

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Hafod Newydd, Pontrhydfendigaid, Ystrad Meurig, Ceredigion, SY25 6ES

By Auction £250,000

*** GUIDE PRICE : £250,000 - £300,000 ***

*** To be offered for sale by Online Auction *** (unless sold previously)
 Auction closes on the 26th of September 2024

A superbly positioned remote smallholding located in the heart of the Cambrian Mountains adjoining the Tywi forest, approximately 2 miles from the village of Pontrhydfendigaid and the historic ruins at Strata Florida,
 Set in 5 acres with an improvable 4 bedroomed former farmhouse and an extensive range of stone outbuildings there is significant potential at this property
 Ideal for those looking for peace and seclusion and enjoying elevated far reaching views over the upper reaches of the Teifi valley.

LOCATION



The property is superbly positioned in an elevated position with no near neighbours set on the edge of the extensive Tywi forest providing miles of outriding and country walks. The property is located at the end of the road leading through the Strata Florida former monastery and remains and some 2 miles from the popular rural community of Pontrhydfendigaid with primary school, shop, public house and places of worship. The property is also convenient to the town of Tregaron providing a wider range of amenities, Lampeter to the south and Aberystwyth to the west.

DESCRIPTION



A traditional upland smallholding with no near neighbours surrounded by its own lands, having an improvable 4 bedrooomed former farmhouse, a large range of stone outbuildings, ripe for development (subject to any consents). The property has the benefit of mains electricity with private water and private drainage and previously having solid fuel fired central heating (not tested). The accommodation provides more particularly -

REAR PORCH

12'2" x 7'5" (3.71m x 2.26m)

Door to -

KITCHEN

14'3" x 7'10" (4.34m x 2.39m)



With base unit incorporating double drainer sink unit, feature Aga Range, red and black quarry tiled floor

UTILITY ROOM

12'9" x 8'3" (3.89m x 2.51m)

With base units, read and black quarry tiled floor, slate slab, rear window

LIVING ROOM

12'10" x 13'2" (3.91m x 4.01m)



Having red and black quarry tiled floor, tongue and groove walling, fireplace housing wood burning stove with back boiler. access to understairs storage cupboard

HALLWAY

Front entrance door, red and black quarry tiled floor, stairs to first floor

RECEIPTON ROOM 2
12'11" x 9'7" (3.94m x 2.92m)



Fireplace with stove. tongue and groove walls

FIRST FLOOR - GALLERIED LANDING



Access to loft, rear window

REAR BEDROOM 1
8'8" x 9'4" (2.64m x 2.84m)



Radiator

BATHROOM
11'9" x 7'9" (3.58m x 2.36m)



With wash hand basin, toilet and bath, access to airing cupboard with copper cylinder

FRONT BEDROOM 2
13'2" x 10'2" (4.01m x 3.10m)



Radiator, front window, tongue and groove walling

BEDROOM 3

7'11" x 7'10" (2.41m x 2.39m)



Radiator, front window

BEDROOM 4

12'5"x 9'6" (3.78mx 2.90m)



Radiator, front window, built-in cupboards.

EXTERNALLY

The property is approached from a council maintained no-through road, then via a hard based stone track continuing to the lane that leads to the property.

ORIGINAL COTTAGE



There is a separate set of buildings believed to be the original cottage and adjoining barn being a traditional long house type arrangement with former cottage 27' x 16'1", adjoining barn area 40' x 16'8".

FURTHER BUILDINGS



Further walled barn area with no roof. Leanto generator shed and rear leanto storage building..

THE LAND



The land which we understand extends to approximately 5 acres surrounding the homestead, being level to sloping pasture, traditionally managed in recent years.

PLEASE NOTE:

We are informed there is right of access for forestry purposes

through the property.

The lane is also a Bridal path that continues into the adjoining forestry land.

Please refer to legal pack.

SERVICES

Mains electricity, private water, private drainage, telephone previously connected.

DIRECTIONS

From Lampeter take the A485 north to Tregaron, at the main square continue straight on towards Pontrhydfendigaid and on entering Pontrhydfendigaid turn right sign posted Strata Florida. On reaching Strata Florida, bear round right, continuing to the end where there are two lanes, take the right hand lane as identified by the agents for sale board and continue along here to its termination at Hafod Newydd.

What3words: campers.blitz.baguette

COUNCIL TAX BAND

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/>

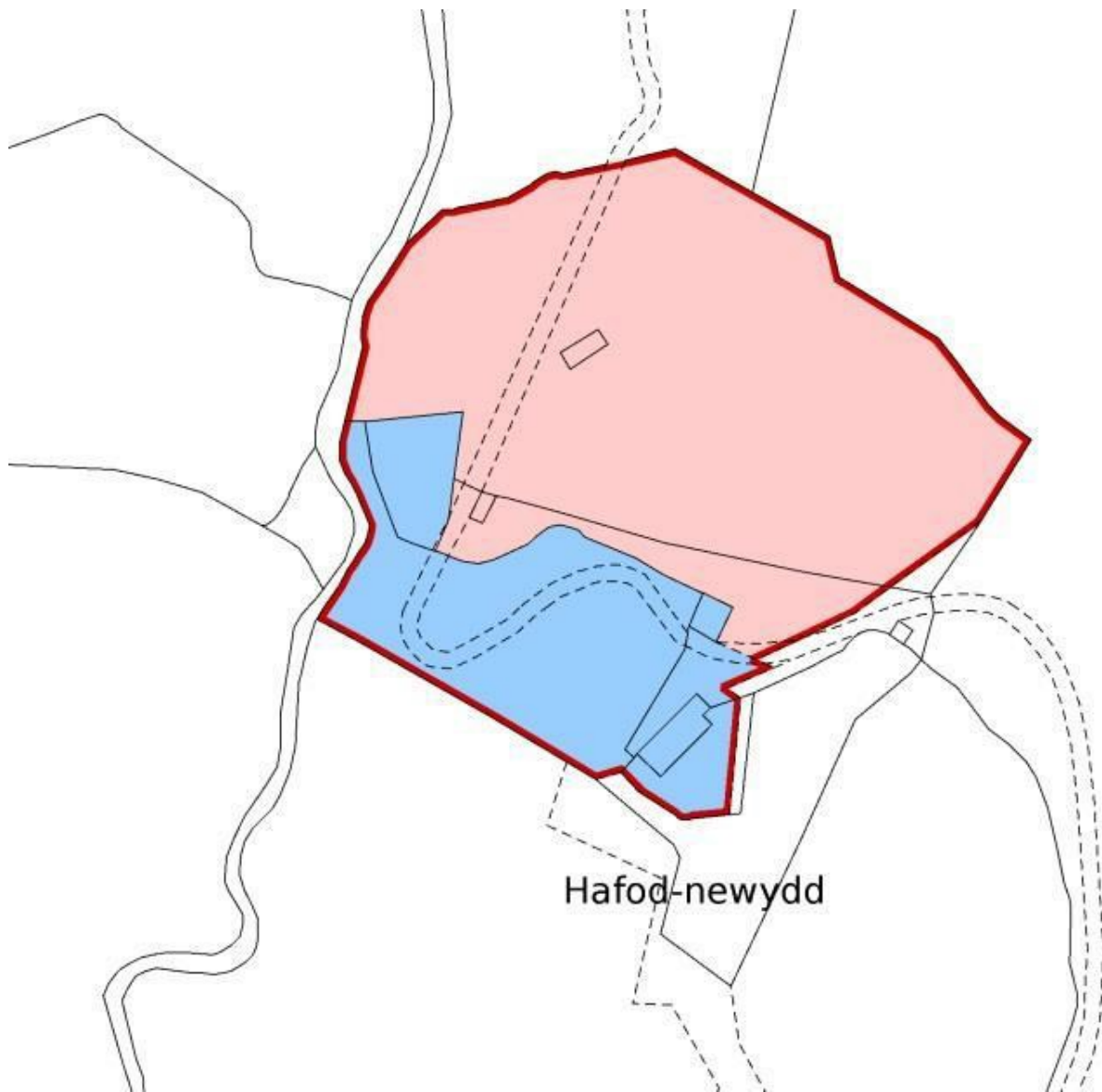
The purchase is also subject to a buyers premium of £1500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

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 search for "Pontrhydfendigaid" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the 25th of September 2024 and closing at 7.30 pm on Thursday 26th September, 2024 (subject to any bid extensions).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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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