

# EVANS BROS.

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## Parc Mawr Ffostrasol, Llandysul, Ceredigion, SA44 4TD

**Asking Price £825,000**

A well equipped approx 35 acre agricultural holding with diverse appeal having a substantial 5 bedroom, 2 bathroom farmhouse together with self contained 2 bedroom annex with extensive range of modern buildings of approximately 15,000 sq. ft. providing useful workshop/cattle accommodation, but could be used for a variety of uses together an impressive useful portal frame building/workshop.

Convenient location on the outskirts of the village of Ffostrasol Close to the coast, and convenient to the larger towns of Aberaeron, Llandysul, Newcastle Emlyn and Cardigan.

## LOCATION



The property is attractively positioned in an elevated position enjoying fine views, just on the outskirts of the popular village of Ffostrasol having village shop, public house, located on a regular bus route and convenient to the towns of Llandysul, Newcastle Emlyn and Cardigan. The Ceredigion heritage coastline is approximately 15 minute drive at New Quay and Llangrannog, renowned for their sandy beaches.

## DESCRIPTION



A well equipped holding with income generating potential, having two self contained living units with a cottage that has been converted to provide a comfortable 2/3 bed roomed unit and a substantial farmhouse which would benefit from completion of minor decoration and refurbishment  
The Farmhouse provides spacious accommodation with the benefit of oil fired central heating and double glazing. The property provides -

## FARMHOUSE:



## FRONT PORCH

With tiled floor

## LIVING ROOM

24'5" x 13'9" (7.44m x 4.19m)



With wood burning stove, radiator

## SITTING ROOM

14'2" x 8'2" (4.32m x 2.49m)



Radiator, front window, stairs to -

## FIRST FLOOR BEDROOM

15' x 8'2" (4.57m x 2.49m)

Radiator, front and rear windows

## DINING ROOM

14' x 11'7" (4.27m x 3.53m)



With oil fired Rayburn Range, tiled floor, radiator

## KITCHEN

16'3" x 12'2" (4.95m x 3.71m)



With an extensive range of kitchen units at base and wall level incorporating single drainer sink unit, electric cooker and hob

## SIDE HALLWAY

With side entrance door, radiator

## UTILITY ROOM

10' x 8' (3.05m x 2.44m)

Having base units, single drainer sink unit

## SHOWER ROOM

9'9" x 8'6" (2.97m x 2.59m)



With tiled walls and floor, having shower cubicle, wash hand basin, toilet, access to airing cupboard

## GROUND FLOOR BEDROOM 4

14'1" x 12'9" (4.29m x 3.89m)



## STAIRS FROM DINING ROOM to MAIN LANDING

### BEDROOM 2

10'8" x 9'5" (3.25m x 2.87m)



Built-in wardrobe, radiator

### BEDROOM 3

7'7" x 5'9" (2.31m x 1.75m)

Radiator

### BEDROOM 4

14'10" x 10'7" (4.52m x 3.23m)

### BATHROOM

With bath, wash hand basin and w.c.

## SELF CONTAINED COTTAGE/BUNGALOW



To the side of the property is a self contained cottage/bungalow with the benefit of oil fired central heating via under floor heating with uPVC double glazing , been converted we understand some 12 years ago,. This provides -

### ENTRANCE PORCH

### KITCHEN/LIVING/DINING ROOM

22'9" x 14'4" (6.93m x 4.37m)



Extensive range of kitchen units at base and wall level incorporating single drainer sink unit, fitted dual fuel Range with cooker hood over, tiled floor, 2 velux roof windows, integrated dishwasher.

## LIVING ROOM

14'3" x 14'4" (4.34m x 4.37m)



With oak flooring, front window

## INNER HALLWAY

Tiled floor

## BEDROOM 1

9'6" x 9'7" (2.90m x 2.92m)



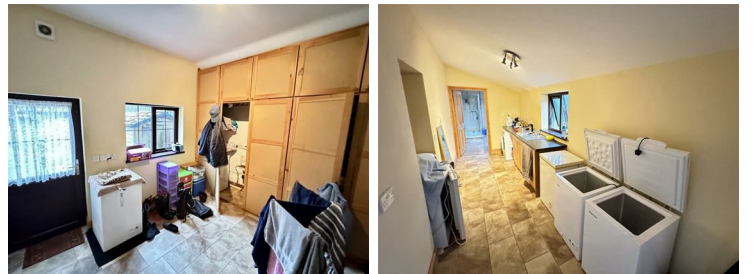
## BEDROOM 2

9'7" x 9' (2.92m x 2.74m)



Velux roof window

## UTILITY ROOM

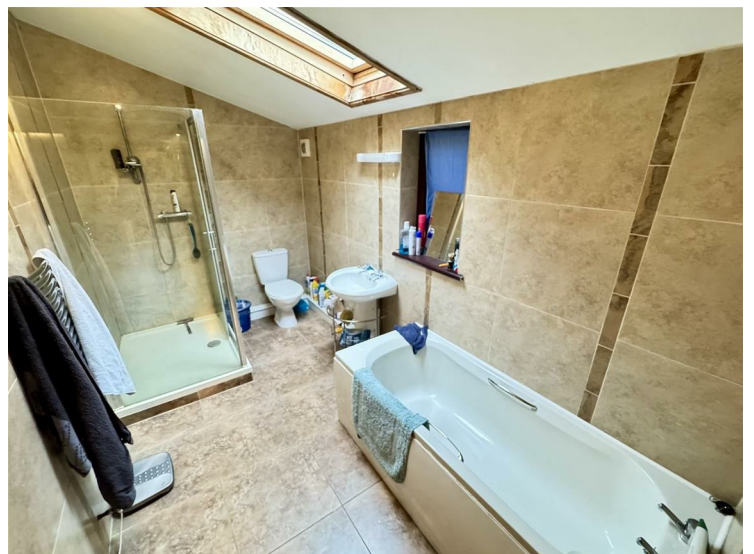


Divided in to two areas with the utility area 1 - 11' x 10'8" rear door, fitted cupboards including boiler cupboard and airing cupboard.

Second utility area 17'6" x 6'3" with base units incorporating 1.5 bowl sink unit, tiled floor, rear window, door to -

## BATHROOM

11'9" x 6'4" (3.58m x 1.93m)



Having bath, separate shower cubicle, toilet, wash hand basin, velux roof window and rear window, fully tiled floors and wall.

## EXTERNALLY



The property has an attractive approach with a recess splayed entrance and concrete driveway leading to traditional farmyard having ample parking and turning area.

A feature of this property is the well equipped extensive modern buildings including -

### Workshops

Workshop 45' x 35' to the front of the house with concreted floor, of portal frame construction, side covered storage area, further store room 14'7" x 13'.

### Second workshop areas



Second workshop area to the side 31' x 20' with large opening side doors. Dutch hay barn with leanto 42' x 38' overall including 2 purpose built stables and tack room internally. Cattle housing.

## Cattle Housing



A modern range of cattle housing including loose housing 65' x 41', further loose housing 42' x 18', fodder store 30' x 45', further cattle sheds 60' x 30' and 60' x 60'.

To the rear of the property is a further area of hard standing with two Dutch hay barns 40' x 30'.

## WORKSHOP

105' x 60' (32.00m x 18.29m)



Purpose built modern portal frame workshop 105' x 60'. located to the rear of the house that could be used for a variety of purposes.

## THE LAND



The land is inherative productive well managed pasture land divided in to good sized enclosures being five fields, most with road side frontage for ease of access being well fenced, in good heart and having an attractive southerly aspect.

## **AGENTS COMMENT:**



Rarely does such a well equipped holding come available in a popular locality with the benefit of two self contained living units and having significant potential.

## **SERVICES**

We understand the property is connected to mains water, mains electricity (single phase), private drainage, independent oil fired central heating to house and annex with underfloor heating to the annex. Private drainage.

## **COUNCIL TAX BAND - D & B**

Amount Payable:

Bungalow: B: £1631.62 per annum

Main Residence: D: £2097.80 per annum

PARC MAWR, FFOSTRASOL, SA44 4TD



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LANDMARK INFORMATION

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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