highly desirable well equipped grassland smallholding\*\* 30/60 milking parlour with covered slatted collecting yards\*\*Equidistant 20 minutes drive to the market towns of Llandysul and Newcastle Emlyn \*\***

Conveniently positioned near the early growing Teifi Valley between the rural communities of Pontsian and Maesymeillion \*\* Close travelling distance to the towns of Llandysul, Lampeter, Newcastle Emlyn and Llandysul and a 40 minute drive to Carmarthen and the link road to the M4 motorway and the West Wales livestock marketing centre \*\* Modern purpose built cubicle housing for nearly 400 cattle\*\*500,000 gallon slurry storage \*\* Highly productive and renowned quality grassland with road frontage\*\* Borehole & water supplies\*\*Traditional character 4 bed house \*\*



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## GENERAL

Pantmoch lies on the edge of the nearby Teifi Valley. Comprises of a range of modern purpose built agricultural animal housing and storage buildings as well as a recently constructed dairy unit.

The farmhouse is a traditional period property offering family proportioned accommodation.

The old traditional farm buildings remain in situ being Grade II listed and a former mill with potential for overflow accommodation/holiday lets/commercial use enjoying wonderful outlook over the valley below.

The remaining outbuildings are predominantly modern steel frame buildings with a dairy unit and cubicle housing covering just over 1.5 acres ground space.

Only a personal inspection of the property will allow prospective purchasers to fully appreciate what is offered for sale.

The farmhouse stands in a slightly elevated position away from the main yard and buildings overlooking the entire holding below and is finished in attractive dress stone construction under a slated roof with uPVC double glazing and oil fired central heating.

In total, the land at Pantmoch now extends to some 13 Acres with good road frontage and being well contained, is positioned in an elevated and central location on the farm convenient for servicing the adjoining fields .

In addition to the 13 Acres, there is an option to purchase additional land of equally productive grassland which includes 10 acres of native woodland.

Within the last 6 months the farm has generated 2 million litres of milk.

The Accommodation provides as follows -

## GROUND FLOOR

### Front Entrance

Into -

### Kitchen

16' 1" x 15' 9" (4.90m x 4.80m) via kitchen - accessed via uPVC glass panel door, modern range of base and wall units, fitted dishwasher, stainless steel sink and drainer, BELLING electric cooker range, multifuel burner on slate hearth, combined kitchen island and dining table, tiled flooring, window to front, corner larder unit, radiator, rear door to:







### Utility Room

13' 2" x 10' 1" (4.01m x 3.07m) with door to WC and garage area, stainless steel sink and drainer with mixer tap, base units, plumbing for washing machine, tiled flooring, side door into:



### Rear Sun Lounge

with uPVC floor to ceiling windows to all sides, exposed stoned walls, tiled flooring, wall lights.



### Dining Room

16' 7" x 14' 4" (5.05m x 4.37m) accessed from the kitchen

with oak effect flooring, log burner on slate hearth, dual aspect windows to front and side, radiator, rear door into:



### Office

6' 8" x 14' 5" (2.03m x 4.39m) with corner desk, range of base and wall units, rear window to sun lounge



### Lounge

17' 7" x 22' 1" (5.36m x 6.73m) large family living room with dual aspect windows to front and side, uPVC door to front, stone fronted fireplace and surround and log burner on slate hearth, 2 x radiator



## FIRST FLOOR

### Landing

access to fully insulated loft, window to rear.



### Rear Bedroom 1

17' 6" x 7' 1" (5.33m x 2.16m) double bedroom, window to rear, range of fitted wardrobes, radiator, connecting door to:



### Inner Landing

with ladder access to ground floor.

### Bedroom 2

12' 3" x 15' 6" (3.73m x 4.72m) Double Bedroom, window to front, fitted wardrobes



### Bedroom 3

12' 3" x 15' 6" (3.73m x 4.72m) double bedroom, window to front, fitted cupboards.







### Box Room / Store Room

5' 8" x 8' 6" (1.73m x 2.59m) with window to front, wood effect flooring, staircase to loft.

### EXTERNALLY

#### To the Front

The property is set within its own forecourt being in an elevated position with driveway leading through to front patio area and footpath surrounding the property to the rear.



### Bathroom

12' 4" x 7' 9" (3.76m x 2.36m) a modern white suite including panelled bath, separate enclosed shower, WC, single wash hand basin on vanity unit, rear window, heated towel rail, tiled flooring.



#### To the Rear

Rear patio from Sun Lounge.

#### Side Lean To

8' 7" x 27' 7" (2.62m x 8.41m) a former garage with box profile roof and access to external w.c.

### Bedroom 4

12' 10" x 14' 4" (3.91m x 4.37m) double bedroom, dual aspect windows to front and side enjoying countryside views and outlook over the farm, original fireplace with cast iron fire, radiator.



### THE YARD & OUTBUILDINGS

#### Milking Parlour

Dairy / Tank Room With Dairymaster 30,000 litre tank, access to -





### Wash Room

17' 2" x 18' 4" (5.23m x 5.59m) with window to rear, ATLAS Copco compressor, door to:

### Storage Room

24' 0" x 20' 0" (7.32m x 6.10m) with steel door to front, side WC and steps leading to:

## FIRST FLOOR

### Office

24' 0" x 20' 0" (7.32m x 6.10m) overlooking the parlour below.

### Parlour

160' 0" x 60' 0" (48.77m x 18.29m) with 30/60 rapid exit DairyMaster system with swiftflow bailing, Auto ID segmentation gates and Race system with backing gates and collecting yard with 300 cattle capacity all housed within a steel frame building with concrete shuttered walls and concrete slatted slurry system with side Race system with Auto ID gates,



### Galvanised Steel Framed Building

160' 0" x 60' 0" (48.77m x 18.29m) with 86 cubicles open ended to front and side with slatted slurry system.



### Cubicle Building

225' 0" x 110' 0" (68.58m x 33.53m) just under 300 cubicles with slatted slurry system to external slurry store





### Cubicle Shed

90' 0" x 40' 0" (27.43m x 12.19m) of steel frame construction with 60 cubicles with side slurry store.

### Side Lean to Calf Shed

with concrete shuttered calf pens.

### Galvanised Open Store Steel Building

125' 0" x 80' 0" (38.10m x 24.38m) of block and shuttered concrete construction with cement fibre roof with single store to side.

### Feed Shed

90' 0" x 45' 0" (27.43m x 13.72m) steel frame with concrete shuttered walls and box profile cladding with cement fibre roof open ended to front.



### Silage Pit

Concrete shuttering walls to side with a maximum of 3,000 tonne capacity.



### Static Caravan

37' 0" x 12' 0" (11.28m x 3.66m) with electric and water connection.



### Simplex Silo

Currently not in use.

### Calving / Store Shed

75' 0" x 45' 0" (22.86m x 13.72m) of steel frame construction

with block and part box profile cladding.

### Stone Range

Late 19th century former mill range and outbuildings being part whitewashed and finished in rubble stone



### Whitewashed Stone Range

2 storey farm range and tall 3½ storey mill at right angles built into the embankment.

The farm range has 2 separate rooms on the ground floor measuring 16' x 45' being open ended to the front and useful feed storage with similar layout to the loft over.

Please note that the stone range and former mill are Grade II listed.

### The Land

The land is one convenient unit surrounding the homestead bordered by council district road giving ease of access to most enclosures. 90% of the farm is covered by cow tracks with electric fence connections with large water troughs in all fields.

The farm benefits from borehole water system as well as mains connection in some of the fields. Good fencing to all enclosures with double width access gates in places. The land is all used for grazing and harvesting. The land is all easily farmed and worked with farm machinery and capable of being grazed.

The land in total measure some 13 Acres or thereabouts.



### Additional Land

On offer is also an additional 54 acres of prime quality agricultural land, some 10 acres of which are native woodland gently sloping away from the farm land.

### 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.

### TENURE

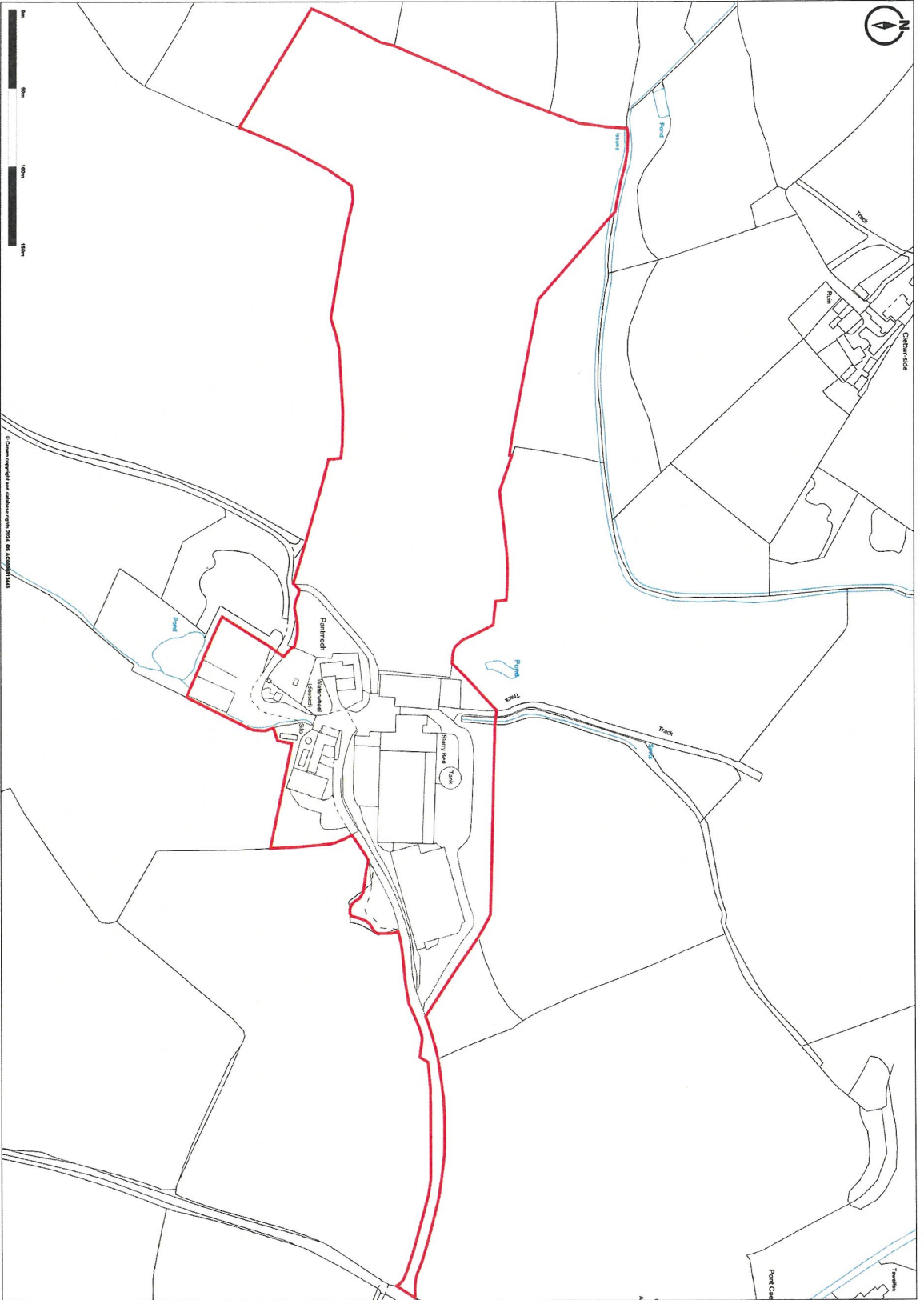
The property is of Freehold Tenure.

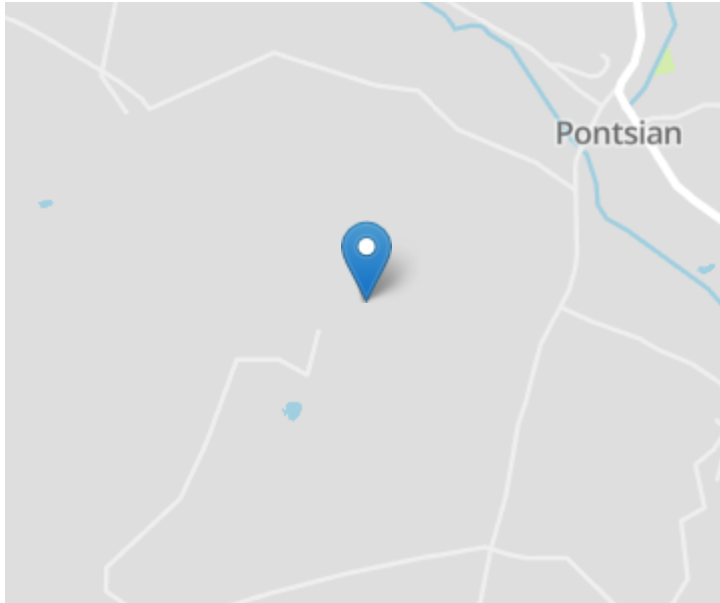
### Services

The main house benefits from private water and drainage. Mains Electricity. LPG gas central heating.

Council Tax Band F (Ceredigion County Council).







### Directions

From Llandysul head north on the A486 signposted New Quay. On entering the village of Horeb take the right hand turning signposted Lampeter on the A475 and proceed for approximately 2 miles until you enter the village of Prengwyn. Take the second left hand turning adjoining the Gwarcefel Arms taking the first right hand exit adjoining the chapel and proceed along this lane to the next crossroads heading straight across and as you approach downhill the entrance to Pantmoch is located on the left hand side. If you reach the village of Ponsian you have gone too far.

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

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