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RICS



Since 1989

Highly desirable 7 acre residential and equestrian holding. Teifi Valley. Edge of Market town of Newcastle Emlyn - West Wales.



Y Gorlan Adpar, Newcastle Emlyn, Ceredigion. SA38 9EA.

A/4745/DD

£559,000

****Very attractive 7 Acre smallholding****Currently equipped for equestrian purposes**Superb Teifi Valley location**Walking distance of the town of Newcastle Emlyn**Superior detached 4 bed (En Suite) Bungalow Residence**Large Conservatory**Mature gardens and grounds overlooking the River Teifi**75m of fishing rights on the River Teifi**Large detached double garage/Workshop (1400 sq ft) - with conversion potential to some form of living/holiday accommodation - stc**Purpose built 3 bay detached stable block with tack room and hay store**

****This is a unique opportunity of acquiring such an attractive holding in edge of town location enjoying glorious views over the River Teifi and surrounding countryside****

Conveniently positioned tucked away yet very convenient to the centre of the Market town of Newcastle Emlyn which offers a comprehensive range of shopping and schooling facilities. Half an hours drive from the Cardigan Bay coast with its several popular sandy beaches. An easy reach of the Teifi Valley towns of Cardigan, Llandysul and Lampeter and a 40 mins drive from Carmarthen and the link road

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GENERAL

Y GORLAN is one of the finest country smallholdings currently available on the market.

It provides a most substantial and impressive 4 bed bungalow residence which stands in a pleasant south facing location with views over the River Teifi and surrounding countryside.

To the side is a substantial garage/workshop with conversion potential and a purpose built detached stable block.

The land which is completely level amounts to some 7 Acres or thereabouts although the vendors would sell with less land if desired. The property has frontage in part to the river Teifi with fishing rights thereon. .

The bungalow is built of traditional construction with elevations in facing brick work under a tiled roof with upvc double glazing and affords the following accommodation viz :

Covered Front Entrance

Solid Oak panelled entrance door leads through to -

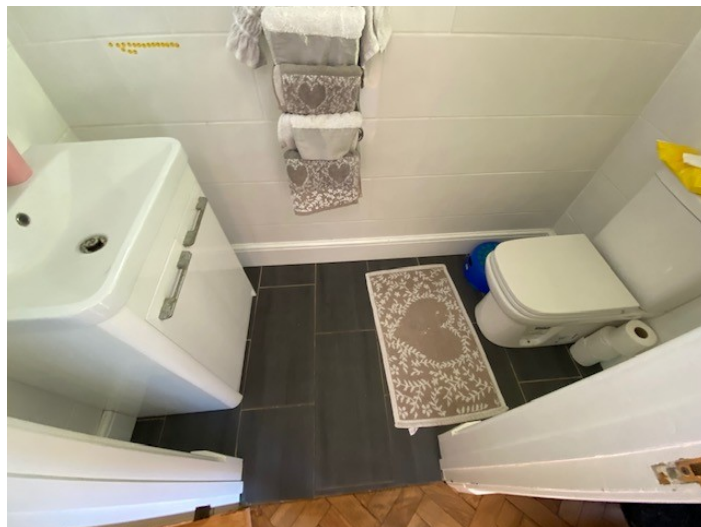
Reception Hall

With Oak parquet flooring, 2 central heating radiators.



Cloak Room off

Fully tiled having a low level flush toilet and wash hand basin and feature port hole window.



Kitchen/Breakfast Room

25' 5" x 13' 9" (7.75m x 4.19m) which incorporates a conservatory with a glazed roof provides an excellent range of Oak fronted base and wall cupboard units with formica working surfaces, integrated stainless steel oven with ceramic hobs over, 1½bowl single drainer sink unit, plate rack and wine racks, appliance space with plumbing for automatic washing machine and dishwasher, part tiled walls, tiled floor and french doors to outside patio.



Utility Room

With quarry tiled floor, appliance space with plumbing for an automatic washing machine, rear exterior door.

Dining Room

18' 10" x 12' 10" (5.74m x 3.91m) with large front and rear aspect windows, mock fireplace with stone surround, Oak parquet flooring, 2 central heating radiators.



Attractive Lounge

26' 11" x 18' 4" (8.20m x 5.59m) a spacious light and airy room with feature fireplace housing a wood burning stove with a raised slate hearth and with feature brick surround, large side aspect window and patio doors lead out to a -





Superb Conservatory

in upvc double glazing on a brick plinth, a spacious T shaped room with tiled floor and doors to outside front patio.



Inner Hallway

Leads to -

Family Bathroom

With opaque double glazed window at rear. Panelled bath, low level flush toilet, pedestal wash hand basin, shower cubicle, part tiled walls and tiled floor, central heating radiator.



Rear Bedroom 1

11' 6" x 10' 5" (3.51m x 3.17m) with front aspect window, central heating radiator.



Bedroom 2

11' 8" x 10' 4" (3.56m x 3.15m) with front aspect window, central heating radiator, triple wardrobes. Door through to -



Master Bedroom 3

21' 0" x 15' 7" (6.40m x 4.75m) into recess with large front aspect bow window overlooking garden, 2 central heating radiators.



En Suite Shower Room

Provides a corner shower cubicle with curved shower doors, low level flush toilet, pedestal wash hand basin with mirror over, shaver light and point, heated towel rail, tiled floor.



Bedroom 4

11' 8" x 10' 7" (3.56m x 3.23m) with rear aspect window, central heating radiator, built in triple wardrobes.



EXTERNALLY

Lovely mature lawned gardens and grounds to front. The property is approached via its own private and impressive driveway with galvanised railed entrance splay and 2 cattle grids at each end. Leads into the homestead and yard.

To one side is a -



Detached purpose built Stable Block

Of block construction under a tiled roof. Providing 3 Stables/Loose Boxes each approx 18'8" x 10' plus Tack Room 18'6" x 8'8" and Feed Store/Hay Store 18'8" x 15'5".



To the other side -

The drive leads onto an -

Impressive Detached L Shaped Garage/Workshop

35' 9" x 25' 11" (10.90m x 7.90m) plus 34'5" x 12'10" with up

and over door, power and light connected. Side access door and 5 windows.

This building would provide an ideal prospect for conversion to a variety of commercial purposes or indeed residential/letting units/annexe - subject to obtaining the necessary consents.

There is also a large fenced off dog run.



To the front of the bungalow residence is a large patio area below which are level lawned gardens and grounds with mature shrubs, flower borders, ornamental trees and hedging.

A post and rail fence forms the boundary on its South side.

The Land

We are advised extends in total some 7 ACRES or thereabouts providing two main pasture paddocks all level and highly productive having been subject of good husbandry.



From the front garden -

A gated private walk way/lane leads down along the side of the River Teifi which benefits fishing rights on 75m for 2 private rods.





Services

Mains Electricity and Water. Private Drainage. Oil Fired Central Heating (Modern oil fired central heating combi boiler installed Dec 2018 with 7 year Guarantee). Telephone subject to transfer regulations. Council Tax Band E.

Directions

From the town of Newcastle Emlyn drive North out of the town on the A475. As you cross over the river bridge and come to a mini roundabout take the 1st exit. Proceed up the road for 100 yards then turn left onto the B4333 road. This will take you into Lloyds Terrace. Proceed down this terrace passing Adpar Building Supplies on the left hand side then you will come to a long row of bungalows on the left hand side. At the end of the row of bungalows take a left hand turning onto a small unclassified road. Proceed down this road for some 200 yards then fork left onto the private entrance drive of this property. You will see galvanised gates and a cattle grid to cross.

