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## **Pensarn Farm Cwrtnewydd, Llanybydder, Ceredigion, SA40 9YN**

**Offers In Excess Of £465,000**

A pretty 3.8 acre residential smallholding with a charming and characterful 3/4 bedroom farmhouse with planning consent to add a substantial extension but together with attractive Oak framed garage and large range of workshops ideal for commercial use together with an attractive paddock in a pretty edge of village location enjoying views over the surrounding countryside.



## Location



The property is attractively positioned on the edge of a traditional pretty village of Cwrtnewydd being some 5 miles from Llanybydder, 6 miles from Lampeter and within a 20 minute drive of the Ceredigion Heritage Coastline at pretty seaside fishing village of New Quay and the destination harbour town of Aberaeron.

## Description



An attractive residential biased smallholding offering a pretty and characterful cottage style farmhouse having the benefit of planning permission approved for a substantial addition. The property which has the benefit of oil fired central heating, has many retained character features which has to be inspected to be fully appreciated. The accommodation provides the following

### Front Entrance Door

Leading to

## Reception Hall



Under stairs storage cupboard

### Living Room

15'2 x 14'5 (4.62m x 4.39m)



With an attractive open fireplace with timber surround with a burning stove inset, beam ceiling, quarry tile flooring



### Ground Floor Study / Bedroom 4

15'5 x 6'2 (4.70m x 1.88m)



Radiator, double aspect windows

### Dining Room

14'5 x 14' (4.39m x 4.27m)



Off the main Hallway, with exposed stone walling and chimney breast having fireplace having wood burning stove inset, stripped Pine flooring, beamed ceiling, radiator, double aspect windows

### Kitchen

17'4 x 7'4 (5.28m x 2.24m)



Bespoke range of kitchen units, an attractive room with open vaulted ceiling having exposed beams and Velux roof windows to allow plenty of light, together with a rear window, ceramic 1 1/2 bowl sink unit with antique style mixer tap, fitted LPG and electric range, flagstone style flooring, pantry cupboard

### Utility Room

11'4 x 8'4 (3.45m x 2.54m)



With fitted cupboards having sink unit, plumbing space for automatic washing machine, oil fired central heating boiler, side entrance door

### First Floor



## Gallery landing



With original tongue and groove partitions, exposed roof timbers, access to loft space

## Bedroom 1

12'2 x 11'2 (3.71m x 3.40m)



Built-in wardrobes, original exposed A frames, stripped Pine flooring, radiator, front window

## Bedroom 2

9'9 x 9'6 (2.97m x 2.90m)



Built-in airing cupboard with copper cylinder having electric immersion heater, radiator



### Bedroom 3

11'2 x 5'6 (3.40m x 1.68m)



With exposed beams, radiator, front window

### Shower Room



An attractively decorated room with feature ceramic sink set in a washstand, heated towel rail, double size shower enclosure



## Separate Cloakroom



With toilet and wash hand basin

## Externally



The property is approached initially by a shared driveway then with a private drive leading to a carport/garage. Gardens surround the property with attractive patio to the area to the rear, lawn and grassed areas. There is a footpath that runs along the boundary of the property.

## Garage / Carport

18' x 28' overall (5.49m x 8.53m overall)



A pretty Oak framed garage with parking for 3 vehicles under a slated roof.

## The Out Buildings



The benefit to this property are the comprehensive range of outbuilding which have been used for workshop accommodation which we understand have commercial planning consent if required. These are also versatile and could be used for a range of purposes including stabling, animal housing if required. These do have independent access with parking areas away from the main house and provide the following:-



### Former Stone Coach House Range



Currently un-roofed but in our opinion offers significant potential (subject to any necessary consents)

### General Workshop

25' x 18' (7.62m x 5.49m)



### Adjoining Office Space

22' x 13'8" (6.71m x 4.17m)



### Cloakroom

With wc

### Main Workshop

50' x 55' (15.24m x 16.76m)



We understand this has recently been insulated and double glazed with electricity connected

### Attached Garage

20' x 20' (6.10m x 6.10m)



## Further workshop building

44' x 22' (13.41m x 6.71m)



With mezzanine loft over having double door access front and re-wired, also included is a caravan / studio

## Further Storage Shed

44' x 12'4" (13.41m x 3.76m)

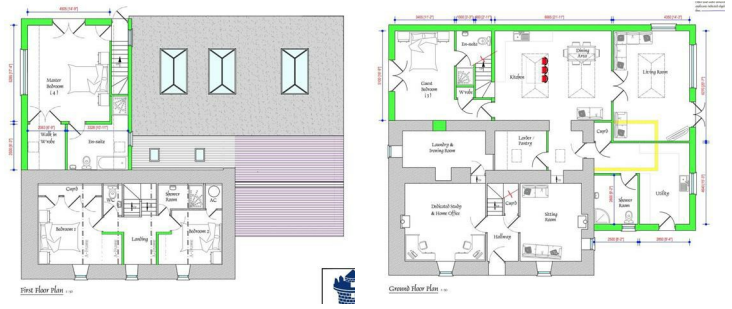


## The Land



To the rear of the property is a level to gentle slopping paddock which would be ideal for pony grazing etc.

## Planning Permission



We understand the property has planning permission for the provision of an extension reference A210635 granted by Ceredigion County Council. Plans available on their website or through the agents offices.

## Directions

From Lampeter take the A475 Newcastle Emlyn road, continue to the village of Drefach at the roundabout turn right sign posted Cwrtnewydd, continue into the village at the bottom after passing over the bridge turn left and continue up the hill and the entrance to Pensarn can be seen last on the right hand side with the entrance being on the left there after

## Services

We are informed the property benefits form connection to mains water, mains electricity, oil fired central heating, private drainage.

## Council Tax Band E

## Please note

Some of the photographs have been provided by the vendors of when they occupied the property, although it is now vacant.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	21	

**England & Wales** EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



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