

*An impressive, highly productive 81 acre farm - Near New Quay, Cardigan Bay.*



**Tirgwyn, Llwyndafydd, New Quay, Ceredigion. SA44 6LB.**

**£1,400,000**

**Ref A/5400/ID**

**\*\*An appealing coastal farming unit extending to some 81 Acres or thereabouts\*\*A distinctive 4 or 5 bed farmhouse of high residential appeal\*\*Traditional and more modern ranges of buildings with excellent diversification potential\*\*Inherently fertile well farmed clean level pasture\*\*Within the early growing Cardigan Bay coastal region renowned for growing of good grassland and the rearing of quality livestock\*\***

**An increasingly rare opportunity to acquire a farming unit of this nature !**

Lies near to the village communities of Llwyndafydd and Caerwedros, conveniently only some 1½ miles off the main A487 coast road, some 4 miles from the Cardigan Bay coast at New Quay and some 9 miles from the Georgian Harbour town of Aberaeron. An easy reach of the larger marketing and amenity centres of Cardigan, Newcastle Emlyn, Lampeter and Aberystwyth.



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## GENERAL

The offering of Tirgwyn Farm on the market provides prospective purchasers with an opportunity of acquiring a highly impressive well farmed agricultural unit within this early growing Cardigan Bay coastal region.

A property of high residential and agricultural appeal with considerable diversification potential.

The land is in exceptional condition, all level, well farmed and providing highly fertile enclosures.

The Farmhouse stands proudly overlooking the farmyard, slightly set back, an individual and distinctive house which has been the subject of much refurbishment and modernisation in recent times.

The old stone outbuildings provide excellent conversion potential to some form of commercial/holiday usage - stc.

The more modern range of buildings provide useful stock housing, and fodder storage. There is one building in the course of construction of a steel frame under a cement fibre roof housing an 8 at breasts dairly parlour.

The farm residence is built of traditional construction under a hipped slated roof and benefits upvc double glazing and a full oil fired central heating system which is also connected to the solid fuel rayburn cooking range. The rooms have good head room, are light and 'airy' with large windows having low window sill levels to maximise outlook and light. Many original features remain which includes original stripped pine internal doors and staircase.

The Accommodation provides more particularly as follows viz :

## GROUND FLOOR

### Front Entrance

With canopy over. Cast iron columns and features. A

composite half glazed entrance door with original slate step. Leads to -

### Reception Hall

23' in length with solid Oak flooring, central heating radiator.



### Front Sitting Room

13' 5" x 12' 2" (4.09m x 3.71m) into alcove with large front aspect window with oak window sill, solid oak flooring, central heating radiator, ornamental fireplace.





### Rear Hallway

With tiled floor, rear aspect window, understairs storage cupboard.

### Utility Room

13' 9" x 11' 9" (4.19m x 3.58m) (max) with fitted range of base cupboard units, Formica working surfaces, stainless steel single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine, houses the Worcester oil fired central heating boiler. Rear aspect window, side exterior door.



### Downstairs Shower Room

6' 9" x 5' 9" (2.06m x 1.75m) with a tiled floor, white suite provides a large shower cubicle, low level flush toilet, vanity unit with inset wash hand basin and mirror over, heated towel rail.



### Farmhouse style Kitchen/Dining Room

27' 2" x 13' 5" (8.28m x 4.09m) overall with large front aspect window with oak window sill, also rear aspect window

The dining area has oak flooring, former fireplace with

alcoves to each side.

The kitchen area has a tiled floor and a range of good quality bespoke solid oak units comprising of base cupboards with Granite worktops, matching fitted wall cupboards, some with glazed doors, a central Island again of solid oak construction with inset Belfast sink, Granite worktops and adjacent 6 seater Granite top fitted Dining table. Integrated New World electric oven and Belling hob unit with stainless steel cooker hood over. Integrated dishwasher. Part tiled walls. Solid fuel Rayburn cooking range which also has a back boiler connected to the central heating and domestic hot water system.





### Side Porch

10' 6" x 9' 5" (3.20m x 2.87m) Front and side aspect windows, upvc front part tilt and turn entrance door.

## FIRST FLOOR

### Central Galleried Landing

19' 2" x 9' 2" (5.84m x 2.79m) (max) Approached via an original staircase from the reception hall. Rear aspect window, central heating radiator.

### Front Double Bedroom 1

12' 1" x 12' 0" (3.68m x 3.66m) with central heating radiator and front aspect window.



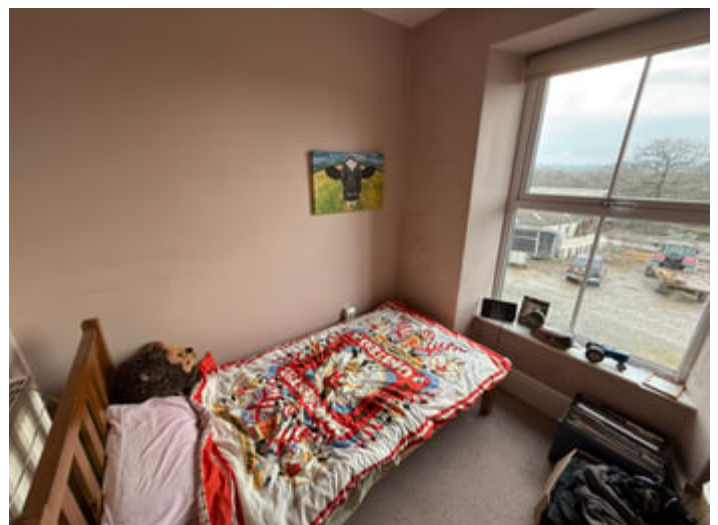
### Front Double Bedroom 2

14' 3" x 11' 5" (4.34m x 3.48m) (max) with front aspect window, central heating radiator.



### Front Single Bedroom 3/Study

7' 8" x 7' 8" (2.34m x 2.34m) with front aspect window, central heating radiator.





### Walk in Airing Cupboard

12' in length with side aspect window.

### Rear Double Bedroom 4

15' 2" x 11' 6" (4.62m x 3.51m) with rear aspect window, central heating radiator, understairs storage cupboard and built in wardrobe.



### Family Bathroom

12' 0" x 9' 5" (3.66m x 2.87m) with laminate flooring, a White suite provides a Victorian style roll top bath with telephone handset shower unit, large walk in shower, pedestal wash hand basin, heated towel rail, wall panelled to dado level. Rear aspect window.



## SECOND FLOOR / ATTIC

### Open Span Attic Area

33' 0" x 17' 5" (10.06m x 5.31m) overall with 8' maximum headroom and velux window to rear roof slope. Approached via an original staircase from the Landing.

## EXTERNALLY

### The Grounds

Grassed grounds to each side of the residence with ample space for parking of vehicles to front and side.

The farm has the benefit of two separate entrance drives, both leading to the homestead.





## THE OUTBUILDINGS

Across the drive is the original farmyard. To one side is a range of traditional stone outbuildings 76' 0" x 18' 0" (23.16m x 5.49m) overall providing -

Original Cow Shed.

Adjacent Former Cart House with Granary steps to Loft over.

Rear Lean to Store Room.

This building provides an ideal prospect for conversion to some form of commercial/holiday accommodation - subject to obtaining the necessary consents.

At the rear is a 3 Bay Hay Barn with Lean to.



## MODERN OUTBUILDINGS

To the other side of the yard are more modern outbuildings which provide viz:

### Large Steel Frame Stock Shed/Cubicle Shed

60' 0" x 40' 0" (18.29m x 12.19m) overall with concrete block walling and Yorkshire boarding, has a concrete floor and

cubicles with Outside Concreted Front Feeding Yard.



### Lean to Stock Shed

60' 0" x 15' 0" (18.29m x 4.57m) again of steel framed construction. The current vendors have also incorporated 2 Stables to connect onto this.

Across the front yard is a large concrete block built Slurry Pit. To one side is a Big Bale Storage Clamp 70' x 40 approx.





## Steel framed Dairy Parlour

50' 0" x 36' 0" (15.24m x 10.97m) with 8 abreast dairy unit with 8,000 lite tank.



## THE LAND

The farm extends in total to some 81 Acres or thereabouts. All the land is level in one convenient unit surrounding the homestead and contained within a ring fence. Benefits extensive roadside frontages plus also frontages off the two entrance drives and with good gated access to all enclosures. There is also well gated accesses linking enclosures. The land has been well farmed, much having been re-seeded and is capable of sustaining good stocking levels. There are water troughs to most enclosures via spring supply and/or mains water.

There is also a pond on the land.

The land is IACS Registered and entitlements are included in the sale.







### **PLEASE NOTE -**

(Some of the external photographs were taken in the summer of 2022).

The vendors would also consider selling the property as a smallholding and the land separately.

### **VIEWING**

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@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

### **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.

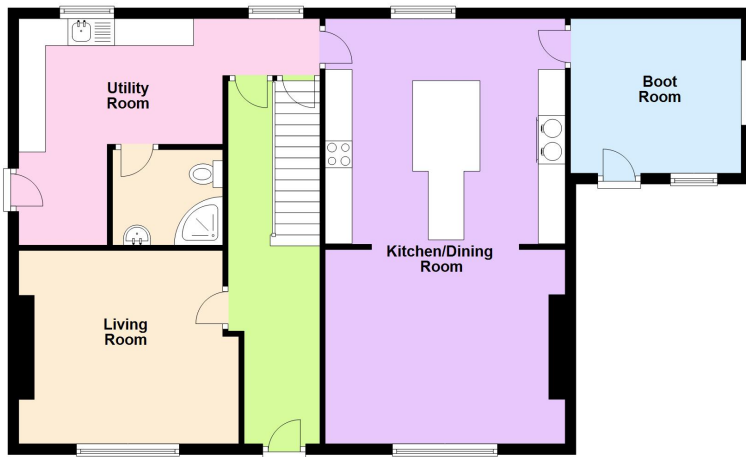
### **Services**

Mains Electricity, Mains and Private Water Supplies. Private Drainage. Oil and Solid Fuel Central Heating. Telephone subject to transfer regulations.

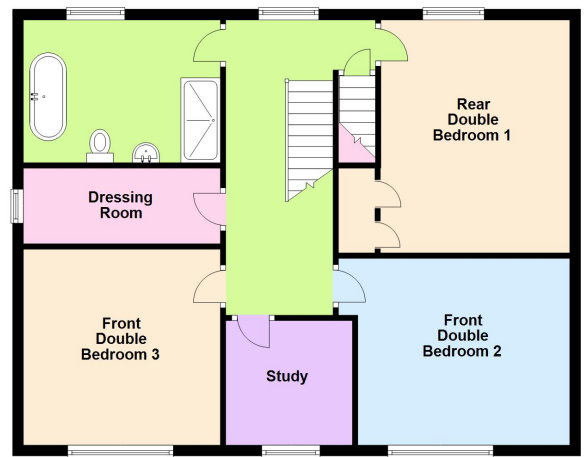


Council Tax band - F (Ceredigion County Council).

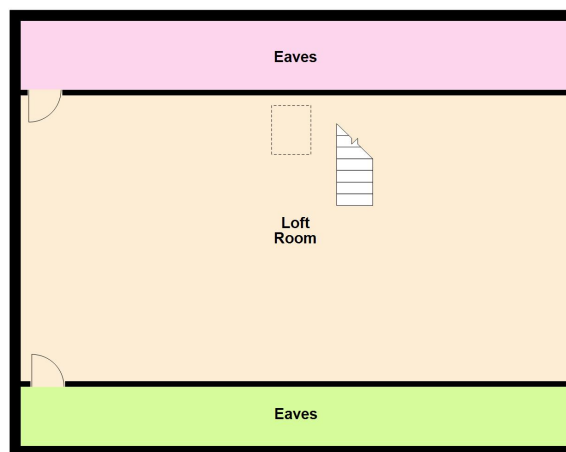
Ground Floor



First Floor



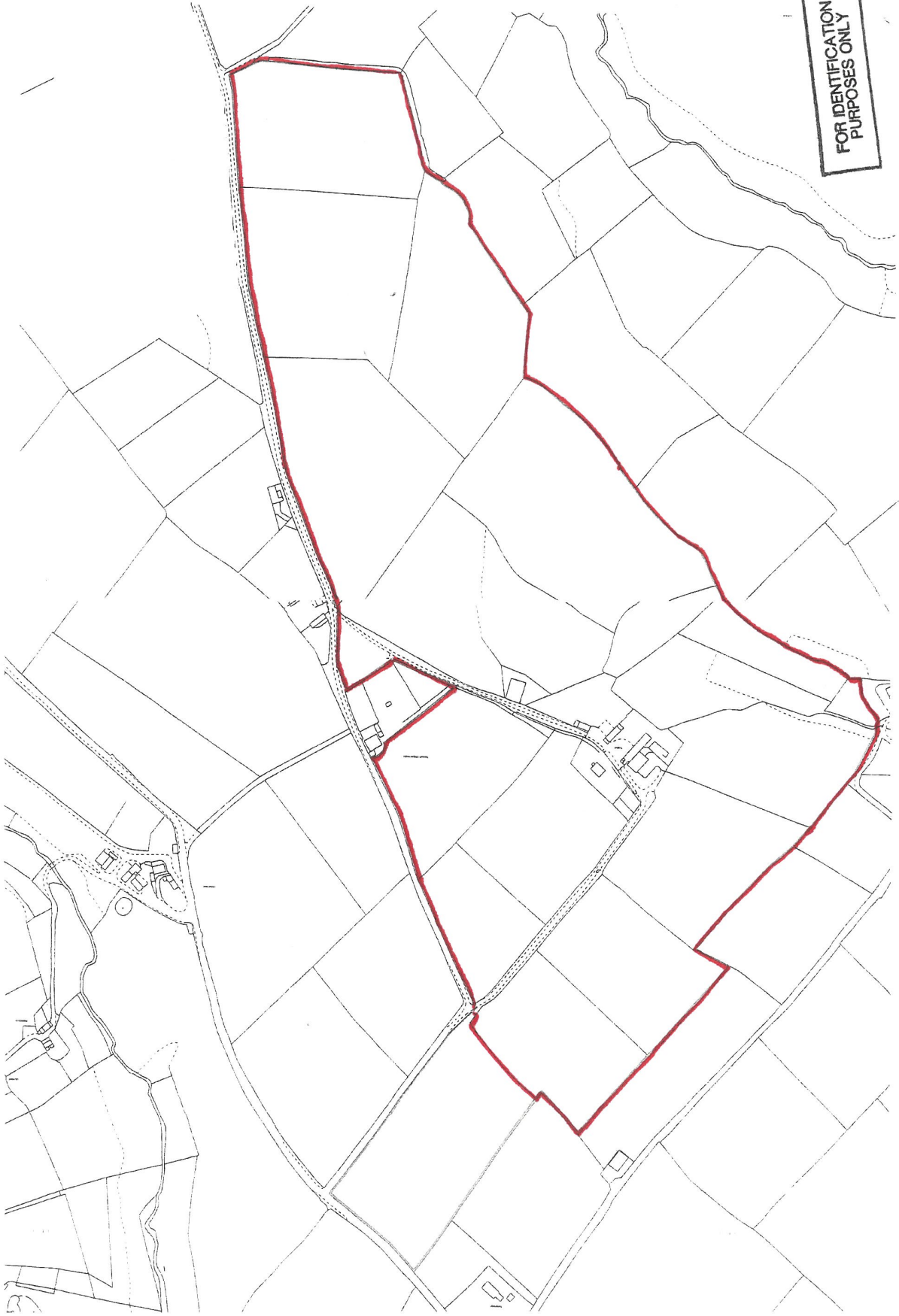
Second Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.



FOR IDENTIFICATION  
PURPOSES ONLY



## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Private.

**Heating Sources:** Oil. Open Fire.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** D (57)

**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

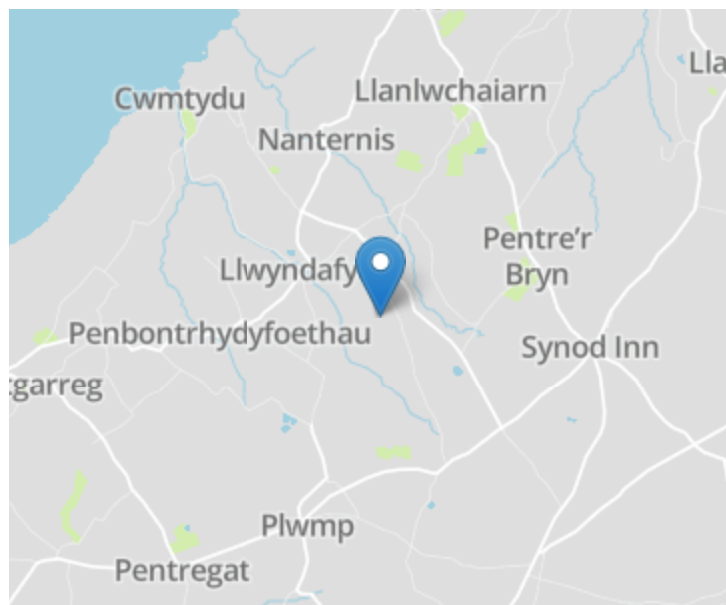
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

### Existing Planning Permission

Title: Erection of an agricultural building, Submitted Date: 12/01/2021 00:00:00, Ref No: A210066, Decision: PERMISSION NOT REQUIRED, Decision Date: N/A





## Directions

From Aberaeron proceed south-west on the A487 coast road as far as the village of Synod Inn. Drive through the village of Synod Inn keeping on the A487 coast road to the next crossroads alongside Church and turn right. Follow this road for a mile or so and after passing Hafod Iwan Farm on the right hand side, proceed for a further 1/4 of a mile and take the first left hand turning. The land of Tirgwyn starts immediately on your right hand side and a little way up this road you will see the main entrance drive to the farm on the right hand side. There is also a second farm drive from a different direction.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>57</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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