

NEW
INSTRUCTION



Penlan Ganol-, Cwrtnewydd, Llanybydder SA40 9YN

Offers in the region of £425,000

****CHARMING 26 ACRE TRADITIONAL SMALLHOLDING****
Character Detached 2 Bed Farmhouse
Stone Barn Range Ideal For Conversion (STP)
Prime Grazing/Pastureland
Privacy & Seclusion EER 29

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

** CHARMING COUNTRY TRADITIONAL SMALLHOLDING OF CONSIDERABLE APPEAL - VIEWING HIGHLY RECOMMENDED **

Delightfully positioned approx 26 acre (TBC) property located down it's own private lane enjoying total privacy and seclusion being only 7 miles from Lampeter. The property comprises a traditional detached 2 bedroom farmhouse (potential to extend STP) affording well appointed accommodation with farmhouse style kitchen/diner. Outside there are mature lawned gardens including large vegetable plot with summer house, static caravan, and spacious yard providing ample parking area. There are useful outbuildings including a useful stone barn range currently utilised for workshops/storage and having great conversion potential (STP). The land is laid to prime grazing/pasture arranged in one block with some woodland areas included and stream boundary.

ACCOMMODATION

The property provides prospective purchasers with an opportunity of acquiring a most desirable character traditional smallholding set in beautiful rural surroundings within the Teifi Valley. The farmhouse is substantially built of solid stone lying under a slated roof with multi-fuel central heating and double-glazed windows. The characterful accommodation provides as follows:

ENTRANCE HALL

Double-glazed front entrance door, radiator, tongue and groove panelled walls, quarry tiled floor, under stairs storage cupboard, access to first floor, door to:

LIVING ROOM

14' x 13'4 (4.27m x 4.06m)

Attractive stone fireplace and surround with slate hearth incorporating wood burner stove with beam over, window to front, 2 radiators, open beamed ceiling, fitted book shelving.

RECEPTION ROOM/STUDY

14'5 x 7'8 (4.39m x 2.34m)

Ornate open fireplace with timber mantle and surround with grate, open beamed ceiling, radiator, built-in alcove cupboard.

KITCHEN/DINER

20'2 x 9'7 (6.15m x 2.92m)

Range of fitted pine base and eye-level cupboards with worktop surfaces over, single drainer sink unit, double aspect windows, fitted

electric cooker with 4 ring ceramic hob, quarry tiled floor, multi-fuel boiler which runs the domestic hot water and central heating systems, open beamed ceiling, radiator, door to:

UTILITY ROOM

9'2 x 5'2 (2.79m x 1.57m)
Belfast sink unit, fitted wall cupboards, plumbing and space for washing machine, quarry tiled floor, beamed ceiling, rear double-glazed exterior door.

FIRST FLOOR LANDING

Access to loft space, doors to:

BEDROOM 1

14'3 x 7'6 (4.34m x 2.29m)
Window to front, radiator, fitted wardrobes with chest of drawers.

BEDROOM 2

14' x 12'10 (max) (4.27m x 3.91m (max))
Range of fitted wardrobes with mirror fronted doors, radiator.

BATHROOM

8'1 x 5'8 (2.46m x 1.73m)
Three piece suite comprising bath, low level flush WC, pedestal wash hand basin, part tongue and groove panelled walls, part exposed stone walls, radiator.

UNDER EAVES AREA/LOFT ROOM

25'10 x 9'9 eaves (7.87m x 2.97m eaves)
Boarded and currently used for storage purposes, radiator, housing the hot water tank, potential to provide further living accommodation (subject to the necessary consents required).

EXTERNALLY

The property is approached over its own private hardcore track of approximately 300 yards that leads down to a good sized yard area providing ample car parking/turning space, private mature lawned gardens to the side and rear of the residence with an abundance of shrubs, trees, bushes and flower beds, **SUMMERHOUSE, POULTRY HOUSE** and run and **STATIC RESIDENTIAL CARAVAN** with mains electricity and water connected. Large productive vegetable plot with fruit cages etc.

OUTBUILDINGS

The outbuildings are conveniently situated nearby and comprise of a **BARN RANGE** 70' x 18' (approx) of stone and slate construction being in good condition and formerly the cow shed, currently divided into workshops and storage areas. This building has great potential for conversion into annexe/holiday lets etc (subject to the necessary

planning consents required), and there is mains electricity and water connected. There is also a **DUTCH BARN** at the rear which is in need of attention.

THE LAND

The land is arranged in one compact block encircling the homestead which is arranged into easy working enclosures. The land comprises of prime gazing/pasture being ideal for a variety of livestock enterprises including ponies, sheep etc. There is also good access to all the paddocks, and the outer boundaries are adequately fenced with mains and private water supply. Also included are some mature wooded areas having a delightful setting. The land to the front is sloping and runs down to the stream at the bottom, and in total we are informed the land extends to approx 26 acres (or thereabouts).

SERVICES

We are advised that mains electricity and water are connected. Private drainage supply.

VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

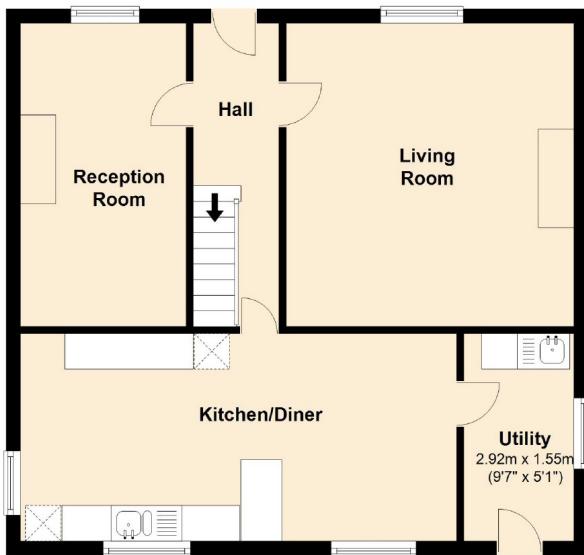
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Lampeter, take the main A475 Newcastle Emlyn road and carry on for approx 7 miles passing through the villages of Llanwnnen, Dre Fach until arriving at Cwmsychnant. On leaving the village, take a right turning at the small junction just before the semi-detached cottages and carry on another 0.2 miles until arriving at "T" junction. Turn right at the junction and carry on this lane for approx 0.3 miles until you see a large modern detached dormer property on your left. Continue along a further 100 yards and the lane leading down to the property can be seen on the right-hand side.

Ground Floor

Approx. 56.8 sq. metres (611.2 sq. feet)



First Floor

Approx. 58.9 sq. metres (633.6 sq. feet)

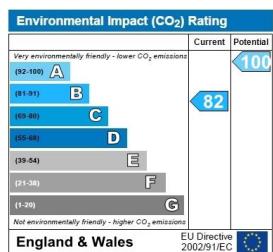
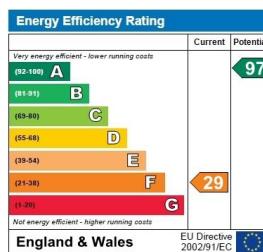


Total area: approx. 115.6 sq. metres (1244.8 sq. feet)

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