

*15 acre smallholding. In a popular coastal location. Rhydyfelin, near Aberystwyth. Cardigan Bay.  
Mid Wales.*



**Tancastell Farm, Rhydyfelin, Aberystwyth, Ceredigion. SY23 4PY.**

**£725,000**

**A/5310/RD**

**\*\* 15 acre smallholding \*\* Favoured location on the edge of town \*\* Substantial former farm house (currently in 2 dwellings) \*\***

**Together with mainly traditional outbuildings ripe for development \*\* Walking distance to South Beach, Aberystwyth \*\***

**Productive pasture land in an early growing region \*\* Potential multi-generational living \*\* Ideal for those seeking an exciting refurbishment project \*\* Potential home with income - Airbnb/guest house etc. \*\* Excellent diversification potential within the farm buildings \*\* Enjoying riverside walks \*\* AN EXCITING COASTAL DEVELOPMENT PROJECT THAT MUST BE**

**VIEWED TO BE APPRECIATED \*\***

The property is within short walking distance of the south beach, Aberystwyth. The town is an important Mid Wales university and market town with employment opportunities at the university, National Library of Wales and Bronglais hospital. There is a good range of both local and national retailers at Aberystwyth in addition to all the major banks and secondary schools. Network Rail connections.



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## GENERAL

The imposing and substantial stone and slate Georgian style farmhouse has a sheltered south facing location and is currently two separate dwellings, but can easily be converted back to a six bedroom farmhouse with its own grounds slightly isolated from the outbuildings.

The outbuildings are mainly traditional in nature (see photographs) and are ripe for development subject to the necessary consents being obtained.

The farm is located 1½ miles from the university and coastal resort of Aberystwyth in a delightful sheltered valley setting set off a private drive with extensive frontage to a council maintained road and just a short distance from the main A487 trunk road.

## ACCOMMODATION

### The Farmhouses

The farmhouses which are in need of some modernisation provide the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

### TANCASTELL NO 1.



### Front Entrance

Side entrance door to:

### Reception Hallway

with tiled floor and under stairs storage cupboard.

### Kitchen/Dining Room

8' 9" x 20' 2" (2.67m x 6.15m) comprising single drainer stainless steel sink unit with mixer tap, basic base and eye level units and oil fired Rayburn. Plumbing for automatic washing machine, quarry tiled floor and windows to rear.



### Living Room

20' 8" x 12' 7" (6.30m x 3.84m) fireplace with oak mantle and

slate hearth, two windows to fore and recess cupboard.



## FIRST FLOOR

### Landing

with steps to:

### Through Bedroom

6' 8" x 9' 0" (2.03m x 2.74m) with part sloping headroom and doors to:

### Bedroom 1

12' 7" x 9' 0" (3.84m x 2.74m) with part sloping headroom and window to rear.



### Shower Room

11' 1" x 7' 5" (3.38m x 2.26m) with part sloping headroom, WC, wash hand basin, bath and shower, window to rear.



### Bedroom 2

11' 4" x 12' 7" (3.45m x 3.84m) with window to fore.





### Bedroom 3

12' 9" x 15' 3" (3.89m x 4.65m) with window to fore.



### TANCASTELL NO 2.



### GROUND FLOOR

#### Reception Hallway

with doors to:

#### Living Room

16' 8" x 17' 0" (5.08m x 5.18m) (max) with open brick fireplace and room heating range set on a slate hearth. Under stairs storage cupboard and former access/connecting door to Tancastell 1. Door to:



#### Kitchen

10' 5" x 8' 8" (3.17m x 2.64m) comprising single drainer stainless steel sink unit, base units with integrated electric hob and cooker, eye level units and window to rear, tiled splashback and cooker point.



**Sitting Room**

10' 9" x 17' 2" (3.28m x 5.23m) with feature stone fireplace and window to fore.



**FIRST FLOOR**

**Landing**

with doors to:

**Bedroom 1**

10' 9" x 17' 0" (3.28m x 5.18m) with feature fireplace, slimline

electric heater and window to fore.



**Bedroom 2**

6' 6" x 9' 2" (1.98m x 2.79m) with slimline electric heater and window to fore.



## Bathroom



6' 3" x 5' 9" (1.91m x 1.75m) comprising WC, wash hand basin, bath with Aqua shoer over and screen, part tiled.

## Bedroom 3

10' 8" x 16' 3" (3.25m x 4.95m) with slimline electric heater and window to fore, former access to Tancastell 1.



## THE OUTBUILDINGS

Slightly isolated from the farmhouses and briefly comprise of a range of traditional outbuildings comprising of:

\* Former wash house/Cart house.

\* Granary.

\* Stables and cow shed, some with loft over within a courtyard.

\* Cavity block loose boxes 15' x 32'.

\* 4 bay brick built loose box 48' x 22'.

\* Former cow shed 16' x 65'.

\* 5 bay hay barn and further corrugated iron hay barn.



## EXTERNALLY



## THE LAND

Immediately surrounding the property is 15 acres of highly productive grassland which extends from the public highway on the eastern boundary wrapping around the roads to Tanybwllch Mansion and lying also to the front of the range of outbuildings.

The land has excellent grazing and cropping potential and may also be suitable as part of a tourism diversification project, glamping etc. (stc).

**TENURE**

The property is of Freehold Tenure.

**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.

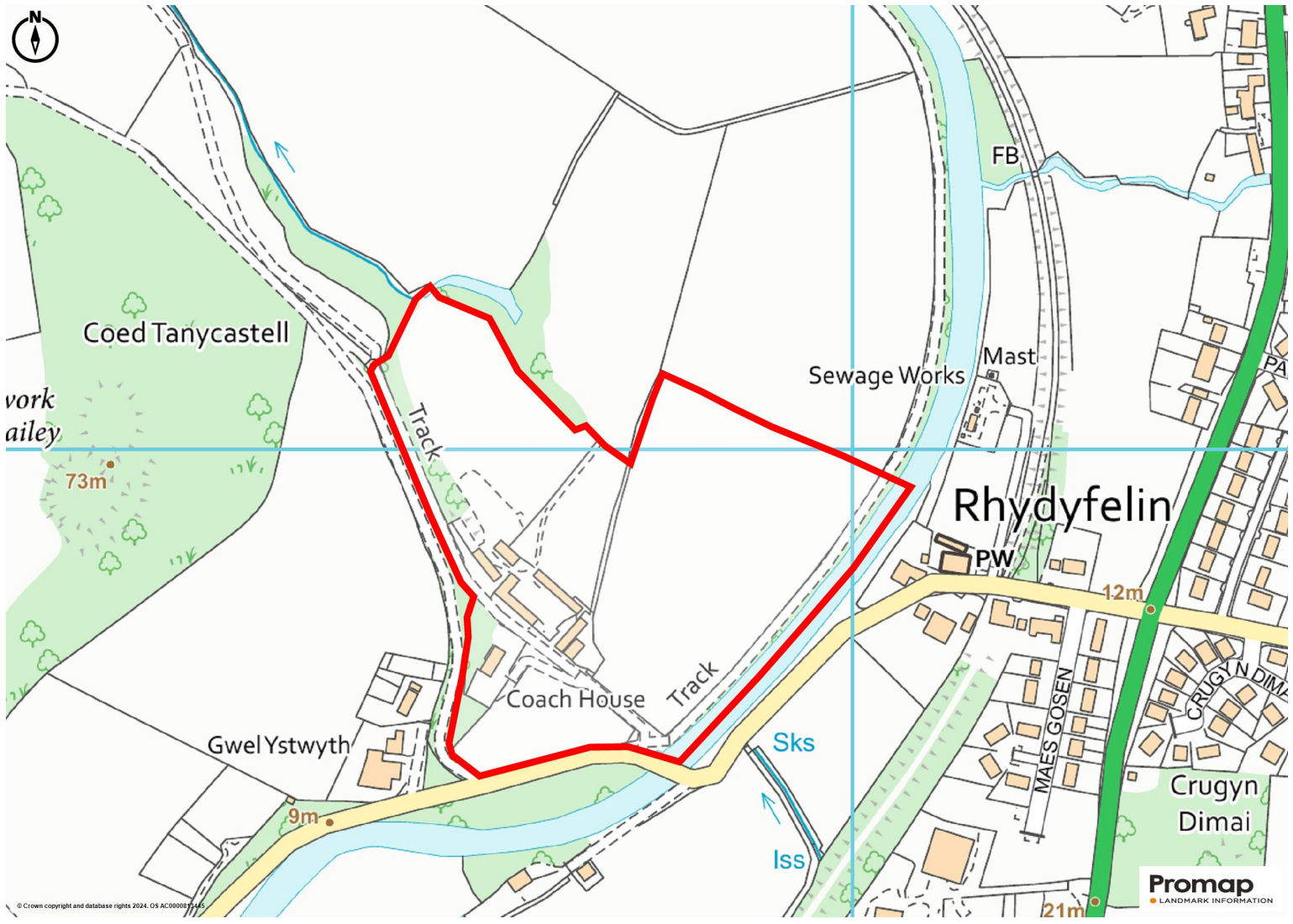
**Services**

Mains electricity and private water source. A mains supply is nearby. Private drainage.

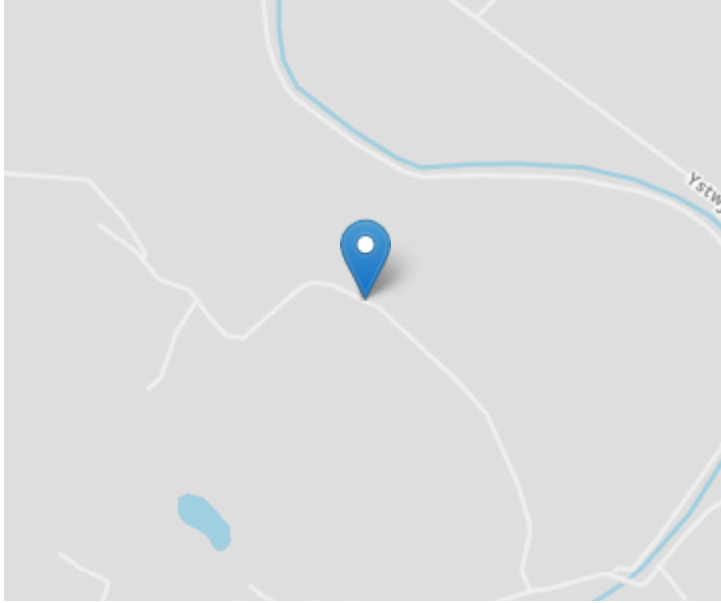
The farm is freehold with vacant possession on completion.

Council Tax Band D (per property).





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### Directions

From Aberystwyth proceed south for approximately 2 miles on the A487 coastal trunk road to Rhydyfelin. At the crossroads, turn right and proceed for approximately  $\frac{1}{4}$  of a mile before turning right to Tancastell immediately after the bridge.

(OS grid reference SN58803 78908)

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

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