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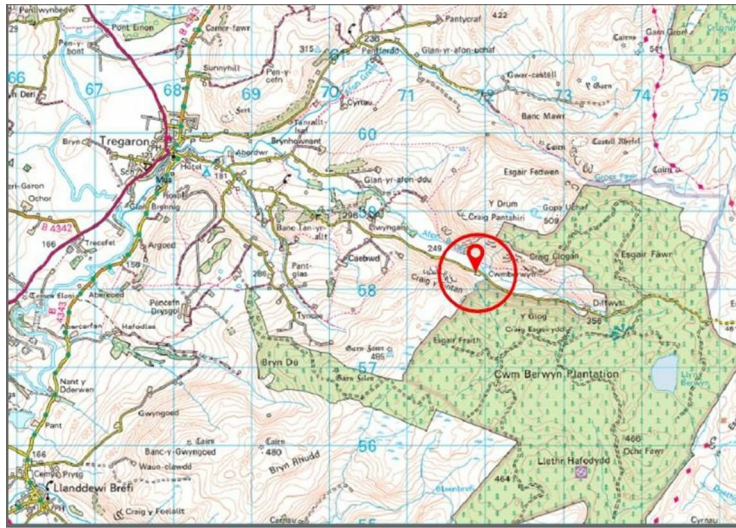
## Cwmlerwyn Farm Tregaron, Ceredigion, SY25 6NN

**Guide Price £1,350,000**

An iconic property nestling in the 'Cwmlerwyn' valley some 2.5 miles from Tregaron on the scenic Abergwesyn road, located in the foothills of the Cambrian Mountains providing a particularly attractive scenic backdrop. A 210 acre upland Farm with a substantial 5 bedroomed farmhouse deserving of sympathetic refurbishment and renovation together with a feature stone barn ripe for conversion (subject to any consents) and a modern portal framed building. The land includes some lovely level valley land rising to steeper sloping land and some further improved mountain land.



## LOCATION



The property is located some 2.5 miles from Tregaron along the Abergwesyn road being one of the main scenic routes in mid Wales. Tregaron offers a friendly traditional market town with good range of facilities including three to sixteen schooling, doctor surgery, chemist, shops, pubs etc. The larger towns of Lampeter and Aberystwyth are within easy travelling distance providing a wider range of facilities. The area is popular with those having country pursuits at heart including bird watching, walking, mountain biking etc.

## DESCRIPTION



An iconic farm on the Abergwesyn road with a substantial detached farmhouse including approx. 210 acres, offering up to 5 bedroomed accommodation with all retained character features, now deserving of sympathetic refurbishment to bring it back to its former glory. The property provides the following

## FRONT ENTRANCE DOOR to CENTRAL HALLWAY

## SITTING ROOM

11'3" x 9'6" (3.43m x 2.90m)



Feature fireplace with oil fired stove

## FRONT LIVING ROOM

11'3" x 13' (3.43m x 3.96m)



With gas fire



### REAR KITCHEN

13' x 9' (3.96m x 2.74m)



With flagstone floors, base units

### FRONT BEDROOM 1

12'4" x 9'7" (3.76m x 2.92m)



### DINING ROOM

14'9" x 13'2" (4.50m x 4.01m)



With flagstone floor, multi-fuel Rayburn range, beamed ceiling

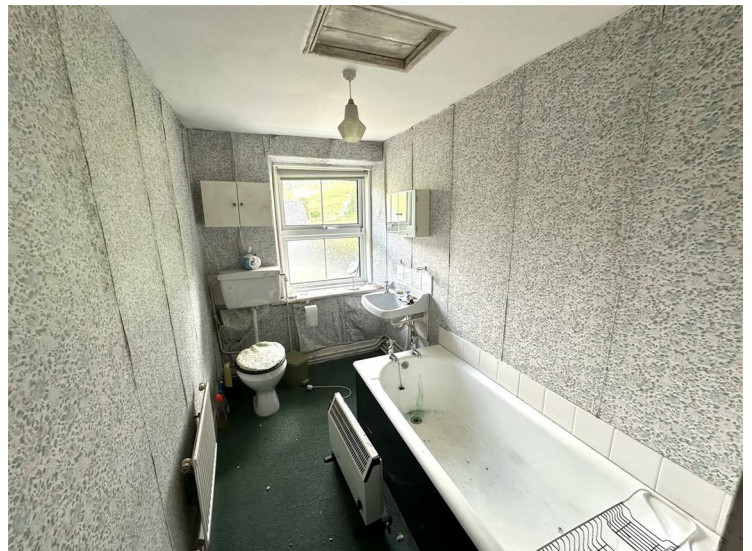
### REAR BEDROOM 2

9'6" x 13'1" (2.90m x 3.99m)



### BATHROOM

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



With bath, wash hand basin, w.c., access to airing cupboard

### FIRST FLOOR - LANDING



### BEDROOM 3

11'4" x 8'7" (3.45m x 2.62m)



### FRONT BEDROOM 4

12' x 7'9" (3.66m x 2.36m)



### FRONT BEDROOM 5

8'10" x 8'1" (2.69m x 2.46m)



### EXTERNALLY



The property is complemented by an attractive range of traditional farm buildings with a feature detached stone and slate barn 33' x 23' overall having an impressive truss roof structure internally.

### FURTHER LEANTO BUILDINGS

30' x 14' (9.14m x 4.27m)



Providing two loose boxes/stables.

### DUTCH BARN



with leanto 30' x 30' overall with front concreted yard

### PORTAL FRAMED WORKSHOP

60 x 40 (18.29m x 12.19m)

Useful and easily accessible portal framed barn situated opposite the property with road access.



## LAND



The homestead is complemented by two paddock areas on the same side of the road as the property equating to 3.9 acres bordered by the stream and with road frontage on to the Abergwesyn roadway. The main parcel of land opposite includes approx 60 acres of accessible level productive valley land rising with sloping area to further improved uplands, making the total amount of land included at approx. 210 acres.

## SERVICES



The property previously benefitted from private water and private drainage. However, we have been advised they would no longer be sufficient to meet current standards.

## DIRECTIONS



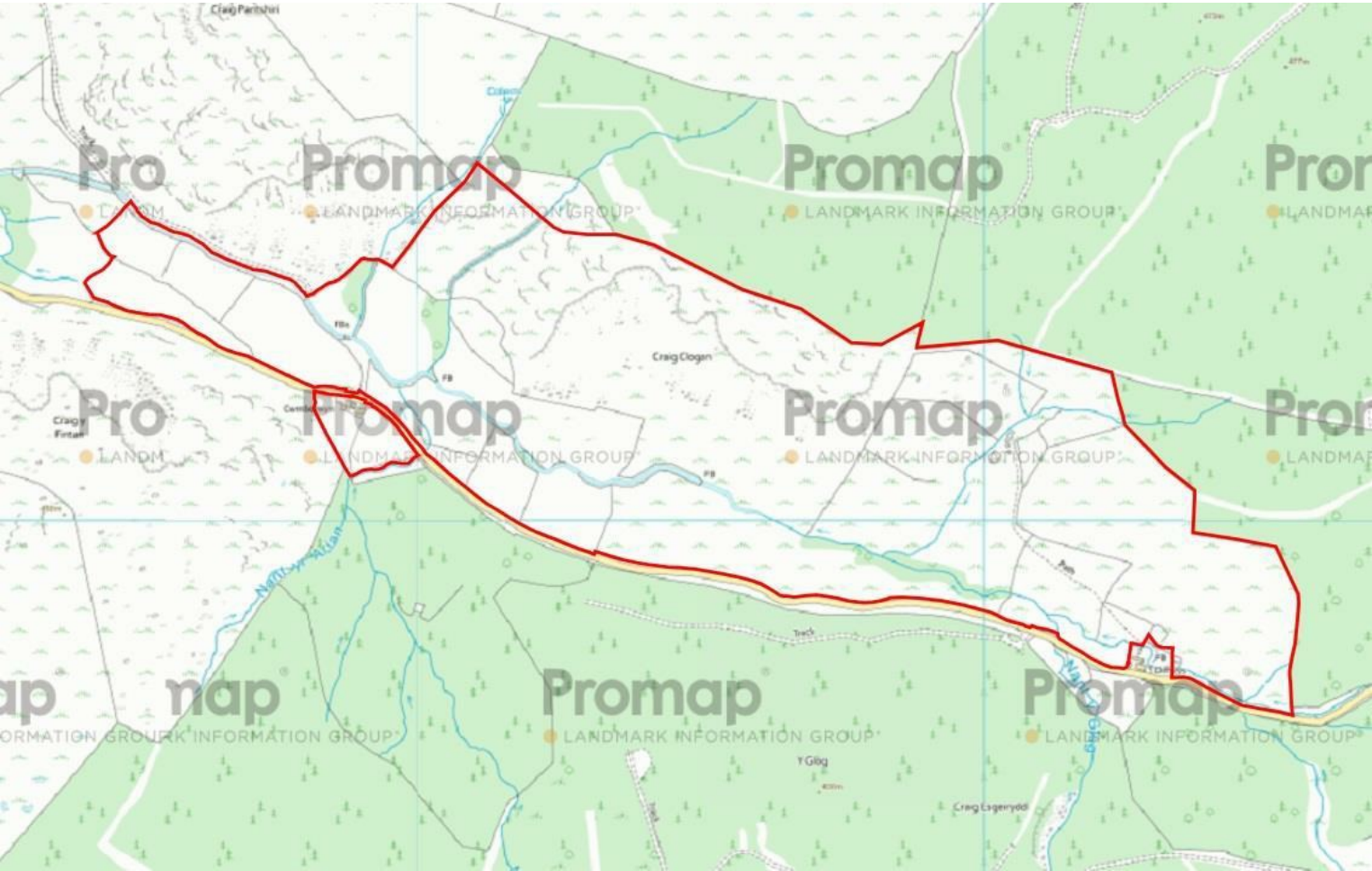
From Tregaron, take the Abergwesyn road for approximately 2.5 miles and the property can be found on your right hand side as identified by the agents for sale board.



WHAT3WORDS: Earfull.scans.radiating

## COUNCIL TAX

BAND D - Amount payable £2104 (source nycounciltax.org)





| Energy Efficiency Rating   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs  |         |           |
| (92 plus) <b>A</b>   |         | <b>86</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 energy efficient - higher running costs  |         |           |
| <b>England &amp; Wales</b> 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>   |         |           |
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| (1-20) <b>G</b>  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions  |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |



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