

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Abernaint Crugybar, Llanwrda, SA19 8SG

Asking Price £1,200,000

AN IMPRESSIVE AND DIVERSELY APPEALING APPROX 120 ACRE FARM WITH A SUBSTANTIAL,
 REFURBISHED 4 BED, 2 BATH FARMHOUSE HIGH IN RESIDENTIAL APPEAL.

IMPRESSIVE TRADITIONAL BARN SUITING CONVERSION (STP) AND MODERN BUILDINGS,
 GARDENS AND TWO POLYTUNNELS. MAINLY LEVEL LAND WITH EXTENSIVE ROAD SIDE FRONTAGES
 SEPARATE DILAPIDATED FORMER COTTAGE.

COTHI VALLEY LOCATION WITH ATTRACTIVE VIEWS
 LAMPETER 12 MILES, LLANDOVERY 10 MILES, LLANDEILO 8 MILES

LOCATION



Attractively situated adjoining the B4302 Talley to Crugybar roadway in the mid reaches of the Cothi valley in a noted agricultural locality lying approximately 100 meters above sea level. The property is some 8 miles north of the Towy valley market town of Llandeilo on the A40 roadway, 10 miles from Llandovery and 12 miles Lampeter. The property is also within easy travelling distance to the larger towns of Carmarthen to the south and the mid Wales towns and home to the Royal Welsh Show ground at Builth Wells to the east. Livestock markets are located at Llanybydder 8 miles and Llandovery 10 miles.

The farm is attractively positioned with the homestead conveniently located just off the B4302 roadway for ease of access with the farm having extensive roadside frontages to the land for ease of access by machinery and management.

DESCRIPTION



Abernaint benefits from a particularly attractive homestead high in residential value with a traditional courtyard flanked on all sides by a well maintained stone outbuildings, being overlooked by an imposing detached stone and slate farmhouse. The farmhouse provides comfortable and commodious, refurbished 4 bedroomed, 2 bathroomed accommodation with the benefit of oil fired central heating via Stanley range and part uPVC double glazing. The property is high in residential appeal having attractive garden areas with extensive raised beds and

greenhouses/polytunnel (optional) suiting those with a horticultural market/garden interest.

The current vendors have operated a Bed and Breakfast business from the farmhouse providing an income stream.

Complimented by useful and well maintained traditional barns flanking the homestead with further modern barns this property is diversely appealing with a mature parkland effect with many mature feature oak trees throughout the land and also has the benefit of a second former homestead known as Abernaint Fach with a derelict former dwelling thereon with in our opinion potential for reinstatement subject to obtaining the necessary planning consents.

THE FARMHOUSE



Stands in an elegant position overlooking the traditional homestead, is well maintained having attractive well proportioned rooms with the potential of providing up to 5 bedroomed accommodation with 2 bathrooms and has been used for Bed and Breakfast purposes. The property has uPVC double glazing to the front elevation and timber windows to rear with oil fired central heating via Stanley range and provides more particularly the following -

FRONT UPVC ENTRANCE DOOR TO HALLWAY



access to understairs storage cupboard, radiator

SITTING ROOM

15' x 10' (4.57m x 3.05m)



fireplace housing wood-burner front window, radiator

FEATURE LIVING ROOM

25' x 13' overall (7.62m x 3.96m overall)



with feature inglenook fireplace having oak beam with recently replaced wood burning stove incorporated, storage cupboard

Inglenook Fireplace



REAR DINING AREA



with timber flooring, rear window

PANTRY/OFFICE/GROUND FLOOR BEDROOM 5

15' x 10' (4.57m x 3.05m)

rear window, radiator

KITCHEN

17'11" x 12' (5.46m x 3.66m)



with an attractive range of bespoke pine kitchen units having Belfast sink unit with mixer tap, larder cupboard, integrated fridge, Integrated dishwasher, electric oven and hob, separate oil fired Stanley range with back boiler for domestic hot water and central heating supplies also providing cooking facilities, freestanding worksurface with granite top

Stanley Range



SIDE PORCH/UTILITY ROOM

14' x 5' (4.27m x 1.52m)

with base units having Belfast sink unit, wood burning stove, tiled floor, plumbing and space for washing machine and tumble drier, side entrance door

FIRST FLOOR - GALLERIED LANDING



radiator, access to loft

FRONT BEDROOM 1

15' x 10' (4.57m x 3.05m)



radiator, built in wardrobes.

BATHROOM

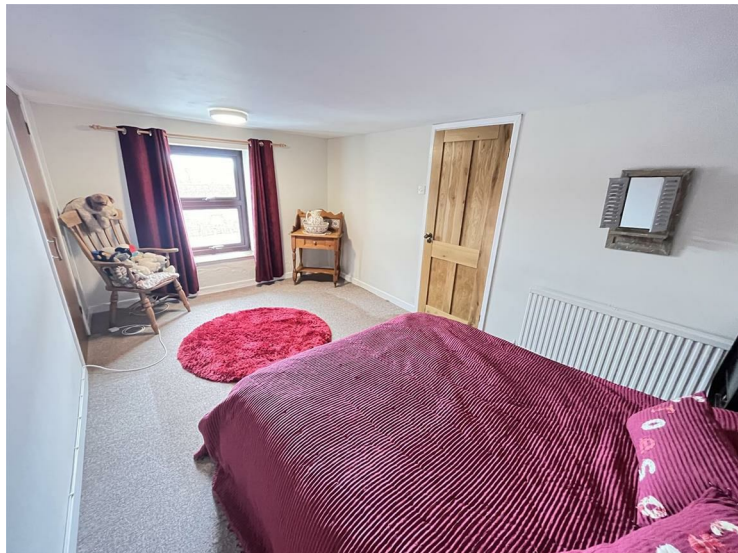
9' x 6' (2.74m x 1.83m)



with bath having shower unit over, wash hand basin, toilet, radiator

FRONT BEDROOM 2

15' x 9' (4.57m x 2.74m)



built-in airing cupboard, radiator

REAR LANDING

with door to -

SHOWER ROOM



With half tiled walls, shower cubicle, wash basin and toilet, heated towel rail.

REAR BEDROOM 3

10'9 x 7'9 (3.28m x 2.36m)



rear window, radiator

REAR BEDROOM 4

12'8 x 9'2 (3.86m x 2.79m)



rear window, radiator

GARDENS



the current vendor has used the property for a small market garden, and has developed extensive growing areas with numerous raised beds, polytunnel, and various fruit trees.

EXTERNALLY



The property has an attractive approach via a railed entrance leading to an attractive and well maintained traditional courtyard flanked by the original stone ranges providing -

OUTBUILDINGS



STONE BARN 1



A tall barn with 4 arched access points having large barn area 40' x 18' adjoining 2 garage/workshops with loft over

STONE BARN 2

70' x 20' (21.34m x 6.10m)



being a former milking parlour lean to former dairy.

STONE BARN 3

40' x 18' (12.19m x 5.49m)



with loft over lean to building that has been used as a Farm shop

Mono Pitch Livestock Building

60 x 25 (18.29m x 7.62m)



POLYTUNNEL

105 x 25 (32.00m x 7.62m)



MODERN PORTAL FRAME BUILDING

105' x 40 (32.00m x 12.19m)



with mostly concreted floor and potential for a range of uses

LEANTO SHED

60' x 23' (18.29m x 7.01m)

with concreted yards adjoining

A polytunnel for sheep keeping purposes has been erected being a great asset on this farm

THE LAND



The land is divided into good sized fields with some smaller paddocks surrounding Abernaint incorporating Abernaint Fach having stream boundary to the Southern Extent and extensive road frontages to the Northern extent and western side. There is a pretty stream boundary to one side providing natural water for livestock drinking

THE LAND



THE LAND (THIRD AREA)



LAND



LAND



Abernaint Fach



Abernaint Fach is former ruined homestead which was a traditional welsh longhouse with pine end and part front wall remaining in situ and in our opinion deserving of reinstatement (subject to obtaining the necessary planning consents)

DIRECTIONS

From Lampeter, take the A482 continue towards Llanwrda, after proceeding through Pumpsaint, take the right hand turning by the former Bridgend Inn on to the B4302, continue along this road through Crugybar for approximately 2 miles and the property can be found on the left hand side.

SERVICES

The farm is serviced by mains electricity, mains water, private drainage to farmhouse, oil fired central heating via Stanley range.

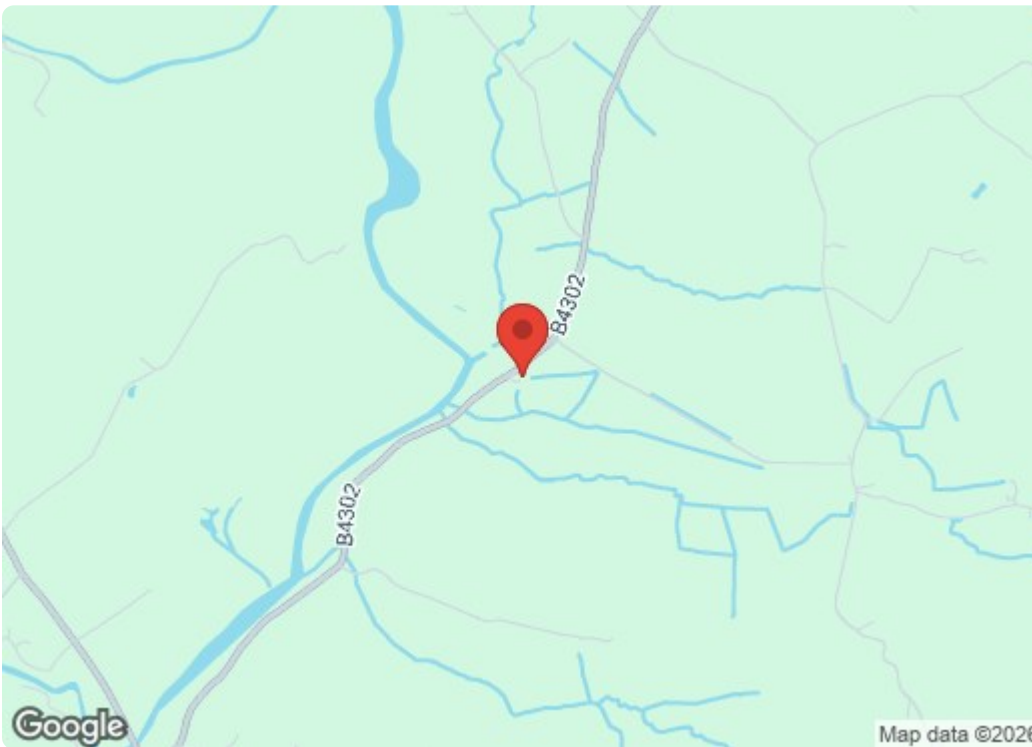
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LANDMARK INFORMATION

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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