

*Outstanding country property overlooking Teifi Valley from elevated site just 0.75 miles from Lampeter town with excellent outbuildings and paddocks. In all 1.5 acres.*



**Fronbedr Farm, Llanwnnen Road, Lampeter, Ceredigion. SA48 7JP.**

**£448,000**

**A/5487/AM - O.N.O.**

\*\*\*An exciting opportunity to acquire a period farmhouse offering pleasant family proportioned accommodation.\*\*\*Offering 4 bedrooomed well sized rooms.\*\*\* With a most useful range of former farm buildings suiting a variety of purposes including business, conversion or storage purposes.\*\*\* The property is set within its own commodious site of approximately 1.528 acres or thereabouts.\*\*\* Healthy pasture paddocks.\*\*\*Exceptional views over town and countryside.\*\*\*We are informed the property is of Freehold Tenure and will be vacant on completion.\*\*\*



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## LOCATION

Lampeter is located in the heart of the Teifi Valley, the property having an elevated site with far reaching unspoilt views over the unspoilt countryside of the region. Carmarthen lies some 20 or so miles to the immediate South with the Georgian coastal and harbor town of Aberaeron on the Cardigan Bay coast, 10 miles distant.



## GENERAL DESCRIPTION

The placing of Fronbedr on the open market provides prospective purchasers with an opportunity of acquiring a beautifully situated farmstead overlooking the Teifi Valley from an elevated position and looked in delightful surroundings with far reaching views over the Teifi Valley, yet only a stone's throw from the former University town of Lampeter which offers a wide range of amenities.

Fronbedr offers a comfortably sized family proportioned farm house which with some general refurbishment is capable of offering spacious well proportioned family sized accommodation. It benefits from LPG gas fired central heating and is believed to be extended circa 1930's and was extended later with a 2 storied extension in the early 1980's.

The property is individual in design and specification and is complimented by a most useful range of outhouses/ farmbuildings in 2 ranges both of traditional construction and an useful set of Dutch Barns which again have diversity of use as their major appeal. The land surrounding is well sized with a good spacious tarmacadamed yard served off a shared drive with paddocks, mature grounds, all of which are securely fenced and overlook the Teifi Valley with adequate shelter provided.

This is a property that has not been for sale for many years and is likely to command a significant amount of interest due to its unique location and scope and potential.



### The Farmhouse

Traditionally constructed offering as follows:-







### Entrance door to reception hall

Radiator, cloak cupboard.



### Living room

25' 08" x 15' 4" (7.82m x 4.67m) with 2 radiators, feature open fireplace, exposed beams.



### Reception room

3.9m x 3.9m (12' 10" x 12' 10") 1 With bay window with 4'8" recess, radiator and views over valley.



### Cloakroom

With w.c. and wash basin.

### Kitchen

4.1m x 3.1m (13' 5" x 10' 2") With 1.5 bowl single drainer stainless steel sink unit, double eye level stainless steel oven, 5 ring gas hob, fitted floor and wall cupboards, integrated dishwasher and fridge/freezer.



### Utility room

9' 9" x 6' 6" (2.97m x 1.98m) With plumbing for automatic washing machine.



### Rear Hall

With coat hanging and boot storage.

### Shower room

Shower room with w.c., wash hand basin and shower cubicle.



First floor approached by a timber staircase from hall to landing.



### Bedroom 1

4.6m x 3.9m (15' 1" x 12' 10") with extensive range of built-in

wardrobes and under eaves storage and radiator.



### Cloakroom

With w.c. and wash hand basin.

### Bedroom 2

4m x 3.2m (13' 1" x 10' 6") with built in Wardrobe and radiator.



### Bedroom 3

4m x 3.3m (13' 1" x 10' 10") With built-in wardrobes , storage cupboard and radiator.





## Family Bathroom

7' 7" x 7' 6" (2.31m x 2.29m) with wash hand basin and panelled bath and electric shower over vanity unit, radiator.



## Bedroom 4

3.1m x 2.3m (10' 2" x 7' 7") With built-in wardrobes and storage area and radiator .



## Grounds to Farmhouse

There are attractive grounds to farmhouse laid to lawns and shrubs with native trees.



## The Farm Buildings

The farm buildings provide a useful range of cow sheds and storage barns and provide more particularly.

### Dutch Barn

45' 0" x 18' 0" (13.72m x 5.49m) with Lean-to 45' 0" x 16' 6" (13.72m x 5.03m) of steel timber and corrugated iron construction.



### Original Stone an Slate Cowshed

36' 0" x 16' 0" (10.97m x 4.88m) with 6 cow ties





#### Lean-to

18' 0" x 9' 0" (5.49m x 2.74m) Block built with yard.

#### Further Lean-to

18' 0" x 10' 0" (5.49m x 3.05m) Stone and slate building.

#### Stable



#### Heifer Shed Adjacent

38' 0" x 16' 0" (11.58m x 4.88m) With loft over of similar proportion, access via stone steps.



#### Stone and slate original period Long House

18' 0" x 41' 0" (5.49m x 12.50m) Overall now utilised as Stable and storage area.

#### Yard



#### The Land

Extends to a pony paddock adjoining the yard and buildings.

## AERIAL VIEW



## 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.

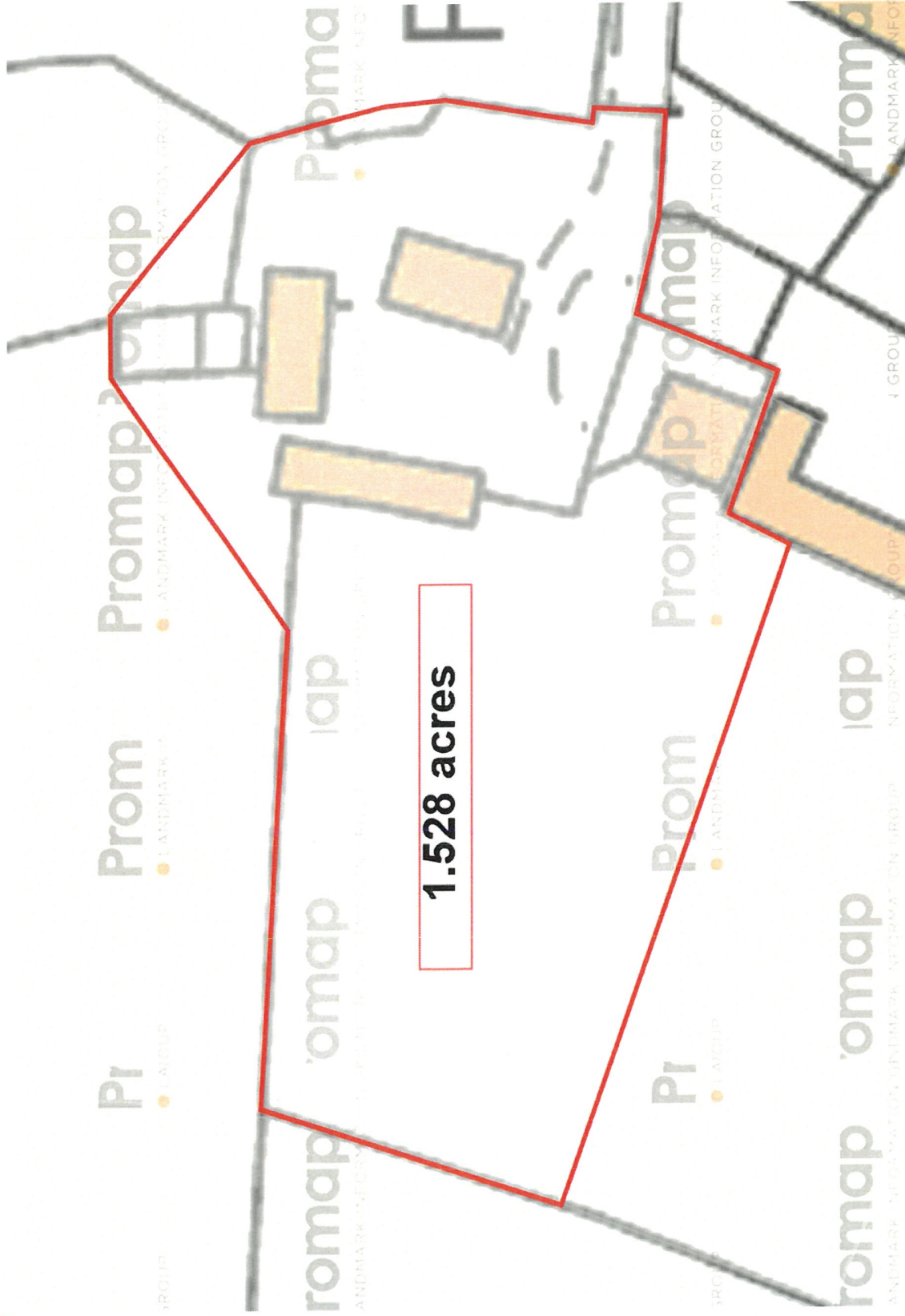
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## Services

Mains and water supply, mains electricity, LPG gas fired central heating, private drainage to septic tank. BT Telecom connection and broadband.



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## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** None.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**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



### Directions

From Lampeter take the A475 Newcastle Emlyn Road West out of the town passing the cemetery on the right hand side, proceed for approximately 250/300m taking the first drive on the right-hand side by the Stud sign. Proceed up the tarmac drive to the property located at the end of the drive.

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

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