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**RICS**



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*On Line Property Auction - An exciting opportunity to purchase a rurally positioned barn, set in approximately 0.5 acres near Tregaron, West Wales*



**Barn at Penrhos, Llangeitho, Tregaron, Ceredigion. SY25 6QJ.**

**A/4878/LD AUCTION GUIDE PRICE**

**£39,000**

**\*\*\* TO BE SOLD BY ON-LINE AUCTION \*\*\***

\*\*\* This auction will be held by our joint Auctioneers Auction House, South Wales  
[www.auctionhouse.co.uk/south-wales](http://www.auctionhouse.co.uk/south-wales) - Bidding will open at 12 noon on Monday 12th July 2021 and will run until 12 noon on Wednesday 14th July 2021 \*\*\*

\*\*\* Peaceful rural location in a courtyard position \*\*\* Traditionally built Barn being a former farmhouse \*\* Previously having Planning Permission in 1988 to return to a residential dwelling - now lapsed \*\*\* Set amongst the Cambrian Mountains in an area of unspoilt natural beauty \*\*\* To be sold with a paddock - being left to nature in recent times, now a haven for local wildlife \*\*\* A unique and rare opportunity \*\*\* Electricity and water connection nearby but not connected \*\*\* An entrance to be permitted and created \*\*\* In a fantastic location- don't miss out! \*\*\* An opportunity to create your very own smallholding \*\*\*

## LOCATION

The barn being rurally positioned and only 1.5 miles equidistant of the rural community of Penuwch and Llangeitho, occupying a delightful position overlooking the unspoilt West Wales countryside.

The barn is some 5 miles from the Upper Valley Teifi market town of Tregaron, with a good range of available facilities and 10 miles inland from the coastal and noted Georgian Harbour town of Aberaeron, and some 8 miles North of the University and market town of Lampeter. The University town of Aberystwyth lies some 11 miles distant.

## GENERAL

Here we have an exciting opportunity opportunity to acquire a former Farmhouse, now being a traditional barn, previously having planning Permission to return to a residential dwelling. That Planning Permission has now lapsed and the barn is being sold with no current Planning Permission.

As a whole, the site extends to some 0.5 acres with a small paddock which has been left to nature in recent times, but offers an abundance of mature and young native trees and provides a haven for local wildlife, but could easily be re-established to offer animal grazing.

There are water and electricity connections nearby, but not presently connect. An entrance point will need to be permitted and created. In all, an opportunity to create your very own smallholding.



## THE BARN

35' 2" x 16' 3" (10.72m x 4.95m) in total internally, and being split as follows.



### Former Dairy

With original concrete doors in situ. Concrete flooring and front entrance door.

### Hay Store

With separate entrance door.

### Lean-to store

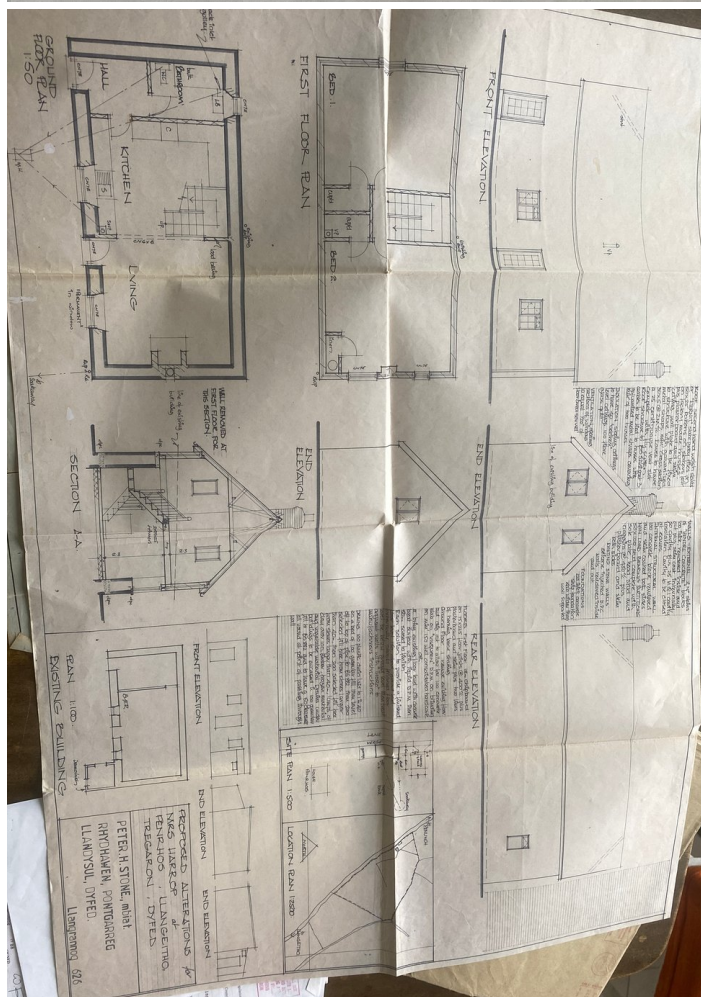
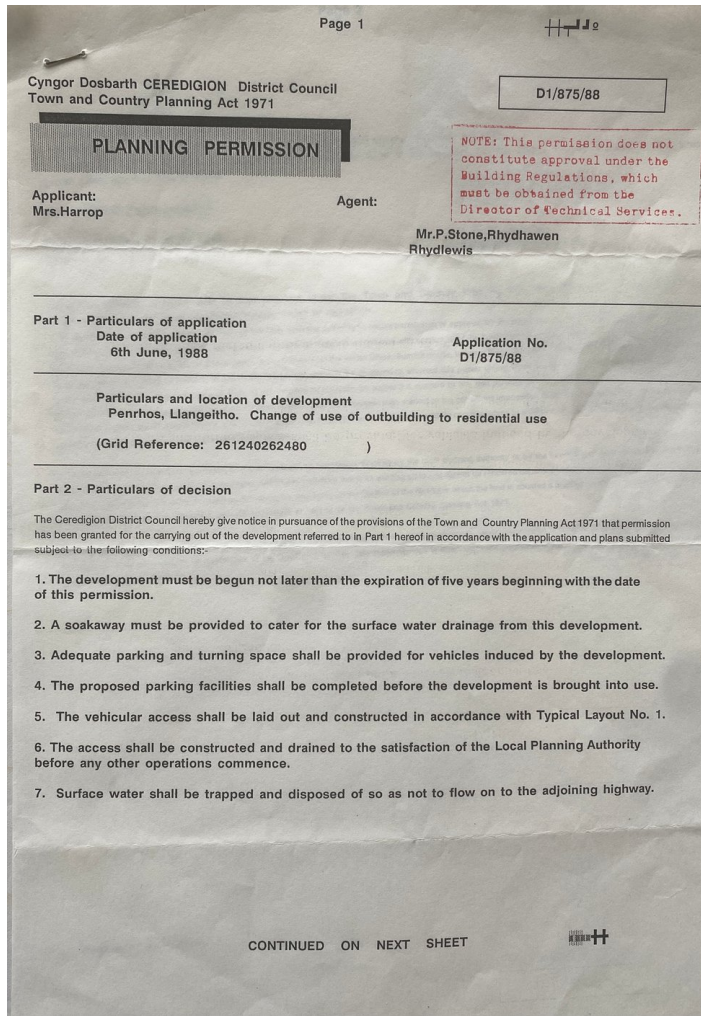
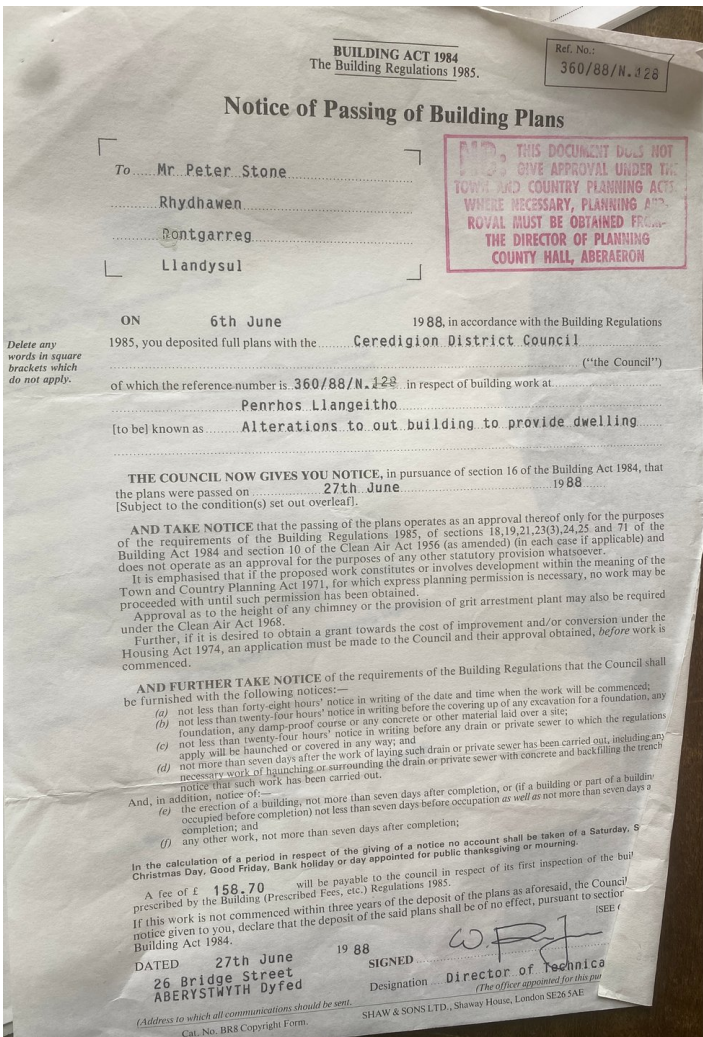
7' 4" x 7' 6" (2.24m x 2.29m)

### Paddock





**PREVIOUS PERMISSION AND PLANS**



## LAND

The paddock is located to the front and side of the barn, giving the perfect country aspect. The land has been left to nature in recent times and now offers a haven for local wildlife with a good range of mature and young native trees, along with a peaceful stream boundary.

The land could easily be re-established to offer animal grazing. As a whole, a great project.

Please Note: we are informed that a public footpath runs through the land.

## AGENTS COMMENTS

An exciting opportunity to create your very own smallholding.

## TENURE

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

## LEGAL PACK

The legal pack will be available via our joint Auctioneers Auction House, South Wales.

## VIEWINGS

Viewings to be pre-arranged via the Lampeter Office - Telephone 01570 423 623 or email [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

## LAND PLAN

### Services

Water and electricity available nearby, but not currently connected.

### Directions

From Lampeter take the A482 towards Aberaeron. After 4 miles turn right onto the B4337 towards Aberystwyth. Proceed on this road for 7 miles drive through the village of Talsarn until you reach the village of Cross Inn. At the cross roads, beside the pub, turn right and continue through the villages of Bethania and Penuwch. Continue for approximately 1 mile, on a left hand bend, take a right hand turning towards Llangeitho.

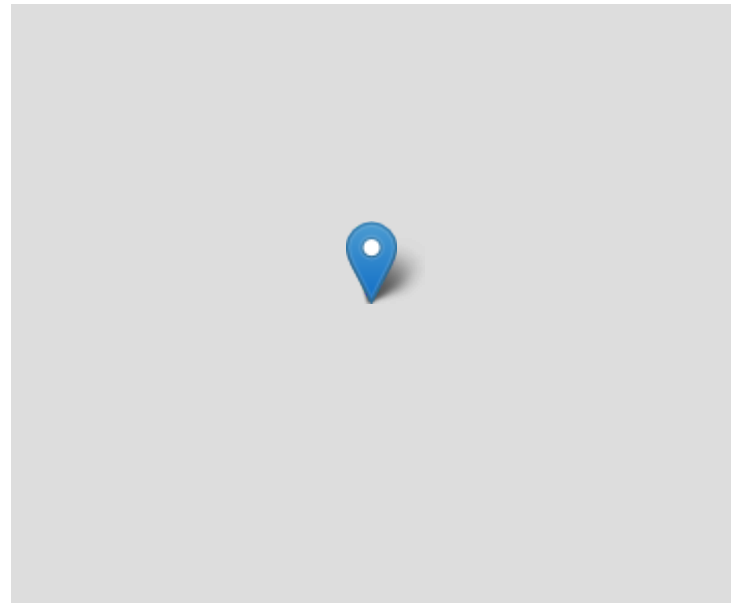
Continue for approximately 1/4 mile and the barn and farmhouse will be located on your right hand side as

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)

[www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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FOR IDENTIFICATION  
PURPOSES ONLY



Barn at Penrhos, Llangetho, Tregaron, SY25 6QJ

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