

EVANS BROS.

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Established in 1895

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Blaencarreg, Pencarreg, Llanybydder, Carmarthenshire, SA40 9QP

Guide Price £595,000

A superbly situated country property with a spacious 4 or 5 bed roomed farmhouse useful traditional ranges and modern buildings and set in approx. 10.75 acres of land with far reaching views over the Teifi Valley.

Well situated convenient to Llanybydder and Lampeter and close to out riding on Pencarreg mountain.

Available chain free

LOCATION



Situated in an elevated location overlooking the Teifi Valley with far reaching views and also close to Pencarreg mountain with access to open out-riding

Blaencarreg is located close to the University Town of Lampeter, approximately 4 miles, and 1.5 miles from Llanbydder.

GENERAL DESCRIPTION



The offering of Blaencarreg provides prospective purchasers with an opportunity of purchasing a well equipped smallholding with a good selection of buildings and a spacious Farmhouse. There may be the option of purchasing more land.

The vendors are retaining some livestock buildings and a right of access as shown on the plan.

THE FARMHOUSE



The farmhouse is traditionally constructed of stone and slate with later rear Conservatory addition. It benefits from full oil fired central heating and double glazing and is well decorated and presented in comfortable fashion. The accommodation provides more particularly as follows:

RECEPTION HALLWAY



Accessed via a part glazed UPVC front entrance door, under-stairs store cupboard, radiator.

RECEPTION ROOM 1
15' x 14'10" (4.57m x 4.52m)



With a modern tiled fireplace, double panelled radiator. Could be used as a 5th bedroom if required.

LIVING ROOM
15' x 12' (4.57m x 3.66m)



With fireplace, double panelled radiator.

CLOAK/SHOWER/WET ROOM
10' x 9' (3.05m x 2.74m)



With low level toilet, fully lined walls, wet non-slip flooring, shower area, wash hand basin, radiator.

DINING ROOM
18'10" x 7' (5.74m x 2.13m)



With quarry tiled floor, Stanley Range (not operating)

REAR HALLWAY
With quarry tiled floor.

KITCHEN

15' x 7' (4.57m x 2.13m)



With fitted floor and wall cupboards, 1 1/2 bowl sink, electric cooker point, fridge space, radiator.

REAR CONSERVATORY/PORCH

17' x 6' (5.18m x 1.83m)



With mono pitch roof, aluminium rear door.

FIRST FLOOR

LANDING



Approached by timber staircase from the Entrance Hall to a split level landing.

REAR BEDROOM 1

16' x 7' (4.88m x 2.13m)

With sloping ceiling, radiator.

BATHROOM

16' x 7' (4.88m x 2.13m)

With sloping ceiling, low level flush wc, panelled bath, pedestal wash hand basin.

BEDROOM 2

13' x 15' (3.96m x 4.57m)

With double panelled radiator, built in airing cupboard with copper cylinder and electric immersion heater.

BEDROOM 3

9' x 6' (2.74m x 1.83m)

With radiator.

BEDROOM 4

15' x 15' (4.57m x 4.57m)

With modern tiled fireplace, double panelled radiator.

EXTERNALLY

The farmhouse stands in an elevated location overlooking the private yard area, and with large rear garden.

Adjoining the farmhouse is a utility area with toilet etc.

YARD & FARM BUILDINGS

Set away from the house are a useful range of general purpose buildings with an attractive stone range in our opinion having conversion potential subject to planning, with further more modern outbuildings ideal for stabling, storage workshops etc., making this a diversely appealing property.

STONE/SLATE RANGE

30' x 15' (9.14m x 4.57m)

In 'L' shape, providing former Cart House and stable with loft over, side traditional stone steps.

FURTHER CALF SHED & KENNELS

52' x 26' (15.85m x 7.92m)

Part corrugated iron roof with LEAN TO at the rear.

STEEL FRAMED BUILDING

80' x 28' (24.38m x 8.53m)

Of steel construction, block walls and corrugated asbestos roof. Currently loose cattle housing.

ADJ GENERAL PURPOSE BUILDING

81' x 33' (24.69m x 10.06m)

DUTCH BARN RANGE

45' x 20' (13.72m x 6.10m)

Divided into loose cattle housing, of steel block and corrugated iron roof.

PLUS ADJACENT BUILDING

50' x 20' (15.24m x 6.10m)

Of similar style with concrete floors throughout.

THE LAND

To the front of the homestead is an area of grassland of approx acres being productive land, gently sloping.

There may be the option of more land if required

VIEWS

The elevation of the farm provides extensive views over the Teifi Valley and the unspoilt surrounding countryside.

SERVICES

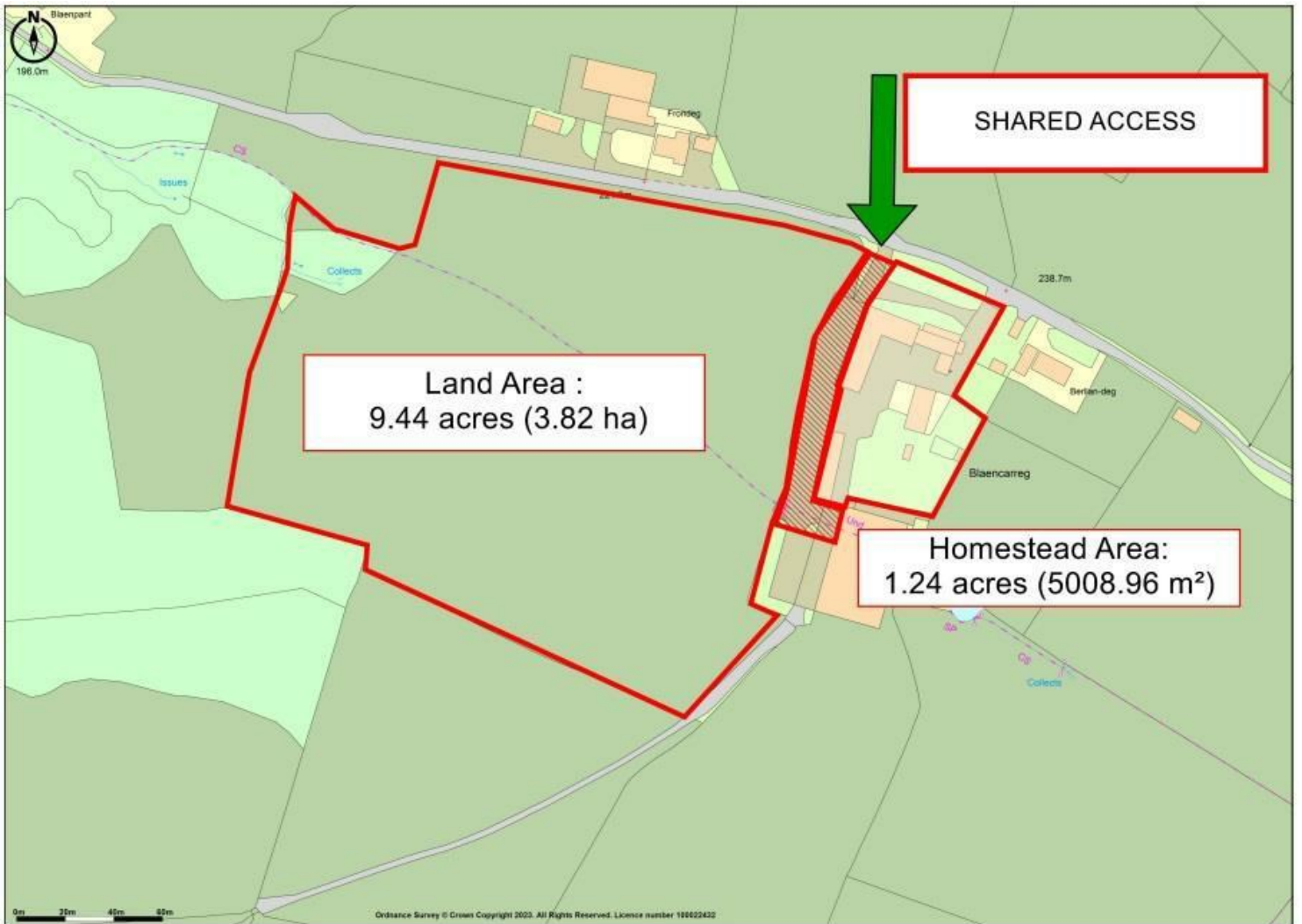
We are informed by the Vendors that the property benefits from Mains and private water supply, mains electricity, Private drainage. Broadband available.

COUNCIL TAX BAND

we are informed the council tax band is E - Amount payable £2175 -source - mycounciltax.org.uk

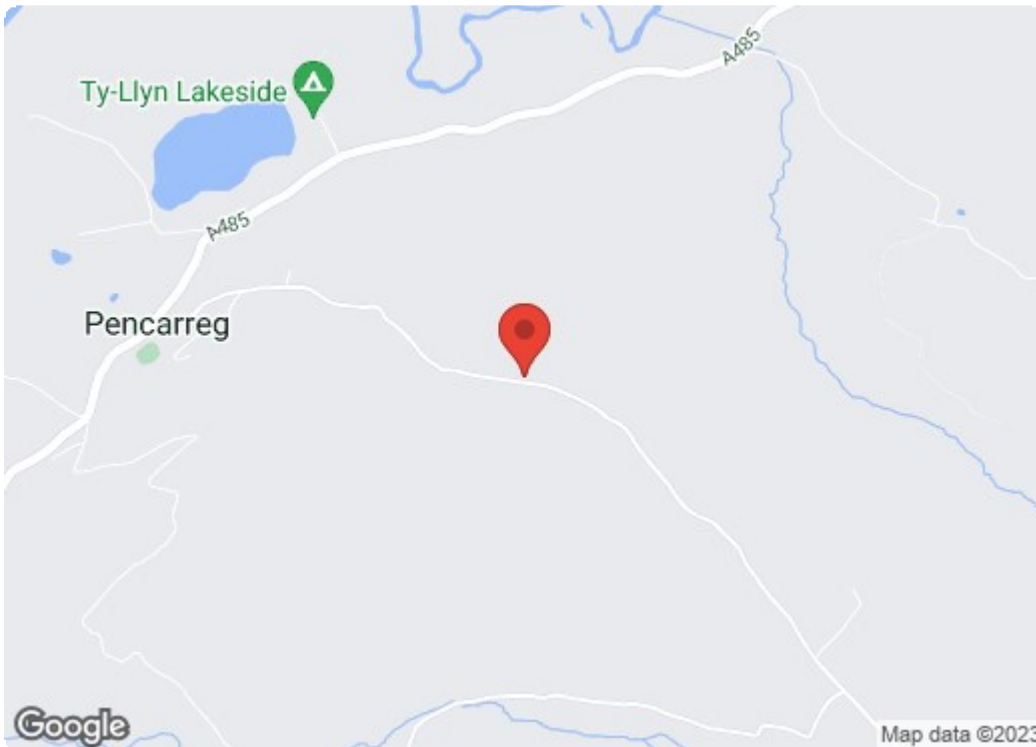
PLEASE NOTE

The vendors are retaining the larger out buildings that adjoin the homestead together with the access to them. The land surrounding the property being offered for sale is to be planted as part of an afforestation scheme.



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:2500. Paper Size - A4



Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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