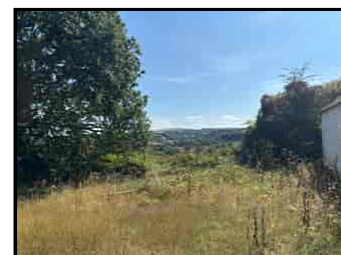


Beautifully situated residential smallholding in the heart of the unspoilt Vale of Aeron and close to the coast at Aberaeron.



Gilfach Goch, Ciliau Aeron, Lampeter, Ceredigion. SA48 8DL.

£525,000

A/5514/AM Guide Price -O.N.O.

Rare opportunity to acquire a residential smallholding . *** The smallholding comprises of a substantial traditionally built period farmhouse offering good sized accommodation. With hall, utility room, sitting room, front hall, shower/wet room, kitchen, dining/living room. First floor, 3 bedrooms and family bathroom. *** Externally excellent range of period farm buildings plus general purpose building housing Biomass facility.*** Healthy pasture land.*** In total the property comprises of 5.635 acres or thereabouts. *** A rare opportunity to acquire a historic small farm close to the coastal harbour town of Aberaeron.***



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Location

Beautifully situate with renovated farmhouse requiring some additional refurbishment but generally sound and enjoying a delightful Southerly aspect over the Vale of Aeron just a few miles inland from the Ceredigion Heritage coast at Aberaeron (4 miles). 1.5 miles from Ciliau Aeron on the A482.

Property Description

A rare opportunity to acquire a beautiful situated residential smallholding in the heart of the Vale of Aeron with South facing elevated site and having the benefit of comfortably appointed family sized farmhouse, ideal as a lifestyle holding and offering character accommodation together with a most useful range of general purpose outbuildings, privately situated around a traditional farmyard and with healthy productive pasture land. The residence provides more particularly as follows:-

Rear of Farmhouse



Ground Floor

Front Entrance Lobby

2.48m x 3.37m (8' 2" x 11' 1") tiled floor, radiator, bench and coat hooks, ceiling light, smoke alarm, double electric socket. Stairs leading to first landing, door leading to under stairs Utility Room and door leading to Sitting room.



Utility/Boot Room

1.94m x 3.50m (6' 4" x 11' 6") limited head room. The room has a tiled floor, a range of base units and drawers, ceramic sink with mixer tap and worktops with tiled splash back. Numerous electric sockets, an extractor fan and a window to rear of the property.



Sitting room

4.36m x 6.81m (14' 4" x 22' 4") tile floor and a multi fueled stove fireplace., Two secondary glazed sash windows to the front of the property, three radiators, numerous electric sockets, TV and telephone point. Smoke alarm and two ceiling lights. Door leading to hallway.



Hallway area.

Tiled floor. Smoke alarm and ceiling light. Doors leading to shower room, kitchen and dining room.

Shower/Wet Room

1.75m x 2.13m (5' 9" x 7' 0") tile floor with an open wet/shower area. WC, basin with mixer tap. Handrails and tiled walls. Extractor fan, ceiling light, mirror and shaver point. Window to rear of property.



Kitchen

3.30m x 4.25m (10' 10" x 13' 11") tiled floor. A range of base and wall units and drawers, sink and drainage area, worktops and tiled splash back. Secondary glazed sash window to front of property. Numerous electric sockets, extractor fan, ceiling light and smoke alarm. One radiator, plumbing for washing machine and space for cooker. Door leading to front garden.



Dining room

3.44m x 2.35m (11' 3" x 7' 9") tile floor. Numerous electric sockets, one radiator and ceiling light. External door to side of property.



First Floor

Staircase and landing



Bedroom 1 Master

3.30m x 4.40m (10' 10" x 14' 5") with tongue and groove panelled walls. Numerous electric sockets, one radiator, attic hatch, smoke alarm and two ceiling lights. Single sash window to front of the property.



Bedroom 2

2.81m x 3.32m (9' 3" x 10' 11") with tongue and groove panelled walls. Numerous electric sockets, one radiator, smoke alarm, one ceiling light. Single sash window to front of the property.



Bathroom

2.51m x 1.76m (8' 3" x 5' 9") three piece bathroom suite with shower over bath and half tiled walls. Vinyl flooring. WC, basin with mixer tap. ceiling light, extractor fan and one radiator.



Bedroom 3

2.35m x 5.59m (7' 9" x 18' 4") single sash window to front and one to the side of the property. Numerous electric sockets, one radiator, smoke alarm and two ceiling light. Door to cupboard/storage area.



Outbuildings

Stone and Slate Calf/Heifer Shed

20' 0" x 10' 0" (6.10m x 3.05m)



Stone and Slate Cow Shed

30' 0" x 17' 0" (9.14m x 5.18m) with



Rear Lean-to Stone and Slate

15' 0" x 8' 0" (4.57m x 2.44m)

Workshop

Housing Biomass heating system.



Further Stone Built Stable and Cart Shed

20' 0" x 18' 0" (6.10m x 5.49m)

Attractive Gardens and Grounds

Currently sadly neglected but offering potential for a beautiful South facing garden with pleasant sunny South facing aspect and healthy productive pasture to the rear secured within a ring fence and the whole approached via its own hard based track.

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

The property is 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

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.*****

Services

Mains electricity, mains water, septic tank, Biomass heating.





0 0.5 1 km

Scale 1: 25000

(when printed at 100% on A4 portrait)

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Biomass Boiler.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: G (19)

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? Yes




Directions

The property is best approached taking the A482 to the square Ciliau Aeron opposite the Old School turn right and proceed for approximately 1/2 mile going over the River Bridge and at second bridge proceed straight ahead continuing along that lane for approximately 1 mile taking the second Council ("*No Through*") road on the left hand side by a brick built milk stand. Proceed along this lane. The entrance to the property being the first on the left hand side. Continue down the narrow lane and you will see a overgrown lane to the farmstead.

NOTE: access to the property is particularly rough at present. You should negotiate with extreme caution and care. The Agents nor the vendors accept any liability for any damage to vehicles and you are advised to park at the top of the drive and walk down to the property ideally.

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		
(21-38) F		
(1-20) G	19	
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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