

Traditional 99 acre stock rearing farm nestled in a private and secluded area of the Welsh country side with panoramic views. Abermeurig. Near Aberaeron/Lampeter. West Wales



Penlan, Abermeurig, Lampeter, Ceredigion. SA48 8PP.

£900,000

REF: A/5260/LD

*** No onward chain *** Approximately 99 acres or thereabouts *** In a private and secluded location *** traditional stock rearing farm *** traditional farm yard with farmhouse and stone range outbuildings *** Possible opportunity for change of use (Subject to planning consent) *** Range of modern outbuildings suitable for modern agricultural practices ***

*** Well maintained and productive land *** currently laid as mature pasture land *** Majority of the land being level and easily accessible for machinery *** natural shelter for livestock with hedgerows and mature woodlands *** Stockproof ring fenced ***

*** Comfortable 4 bedroomed farmhouse *** In need of modernisation *** Close to Cardigan Bay coastline but enjoying a countryside lifestyle *** Breath-taking 360 panoramic views of the Welsh countryside ***

*** Must see property ***



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Location



The property is situated on the fringes of the rural village of Abermeurig being close to the larger village of Felinfach which boasts a popular local primary school, village shop and post office, petrol station, mini supermarket, agricultural merchants, community public house and excellent public transport connectivity. The university town of Lampeter and the Georgian Harbour town of Aberaeron are equidistant 15-20 minutes drive from the property offering a wider range of local services and amenities including doctors surgery, supermarkets, local cafes, bars and restaurants.

General Description



Penlan Farm is a traditional stock farm in total of some 99 acres or thereabouts. Comprising of an original 4 bedroomed farmhouse with characterful features. The farm has a 360

degree panoramic far reaching views of the Welsh countryside.

The family farmhouse offers 4 bedroomed accommodation which is well planned and family proportioned with some modernisation required.

The farm is of a viable size with well manageable size fields throughout and are well stock-proofed fenced. The land is of mature productive pasture land, excellent for both livestock grazing and cropping such as silage.

The Farmhouse

Stone and Slate farmhouse with rendered elevations.

This provides more particularly as follows:-



Front Entrance Hall

Access via a timber front entrance door. A timber staircase leading to the first floor with an under stair storage cupboard.

Reception Room 1

15' 4" x 12' 1" (4.67m x 3.68m)

Living Room

15' 4" x 14' 1" (4.67m x 4.29m) with original red and black quarry tiled floor, open fireplace with tiled surround.



Kitchen

15' 4" x 8' 1" (4.67m x 2.46m) with terrazzo tiled floor, a stainless steel single drainer sink unit with hot and cold taps, an old solid fuel Rayburn cooking range with back boiler for domestic hot water, adjacent Walk in Pantry.



Lean to leading to:-

Outhouse

15' 10" x 11' 0" (4.83m x 3.35m) With an original open fireplace and a Belfast sink.

First Floor

Approached via staircase from the Entrance Hall provides –

Rear Landing

With storage and access to under eaves.



Family Bathroom

A three piece suite providing bath, wash hand basin and toilet, built in airing cupboard housing copper cylinder hot water tank.



Bedroom 3

Measurements TBC

Front Landing

Bedroom 1

15' 6" x 14' 2" (4.72m x 4.32m) With timber flooring

Bedroom 2

14' 1" x 10' 2" (4.29m x 3.10m) With Timber flooring.



Bedroom 4

10' 4" x 6' 1" (3.15m x 1.85m) With timber flooring.



Externally

Farm Yard

A hard surfaced yard to the front of the farmhouse with 2 traditional stone and slate ranges.

Range of modern multipurpose outbuildings of steel and timber framed construction.

Former Cow shed

60' 0" x 80' 0" (18.29m x 24.38m) A stone and slate range.



Former carthouse and stables

40' 0" x 18' 0" (12.19m x 5.49m) of stone and slate range with part loft over.



Multi purpose agricultural shed

60' 0" x 40' 0" (18.29m x 12.19m) steel framed and open fronted, previously used for livestock loose housing and feed passage.



Dutch Barn with lean to

45' 0" x 18' 0" (13.72m x 5.49m) Of steel framed construction.

**Stock Shed**

60' 0" x 18' 0" (18.29m x 5.49m) Steel framed construction under a corrugated roof.

**Hay Barn**

60' 0" x 30' 0" (18.29m x 9.14m) Of steel framed construction.

Open Fronted Machinery Storage

20' 0" x 15' 0" (6.10m x 4.57m) of steel framed construction.

**Calf Shed**

60' 0" x 20' 0" (18.29m x 6.10m) of block construction.

**Land**

The land is in a very useful position with it being set in block 99 acres or thereabouts.

The land is particularly healthy, productive and well manageable with ease of access to all fields. A well fertile block of land with free draining soil type. The majority of the land benefits from being South West facing along with being

mainly level.

The land is well fenced being stock proof and has good natural shelters from well established hedgerows and a wooded area located to the South. The land is provided by 2 bore holes which provide adequate water for stock.



Please Note

A bridle path does cross over the farm. The property is accessed over a Right Of Way on part of the drive.

Council Tax

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

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

Money Laundering

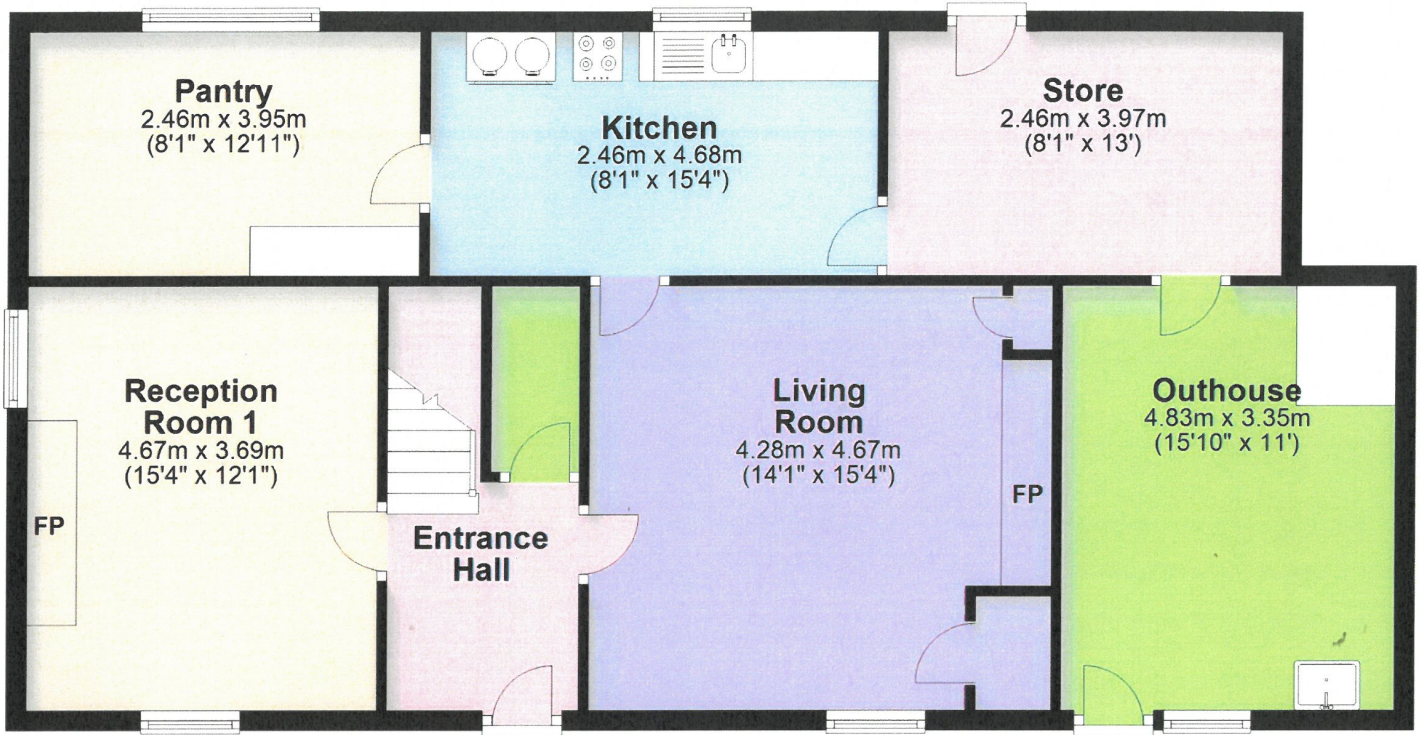
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

We are informed that the property benefits from having private spring water. Private drainage via septic tank and mains electricity

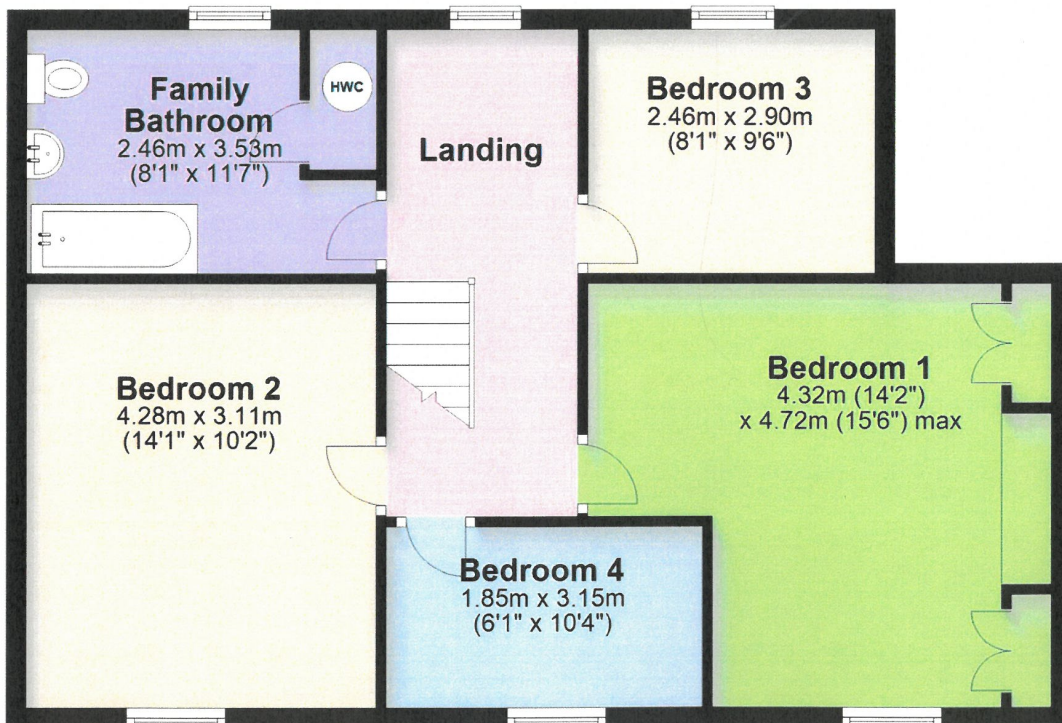
Ground Floor

Approx. 91.4 sq. metres (984.3 sq. feet)



First Floor

Approx. 66.4 sq. metres (715.1 sq. feet)

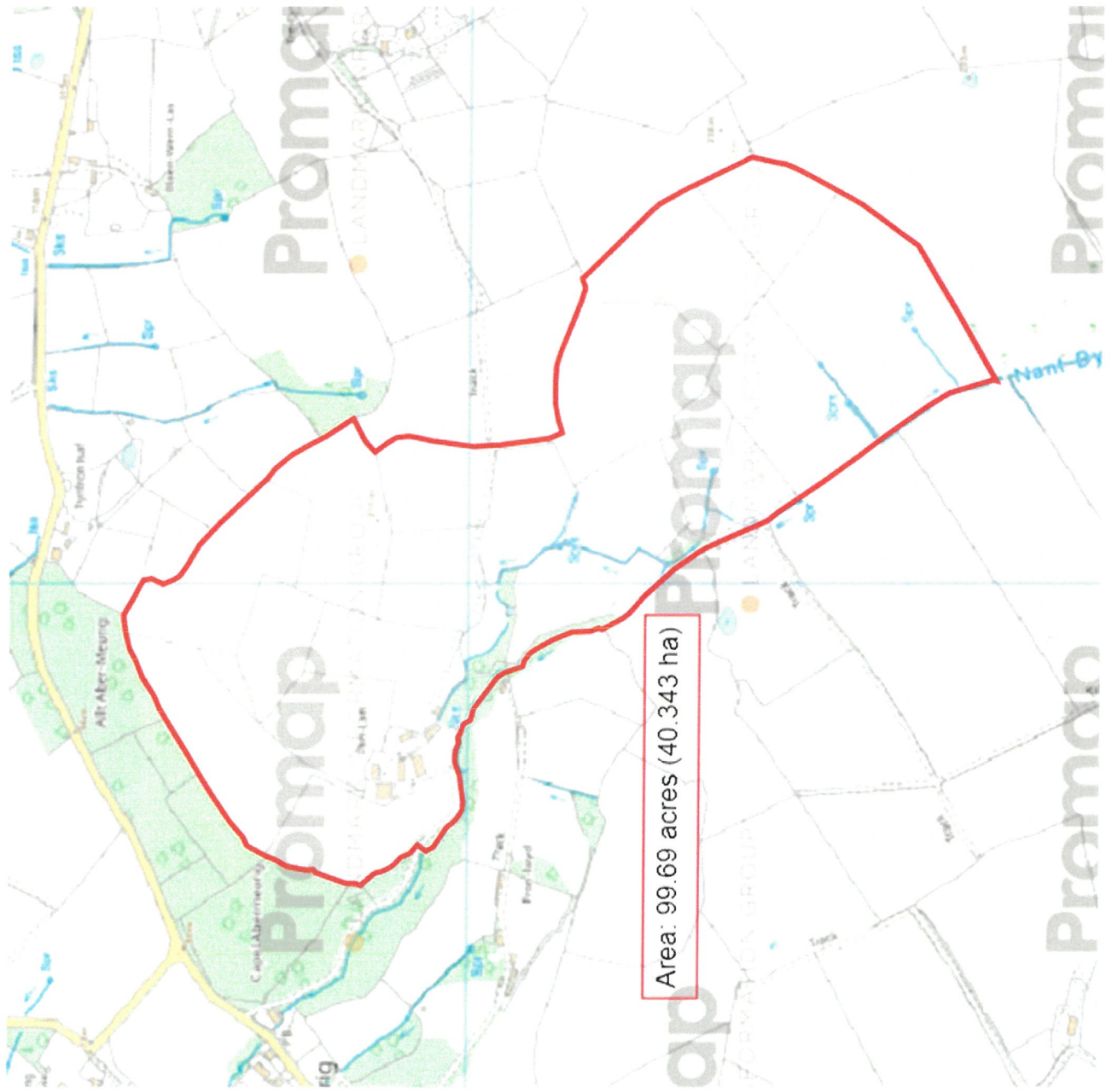


Total area: approx. 157.9 sq. metres (1699.5 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.


Penlan, Abermeurig, Lampeter



Area: 99.69 acres (40.343 ha)

Directions

From Lampeter, head North on the A482 towards Aberaeron. Continue on this road for approx 4.5 miles and turn right for Talsarn on the B4337. Approx a mile take a right hand turning signposted for Abermeurig. Continue straight through a 4-way junction for 1.5 miles and then take a sharp right onto a farm lane. Continue on this lane for 0.3 of a mile and you will arrive to the farmyard.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	14	
<i>Not energy efficient - higher running costs</i>			
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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