

*A delightfully situated small farm of approximately 50 acres set in an elevated site amongst the Ceredigion hills overlooking the Aeron Valley. Talsarn, near Lampeter, West Wales*



**Castell Mynach, Talsarn, Lampeter, Ceredigion. SA48 8RX.**

**£685,000**

**REF: A/5265/LD**

\*\*\* A delightfully situated small Farm of approximately 50 acres \*\*\* In an elevated position amongst the Ceredigion hills enjoying far reaching views over the renowned Aeron Valley \*\*\* A traditional Welsh longhouse offering comprehensive 3 bedroomed accommodation \*\*\* Open plan kitchen/diner/living room and rear conservatory \*\*\* Oil fired central heating, private water and private drainage

\*\*\* An extensive range of modern outbuildings - With general purpose barn, former loose Cattle shed, stable and multi purpose Animal housing \*\*\* Well kept private gardens with various Lily ponds and outdoor seating areas \*\*\* Shepherd's hut \*\*\* Two large lakes \*\*\* Young native woodland - Planted in circa 2019 \*\*\* Wildlife corridor running alongside the newly tarmacdamed driveway \*\*\* Gated and fenced paddocks and mostly level and having easy access points

\*\*\* Breath taking location with no near Neighbours \*\*\* A lifestyle holding suiting a diverse range of Buyers - From Equestrian purposes to Livestock rearing to leisure and holiday accommodation (subject to consent) \*\*\* Good road access to Lampeter, Aberaeron and Aberystwyth \*\*\* Tranquil rural setting - A must view



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## LOCATION

The property is located on the outskirts of the popular rural Village of Talsarn. Talsarn lies in the heart of the Aeron Valley within 6 miles of the West Wales Harbour Town of Aberaeron and equidistant to the University Town of Lampeter.

Aberaeron lies on the Cardigan Bay Coast. Aberystwyth, Cardigan and Carmarthen are all within easy commuting distances. Although the property enjoys a tranquil rural position it is also very convenient.



## GENERAL DESCRIPTION

A privately positioned small Farm nicely located within the renowned Aeron Valley. The property which extends to approximately 50 acres offers a comprehensive small Farm that benefits from a good range of modern outbuildings.

The property itself is a traditional Welsh longhouse offering 3 bedroomed accommodation with an open plan kitchen/living area. It benefits from oil fired central heating, UPVC double glazing and good Broadband connectivity.

The outbuildings are well positioned within the holding and offers a modern general purpose barn, former Chicken shed, stable and a former Cattle store.

The property is approached via a gated newly tarmacadamed driveway that leads down through the Wildlife corridor and leads up to the traditional Welsh longhouse. It is private with no near Neighbours and offers a tranquil setting within the beautiful West Wales countryside.

If you are looking for a property to rear Animals, for Equestrian or for leisure/lifestyle opportunity this is the property for you.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.



### FRONT PORCH

Of UPVC construction with a tiled floor.

### RECEPTION HALL

With radiator and airing cupboard.

## KITCHEN/LIVING AREA

29' 0" x 14' 9" (8.84m x 4.50m) in total. With a vaulted ceiling with exposed 'A' framed beams, feature stone inglenook style fireplace with a cast iron multi fuel stove on a tiled hearth, door through to the Conservatory.

## KITCHEN AREA

A fully fitted Bespoke pitch pine Kitchen with a range of wall and floor units with Granite work surfaces over incorporating a Belfast sink, plumbing and space for automatic washing machine, electric cooker point and space with extractor fan, beamed ceiling, two radiators, tiled flooring.



## LIVING AREA



## LIVING AREA (SECOND IMAGE)



## CONSERVATORY

10' 6" x 11' 1" (3.20m x 3.38m). Of UPVC construction with tiled flooring, rear entrance door leading onto the rear courtyard garden.



## BEDROOM 1

10' 2" x 7' 9" (3.10m x 2.36m). With radiator.



## BEDROOM 2

11' 6" x 10' 3" (3.51m x 3.12m). With radiator.



## BEDROOM 3

11' 0" x 6' 6" (3.35m x 1.98m). With radiator.

## SHOWER ROOM

A contemporary styled fully tiled suite with a dresser style vanity unit with mirror and lighting and incorporating a wash hand basin, low level flush w.c., radiator, shower cubicle.



## EXTERNALLY

### EXTENSIVE RANGE OF MODERN OUTBUILDINGS

Comprising of the following:-

## GENERAL PURPOSE BARN

45' 0" x 25' 0" (13.72m x 7.62m). Of block, steel and timber construction with a roller shutter door and electricity connected. This suits a range of uses such as workshop and garage and having direct access from the driveway.



## FORMER CHICKEN SHED

29' 10" x 12' 0" (9.09m x 3.66m). Of timber and corrugated iron construction and could offer itself nicely for Animal housing.



## STABLE

12' 0" x 12' 0" (3.66m x 3.66m). With a hardstanding area to the front. Previously utilised for Bird housing.



## MULTI PURPOSE ANIMAL HOUSING/BIRD ENCLOSURE

With various housing and external runs/cages and having direct field access. Again this offers potential for a range of uses.



## CATTLE BARN

32' 0" x 30' 0" (9.75m x 9.14m). Of timber and corrugated iron construction, benefiting from direct access from the tarmacadamed driveway and benefits from a turn out/small paddock. Please note this barn is positioned at the beginning of the privately owned track.



## SHEPHERD'S HUT

Being well insulated and having electricity connection.



## SHEPHERD'S HUT (SECOND IMAGE)



## GARDENS

A particular feature of this property is its rural and private position. The gardens are well kept and surround the holding. To the side of the general purpose barn is the secret garden, this being mostly level lawned areas with two Lily ponds, being a haven for the local Wildlife.

## LILY POND



## LAKE



## GARDEN SHED



## YOUNG WOODLAND

We are informed there lies approximately 2 acres of young native woodland planted circa 2019.



## WILDLIFE CORRIDOR

To either side of the driveway lies a Wildlife corridor with a variety of native tree species and provides an idyllic approach to the property.

## THE LAND

In all we are informed the land extends to approximately 50 ACRES and is split into a number of good sized enclosures. The land is mostly level in nature and is well fenced and has good gated access points from the driveway.



THE LAND (SECOND IMAGE)



LAND (FIFTH IMAGE)



THE LAND (THIRD IMAGE)



THE DRIVEWAY



THE LAND (FOURTH IMAGE)



THE DRIVEWAY (SECOND IMAGE)



## PARKING AND DRIVEWAY



## THE HOMESTEAD



## AERIAL VIEW OF PROPERTY



## POSITION OF PROPERTY



## PLEASE NOTE

There lies a bridleway to the highest point of the land but it is fenced for ease of identification and for Stock rearing.

## AGENT'S COMMENTS

A sought after small Farm in a picturesque rural position, being well managed and offering a delightful and traditional homestead.

## 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 for the property - 'D'.

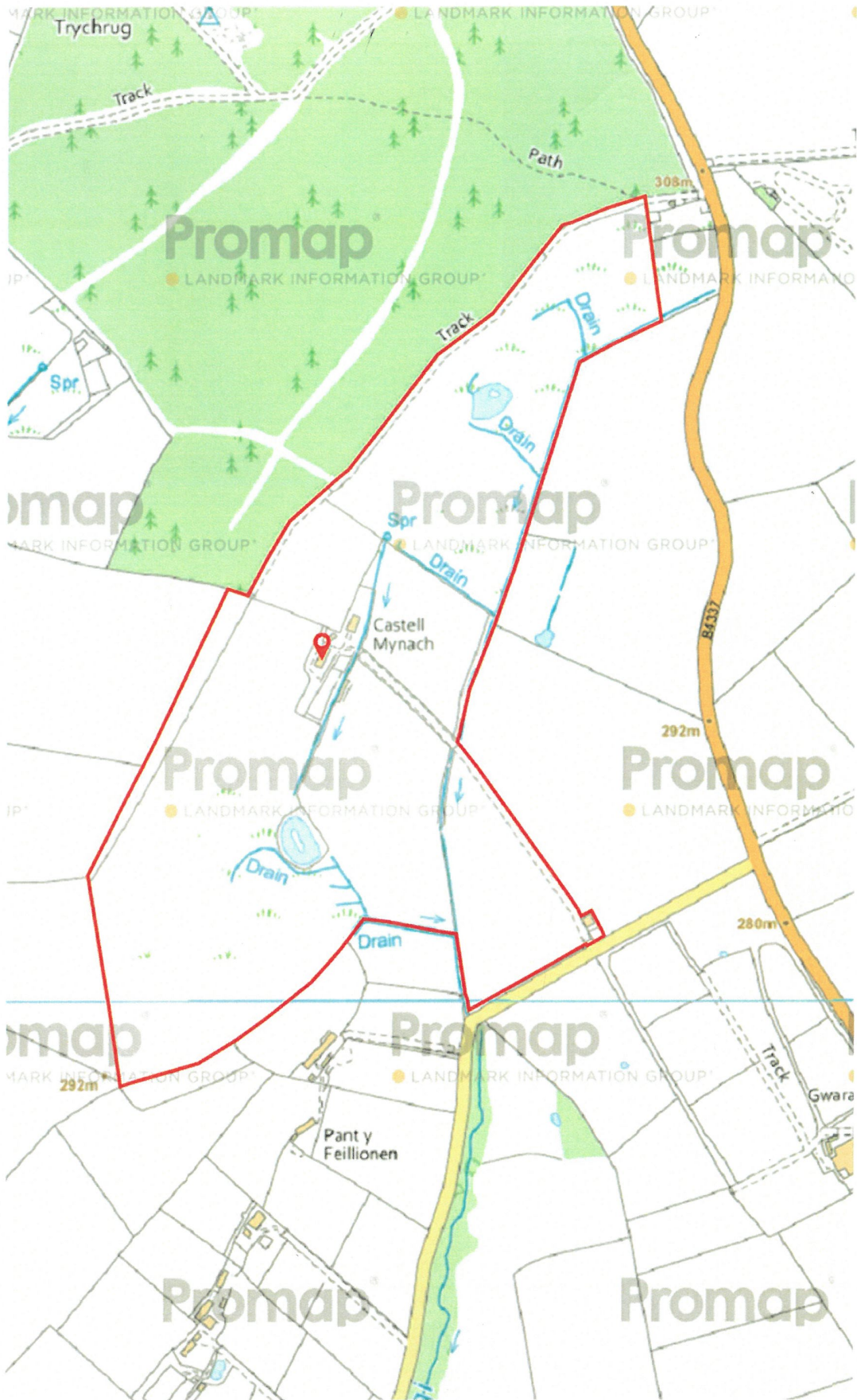
## MONEY LAUNDERING REGULATIONS

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 electricity, private water via a borehole, private drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





## Ground Floor

Approx. 96.2 sq. metres (1035.7 sq. feet)



Total area: approx. 96.2 sq. metres (1035.7 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.

## Directions

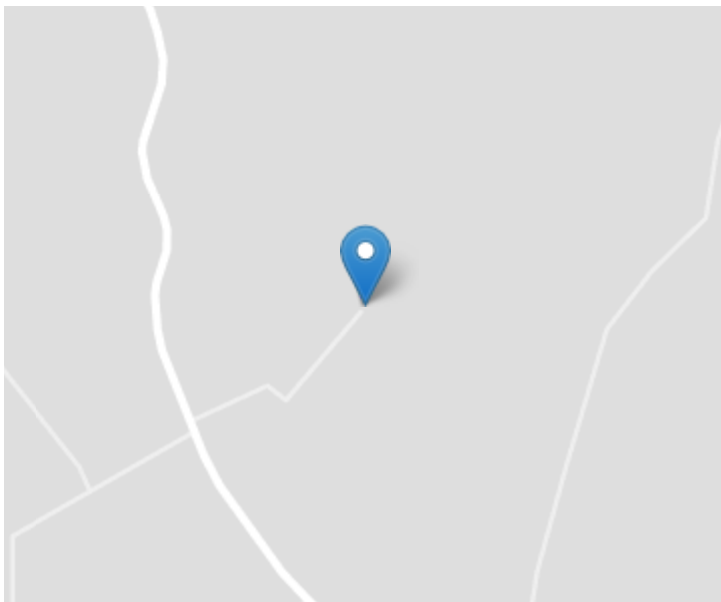
From Aberaeron take the A482 towards Lampeter. After 7 miles you will arrive in Felinfach. Turn left by the Primary School. Head for Talsarn. Continue for 1.5 miles. Turn left at the next junction. Continue through the Village of Talsarn and after approximately 1.5 miles at the top of the hill opposite 'Pilbach Farm' turn left adjacent to the Bus Stop. Continue for 100 yards. The first entrance drive is the entrance to the property 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](http://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

**WHAT3WORDS:** what3words will point you to where the properties lies on the map - [fond.hampers.deriving](https://www.what3words.com/fond.hampers.deriving)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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

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