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Banc Farm Abergorlech, Abergorlech, Carmarthen, Carms, SA32 7SR

Guide Price £450,000

A secluded country smallholding with improvable character farmhouse, attractive stone outbuildings, extensive modern barns and pasture, set in some 10 acres.

Set in the heart of the Brechfa Forest with no near neighbours and having access to miles of outriding nearby this would make an appealing equestrian property for those seeking a remote property.

2 miles from the Hamlet of Llidiartennog, 6.5 miles from Llanybydder, 7.5 miles Brechfa and some 12 miles north of Carmarthen.

LOCATION



In our opinion this is a superbly located property for those looking for peace and seclusion being located in a no near neighbours location, with the surrounding land to be planted to forestry.

The property is in the heart of the northern Brechfa forest, an area renowned for its outriding, mountain bike tracks, and wildlife.

The property is some 2 miles from the nearest hamlet of Llidiartennog, some 6.5 miles from the nearest service centre and market town of Llanybydder with a good range of everyday facilities with primary school, shops doctors surgery chemist etc. some 7.5 miles North of the village community of Brechfa and some 12 miles from the county town and shopping/employment centre of Carmarthen.

DESCRIPTION



A former upland farm, the surrounding land has now been purchased for afforestation with the homestead being made available for sale.

The homestead is contained in the centre of the land and is approached by apart council maintained road and part private lane via right of way.

The property has extensive modern barns suiting a diverse range of uses including stabling, workshops, etc and is also complimented by attractive stone ranges with a barn adj the farmhouse and a further L shaped range both in our opinion suiting conversion to further accommodation/holiday lets (stp)

FARMHOUSE



A traditional stone and slate farmhouse latterly extended with a two storey extension contained under a flat roof, this offers the following improvable accommodation

LIVING/DINING ROOM

15' x 13'3 (4.57m x 4.04m)



with solid fuel rayburn range with back boiler for domestic hot water.

SITTING ROOM

14 x 10 (4.27m x 3.05m)



with beamed ceiling oil fired wood-burner.

KITCHEN

16'4 x 7'4 (4.98m x 2.24m)



Range of kitchen units, sink unit.

UTILITY ROOM

10'5 x 7'7 (3.18m x 2.31m)

with rear door

LANDING

BEDROOM 1

15' x 13'10 (4.57m x 4.22m)



BEDROOM 2

15' x 6'10 (4.57m x 2.08m)



BEDROOM 3

9' x 6'6 (2.74m x 1.98m)

BATHROOM



wit tiled walls, bath having shower attachment, toilet and wash basin

Airing cupboard

BEDROOM 4

15' x 8' (4.57m x 2.44m)



APPROACH

The property is approached via a long part council maintained road, that continues onto a green lane/bridle path (not crossing the property) and then a private lane.

The lane ends at the property and after passing the modern barns leads to the traditional farmyard and house.

COURTYARD



The house is set in a traditional courtyard arrangement with adj barn and a further range of L-shaped barns/stables.

RANGE 1



An L shaped range with stables 40' x 12'
Adj barn 70 x 18 with part loft over

ADJ BARN

40 x 18 (12.19m x 5.49m)



Being ripe for development (STP) into further accommodation or extending the house there is an adj barn

MODERN BUILDINGS



The property is complimented by a useful range of barns being ideal for a range of uses providing
Pair of Timber Framed Cattle Cubicle Sheds (55' x 20' each) with concrete central driveway, yard and slurry store.
Sheep Shed (90' x 20') of steel frame construction and open fronted with part block part profile sheet walls and profile roof
General Purpose Shed (58' x 58') of steel frame construction with part block and part timber shuttered walls beneath corrugated asbestos roof with side extension of similar construction measuring 73' x 60' with timber cubicles and further lean-to calving and shearing shed measuring 58' x 23'.
Cattle Cubicle Shed (73' x 50') with cubicles and calf pen, concrete floors, yard to rear

LAND



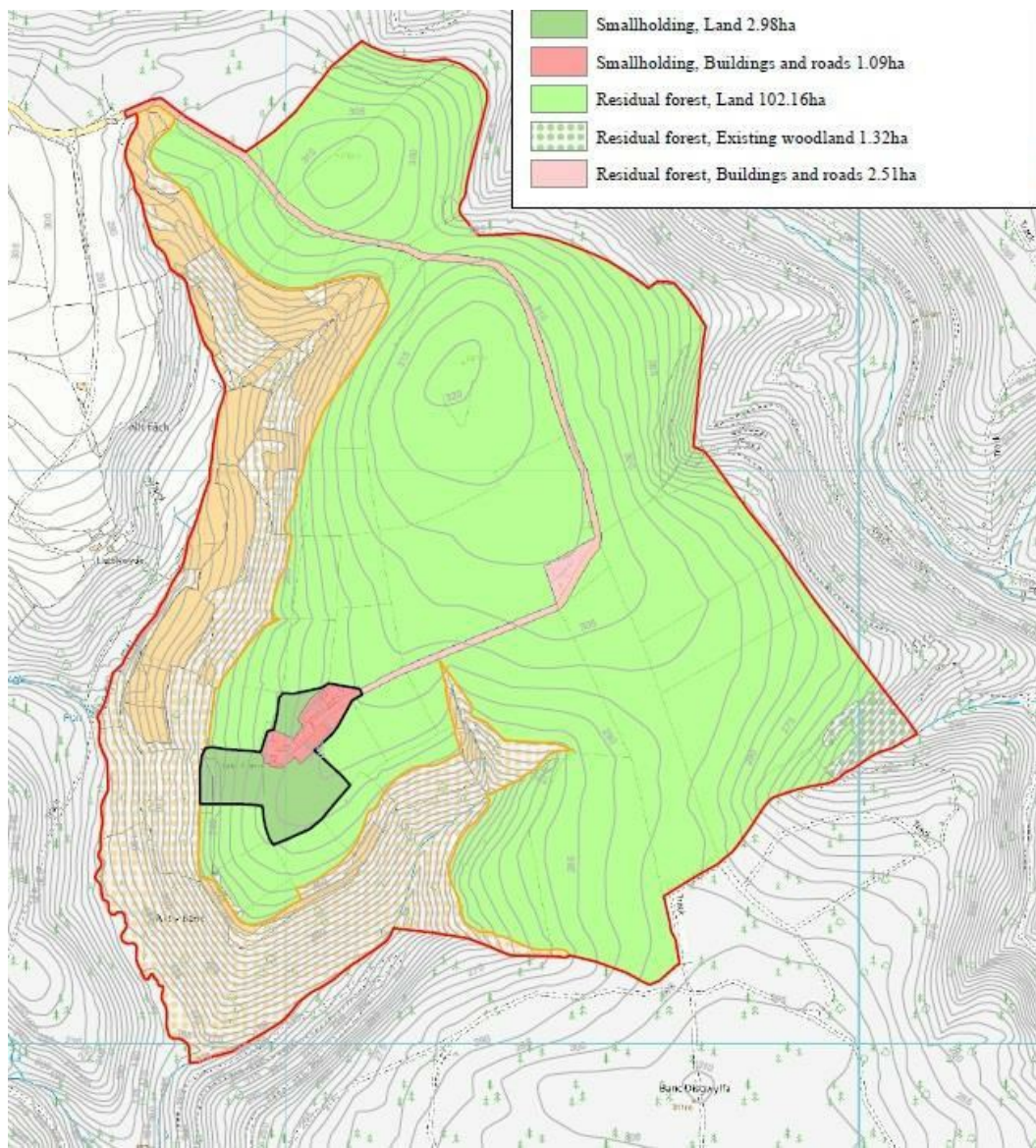
The property is set in the centre of it's land with 3 paddocks being traditional pasture with 2 flat fields and a further sloping field to the front.

SERVICES

We are informed the property benefits from connection to mains electricity, private water via bore hole, and private drainage.

DIRECTIONS

Post Code SA32 7SR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	20	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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