

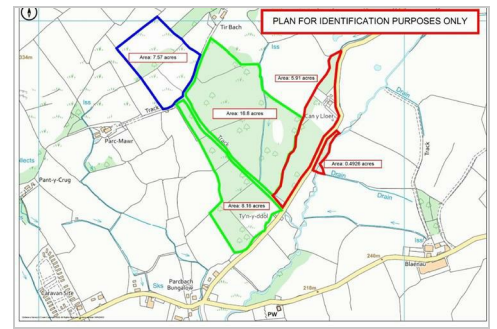
# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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## Canylloer Ffarmers, Llanwrda, Carmarthenshire, SA19 8JH

**Guide Price £250,000**

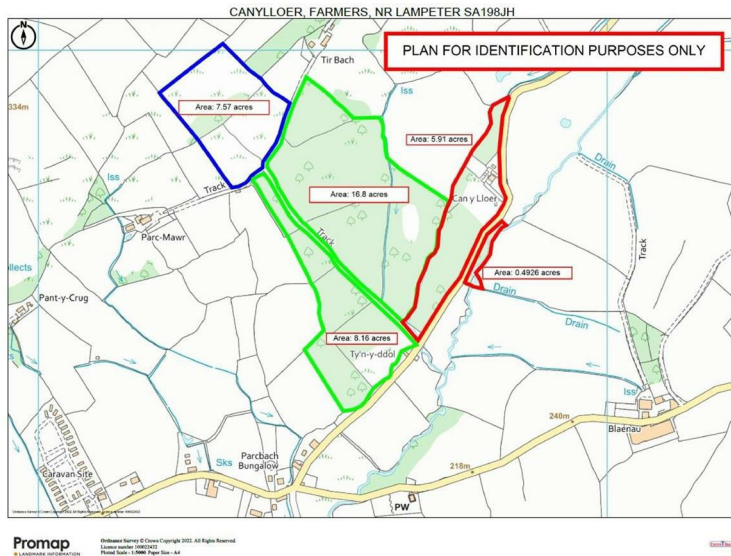
\*\*\* TO BE OFFERED FOR SALE BY ONLINE AUCTION \*\*\* (unless sold previously or withdrawn)  
An improvable country property with up to 39 acres of pasture and woodland to be offered in three lots viz -

- Lot 1 - Cottage, buildings and approximately 6 acres Guide price £250-300,000
- Lot 2 - Approximately 25 acres of mature woodland Guide price £50-75,000
- Lot 3 - Approximately 7.5 acres of pastureland Guide price £30-40,000

Located in quiet rural surroundings on a council maintained no through road. approx 1 mile from the village of Farmers nestling in the foothills of the Cambrian mountains and some 8 miles from Lampeter



## LOCATION



## LOT 1 - FARMHOUSE, DERELICT BARN & 6 AC



The property is attractively located in rural surroundings approximately 2 miles from the centre of the rural community of Ffarmers, located adjoining a quiet country lane, approximately 6 miles from the Teifi valley and market town of Lampeter. The property is an attractive and quiet location being tucked away yet not remote.

The farmhouse, derelict stone barn and garage/workshop together with approximately 6 acres. The farmhouse provides the following -

## DESCRIPTION



## REAR ENTRANCE DOOR to



An improvable property with a stone built farmhouse offering up to 4 bedroomed accommodation and is deserving of sympathetic modernisation.



## KITCHEN

17'6" x 10' (5.33m x 3.05m)



Open plan living area with kitchen area having a range of base units

## GROUND FLOOR BATHROOM

12'3" x 9' (3.73m x 2.74m)



Having bath, with shower over, pedestal wash hand basin, low level w.c., extractor fan

## LIVING AREA

17'3" x 17'10" (5.26m x 5.44m)



Having a exposed stone walling with feature fireplace, stairs to first floor two large picture windows to front

## FIRST FLOOR - LANDING



## REAR BEDROOM

12'7" x 9'1" (3.84m x 2.77m)



Pleasant note, do not enter this room as the floor is unsafe.



## FRONT LANDING

### FRONT BEDROOM 2

17'3" x 11'1" (5.26m x 3.38m)



### FRONT BEDROOM 3

17'6" x 10' (5.33m x 3.05m)



### BOX ROOM

6'7" x 7'2" (2.01m x 2.18m)



## EXTERNALLY



The property is accessed off a gated entrance with concreted hard standing to rear. Detached Garage/Workshop, former stone range unfortunately now derelict with no roof but deserving in our opinion of reinstatement. Extensive wooded gardens and grounds sadly overgrown but ideal for reinstatement to provide an attractive country home.

## THE LAND



The property is offered with an area of land of just under 6 acres between the road and the stream being mature woodland that in our opinion would benefit from positive management. Please note there are no pasture areas. There is a small parcel of land of approximately half an acre on the opposite side of the road with stream frontage.



## LOT 2 - WOODLAND AT CANYLLOER



A parcel of some 25 acres of mature woodland being intersected by a lane leading to third party properties being generally level to gently sloping, intersected by streams and brooks, as identified green on the enclosed plan.

## LOT 3 - PARCEL OF 3 PADDOCKS



A parcel of three paddocks of some 7.5 acres of sloping pastureland.

### SERVICES

We understand that the homestead benefits from private water supply from a spring which we are informed is located in lot 3. Private drainage although it is advised this may require refurbishment/a new system. Mains electricity.

### AUCTION GUIDELINES

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

The purchase is also subject to a buyers premium of £750 plus VAT payable to the auctioneers and other costs - please see the legal pack.

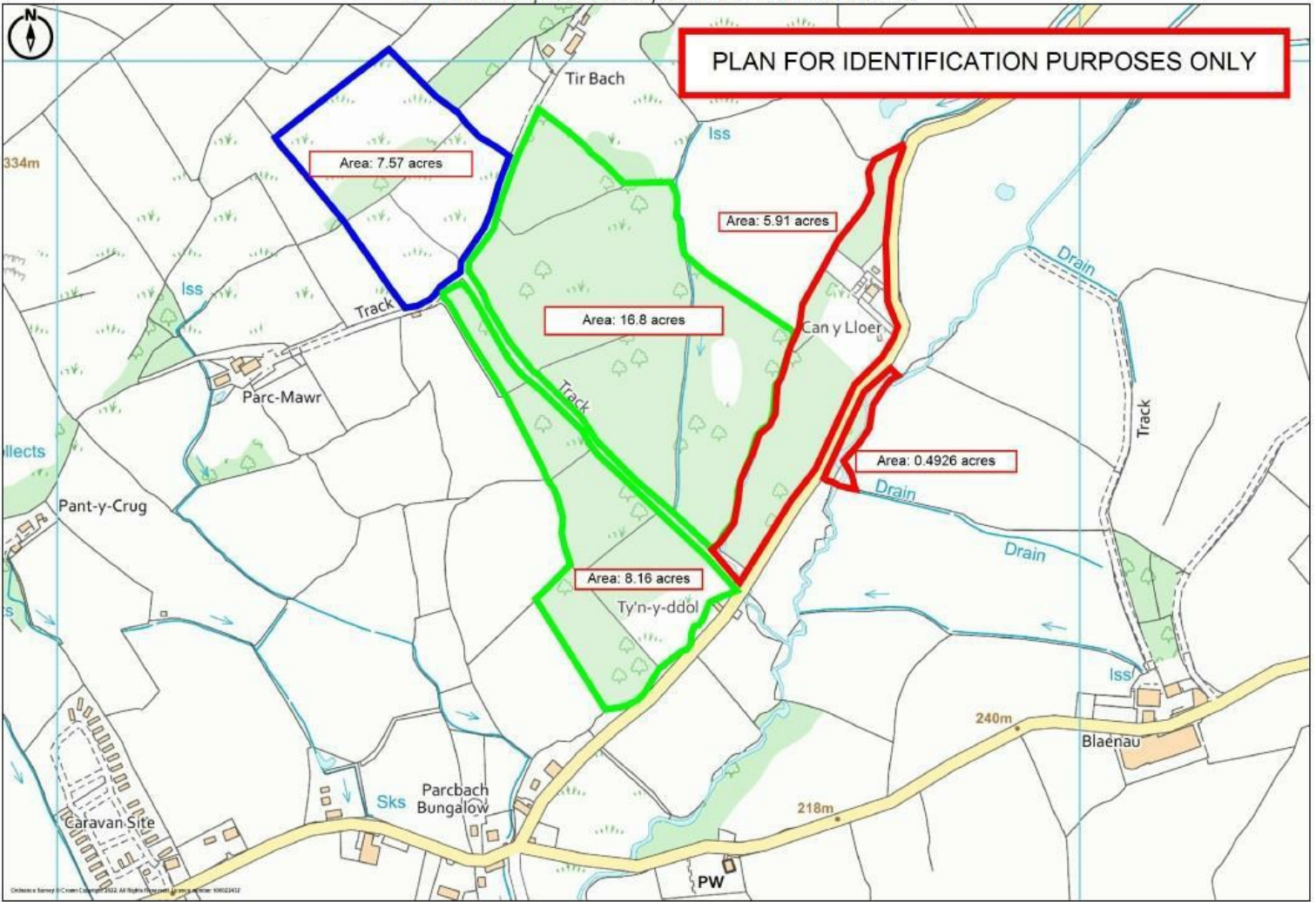
### GUIDE PRICES

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which

is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

### REGISTERING FOR THE AUCTION

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website [www.evansbros.co.uk](http://www.evansbros.co.uk) search for "Ffarmers" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start on Monday 10th April 2023 and end on Wednesday 12th April 2023 at 19.30 PM (subject to any bid extensions).



**PLAN FOR IDENTIFICATION PURPOSES ONLY**

**Promap**  
LANDMARK INFORMATION

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EVANS BROS.



**Energy Efficiency Rating**

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

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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