

*Highly sought after. A recently refurbished approximately 3.4 acre traditional country smallholding. Near Llanybydder, West Wales*



**Sychpant Farm, Cwmsychpant, Llanybydder, Ceredigion. SA40 9XJ.**

**£575,000**

**REF: A/5418/LD**

\*\*\* A highly sought after recently refurbished traditional country smallholding \*\*\* A period and extended 3 bedroomed farmhouse and an adjoining 1 bedroomed converted barn/self contained annexe \*\*\* Newly fitted kitchen and bathroom \*\*\* Newly carpeted and decorated throughout \*\*\* Recently upgraded with privately owned solar panels and electric air source heating \*\*\* New Double glazing internal wall insulation \*\*\* Multi generational home or extended Family home

\*\*\* Traditional range of outbuildings with multi purpose Nissan barn \*\*\* Mature gardens with formal well maintained gardens \*\*\* Extensive vegetable/ fruit garden with poly tunnel \*\*\* In all extending to approximately 3.4 acres with two paddocks with mature stream boundaries \*\*\* Extensive driveway and yard area - Recently re-surfaced

\*\*\* Convenient country location with amazing country views and enjoying a fine rural aspect \*\*\* Adjoining the A475 Lampeter to Newcastle Emlyn roadway \*\*\* 7 miles from Lampeter \*\*\* Viewings highly recommended - Contact the Sole Selling Agents today



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## LOCATION

Cwmsychpant is a popular rural Hamlet located just 3 miles from the Market Town of Llanybydder, just 7 miles from the University Town of Lampeter, only 20 miles or so North from the County Town and Administrative Centre of Carmarthen, within easy reach of the Ceredigion Heritage Coastline Belt at the Harbour and Fishing Village of New Quay and the Georgian and Harbour Town of Aberaeron, both within 11 miles.

## GENERAL DESCRIPTION

A charming and traditional country smallholding enjoying a popular and convenient location. The property itself offers a 3 bedroomed period farmhouse recently being extended to offer flexible Family living accommodation.

Adjoining the property is also a 1 bedroomed annexe which could be re-introduced into the main dwelling to provide a large Family home.

Externally it sits within its own land of approximately 3.4 acres with traditionally sized enclosures and a good range of useful outbuildings which includes a Nissan barn, multi purpose barn and store sheds.

In all a highly sought after smallholding suiting Equestrian or for general Animal keeping.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### ENTRANCE HALL

With UPVC front entrance door.

## LIVING ROOM / DINING ROOM

20' 6" x 14' 6" (6.25m x 4.42m). Having two feature fireplaces, beamed ceiling, two radiators, staircase to the first floor accommodation, plant room housing the air source heat controls.





## KITCHEN

22' 0" x 6' 8" (6.71m x 2.03m). An upgraded and modern kitchen with a range of wall and floor units with work surfaces over, double ceramic sink unit, LPG 6 burner hob, eye level electric oven and grill, rear entrance door, tiled flooring, radiator.



## KITCHEN (SECOND ANGLE)



## FAMILY BATHROOM

10' 11" x 6' 2" (3.33m x 1.88m). Having a traditional 3 piece suite comprising of a free standing bath, low level flush w.c., pedestal wash hand basin, radiator.



## LOUNGE

23' 6" x 14' 10" (7.16m x 4.52m). A stunning addition to the property bringing modern and traditional together nicely, double opening fire housing a traditional free standing wood burning stove, two radiators, 'A' framed open beamed ceiling, tiled flooring, French doors opening onto the garden area.



## LOUNGE (SECOND IMAGE)



## GROUND FLOOR BEDROOM/SITTING ROOM

7' 2" x 13' 11" (2.18m x 4.24m). With dual aspect open fireplace with wood burning stove, two radiators, tiled flooring, beamed ceiling.



## FIRST FLOOR

### LANDING

Approached via a staircase from the Living Room to a small landing area.

## BEDROOM 2

15' 1" x 10' 3" (4.60m x 3.12m). With window to the front, radiator.



## BEDROOM 1

16' 10" x 6' 6" (5.13m x 1.98m). With window to the front, radiator.



## ADJOINING ANNEXE

Having its own external entrance doorway but also a door through to the main farmhouse.



## ANNEXE LIVING ROOM

18' 11" x 14' 0" (5.77m x 4.27m). With part exposed stone walls, beamed ceiling, radiator.



## ANNEXE BEDROOM 1

14' 9" x 10' 6" (4.50m x 3.20m). With double aspect windows, radiator.



## ANNEXE KITCHEN

11' 9" x 8' 9" (3.58m x 2.67m). A modern fitted kitchen with a range of wall and floor units, single sink and drainer unit, electric oven, 4 ring hob, plumbing and space for automatic washing machine, radiator, space for upright fridge/freezer.



## ANNEXE BATHROOM

10' 4" x 8' 4" (3.15m x 2.54m). A modern 4 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, shower cubicle, radiator.



## ATTACHED OUTHOUSE/UTILITY ROOM

With sink unit, plumbing and space for automatic washing machine and tumble dryer.

## EXTERNALLY

## RANGE OF OUTBUILDINGS

Comprising of

## MULTI PURPOSE OUTBUILDING

35' 0" x 35' 0" (10.67m x 10.67m). Being part block/part corrugated iron construction providing perfect space for Equestrian or for general Animal keeping, recently being re-painted and repaired.



## ADJOINING LEAN-TO

35' 0" x 13' 10" (10.67m x 4.22m). Currently utilised as Animal housing.

## NISSAN BARN

35' 0" x 16' 10" (10.67m x 5.13m). Of brick construction with a curved corrugated iron roof, electricity connected. This provides an ideal workshop space for any Smallholder or a garage, Animal housing, etc., recently being re-painted and repaired. A versatile range of outbuildings.

## FORMER CALF PENS

30' 0" x 16' 0" (9.14m x 4.88m). Of block and stone construction, being open fronted, and providing ideal outside storage space or could be converted to offer separate accommodation (subject to the necessary consents being granted by the Local Planning Authority).

## GARDEN

The property sits within its own grounds and has been laid mostly to level lawned areas providing fantastic outdoor space for Families. It is private and not overlooked and enjoys mature boundary, flower and shrub borders, an abundance of fruit bushes, trees, flower beds, poly tunnel, and attractive seating areas with pergola.



## GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)





## VEGETABLE GROWING GARDEN

To the rear of the outbuildings lies an established vegetable and fruit growing areas with a number of raised beds.

## POLY TUNNEL

15' 0" x 10' 0" (4.57m x 3.05m).



## FRUIT TREE ORCHARD

Located within the paddocks.

## SMALL WOODED COPSE

## THE LAND

The land is located to the rear of the property and is split into two well managed paddocks. The land is gently sloping and laid to permanent pasture. The land is boundary fenced with one side bordering a small stream. The land perfectly suits Equestrian purposes or for those seeking general Animal keeping. In all the property provides a highly sought after smallholding in a convenient rural location located between Lampeter and Newcastle Emlyn. The outbuildings compliment the paddocks and offers great potential.



## PLEASE NOTE - PUBLIC FOOTPATH

We are informed by the current Owners that there is a public footpath which enters the sloping paddock from the neighbouring property and proceeds along the Eastern boundary edged towards the stream.

## PARKING AND DRIVEWAY

Extensive driveway and yard area recently being re-surfaced.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A highly sought after country smallholding recently being refurbished offering versatile Family accommodation.

## TENURE AND POSSESSION

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

## COUNCIL TAX

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

## MONEY LAUNDERING REGULATIONS

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.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, air source heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Air Source Heat Pump.  
Double Glazing.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**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

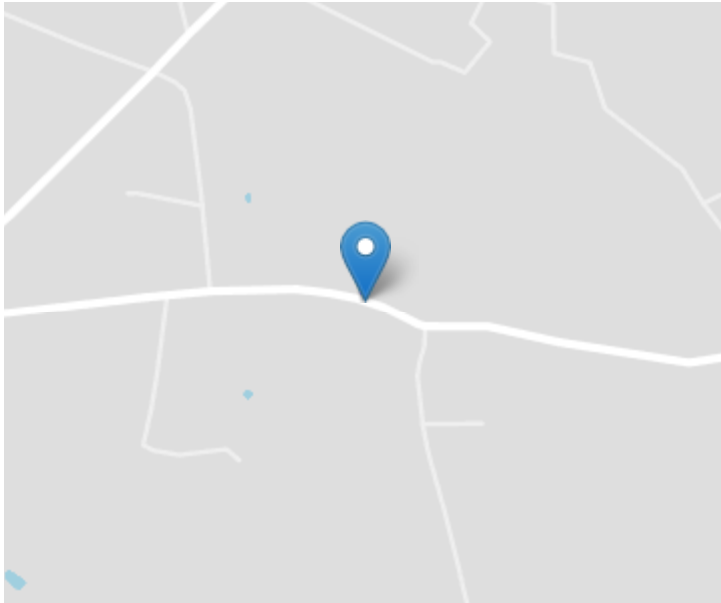
**Is the property listed?** No

**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

From Lampeter take the main A475 Newcastle Emlyn road and proceed for approximately 6.2 miles, passing through the Villages of Llanwnnen and Drefach. Continue into the Village of Cwmsychpant and as you proceed through the Village the property will be located on your right hand side, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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 property please contact :

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