

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## **LOT 1 -, Cwm Howel Llansawel, Llandeilo, Carmarthenshire, SA19 7PG** **Guide Price £300,000**

\*\*\* An improvable smallholding \*\*\* \*\*\* In a secluded no near neighbour location \*\*\*

A well positioned 237 acre improvable upland livestock farm, being offered for sale in three lots being -

Lot 1 - The homestead including a detached improvable farmhouse, range of outbuildings and 11 Acres  
 Guide Price: £300,000

Lot 2 - 207 Acres of pasture and woodland - Guide Price: £1,000,000

Lot 3 - 18.5 Acres of mature broadleaf woodland - Guide Price: £75,000

The property is well located adjoining the B4337 roadway on the edge of the Brechfa forest, mid way of the villages of Llansawel and Rhydcymerau, convenient to Llanybydder, Llandeilo and Lampeter.

## LOCATION



Cwm Howell is located adjoining the B4337 between the villages of Llansawel and Rhydcymerau in what can be considered to be a general upland area with the main land use is that of farming, being beef and sheep rearing and also located on the edge of the extensive Brechfa forest, an area with considerable forest plantations.



## DESCRIPTION LOT 1:



The property offers a detached farmhouse originally of stone construction having been latterly extended, we are informed, with the main roof having been re-roofed some 10 years ago with the extension roofs re-roofed approximately 5 years ago.

The property is available as a whole or in lots as follows -

Lot 1 - The homestead including a detached improvable farmhouse, range of outbuildings and 11 Acres

Lot 2 - 207 Acres of pasture and woodland

Lot 3 - 18.5 Acres of mature broadleaf woodland

The property offers the following accommodation -

## FRONT HALLWAY



## LIVING ROOM

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



With open tile fireplace, night storage heater

## SITTING ROOM

11'5" x 14' (3.48m x 4.27m)



Modern tile fireplace, night storage heater

## SIDE LOBBY

with exterior door

## KITCHEN

11'9" x 10' (3.58m x 3.05m)



With basic range of units

## UTILITY ROOM



Having single drainer sink unit

## FIRST FLOOR - LANDING



## BEDROOM 1

14' x 12'6" (4.27m x 3.81m)



Modern tile fireplace, night storage heater

## THROUGH BEDROOM

11'4" x 14' (3.45m x 4.27m)



## INNER LANDING -

## BATHROOM



With bath, wash hand basin and toilet

## BEDROOM 3

10'5" x 12' (3.18m x 3.66m)



## EXTERNALLY



The property is approached via a hard based drive leading to a traditional homestead arrangement with the house overlooking the yard area, being flanked by two stone and slate ranges, further workshop.

## TRADITIONAL STONE RANGES - RANGE 1

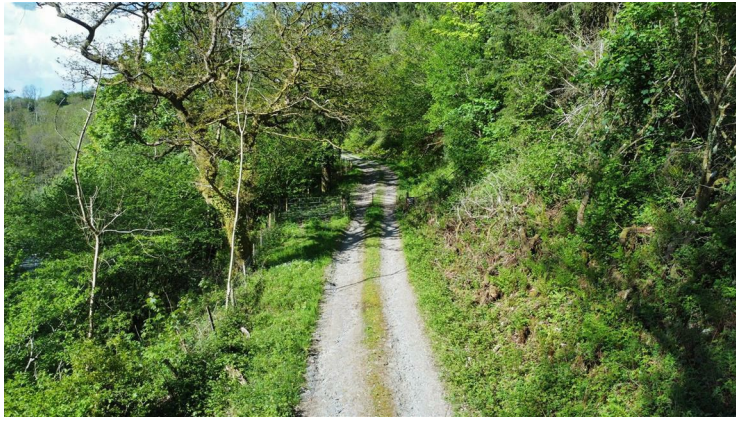


with conversion potential (subject to any necessary consents)

## RANGE 2



## APPROACH



## DUTCH BARN AND LEANTO



To the rear of the property is a Dutch barn and leanto.

## FURTHER DUTCH BARN



## THE LAND



LOT 1 - Is being offered with 11 acres being good sized mainly level fields located to the front and side of the homestead being laid to pasture, within a ring fence boundary.

## SERVICES

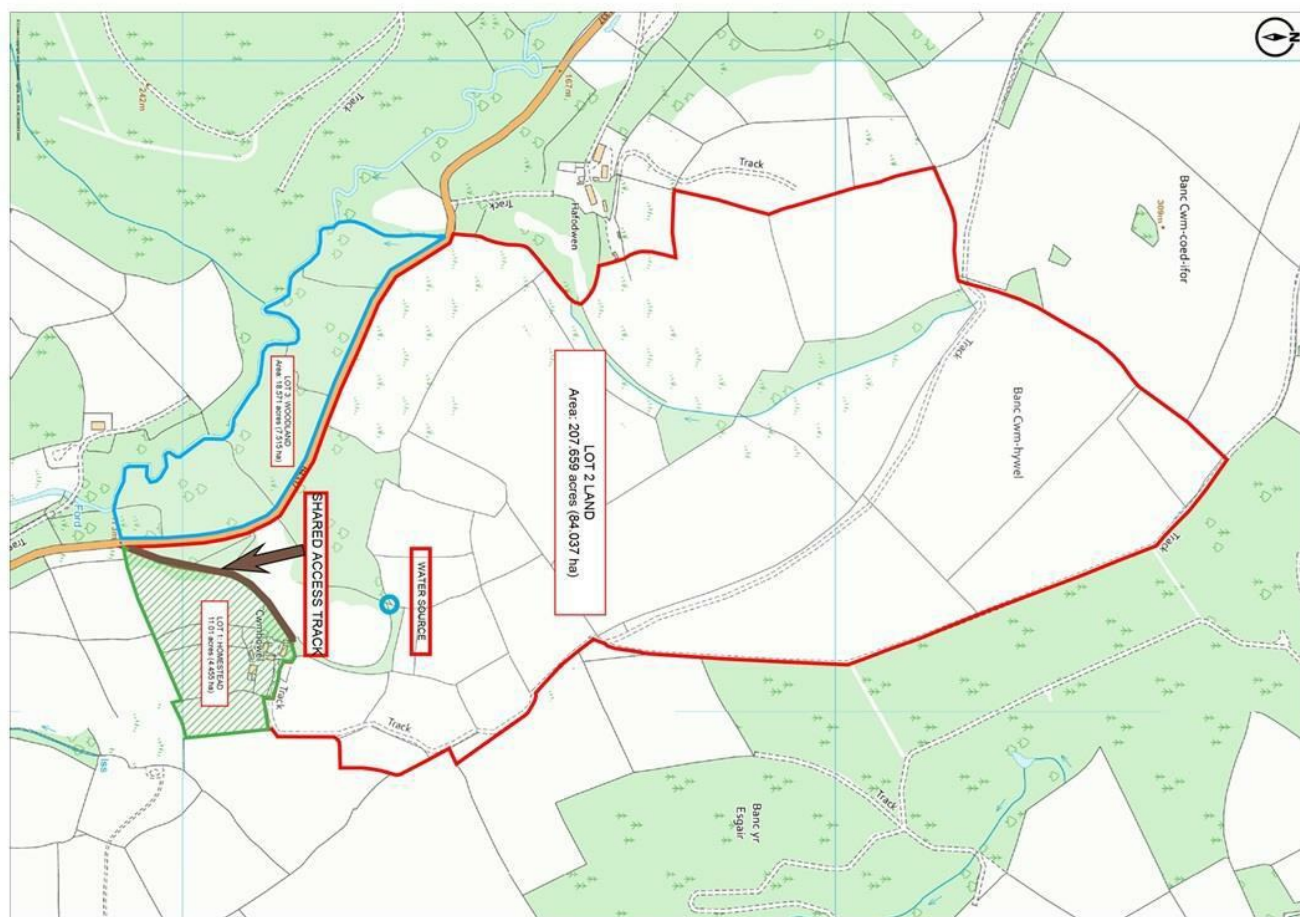
We are informed the property is connected to mains electricity, private water (not tested), we are informed there is a septic tank on the property, electrical heating.

## DIRECTIONS

From Llanybydder, take the B4337 road, continue through the village of Rhydcymerau for approximately 2 miles and the farm can be found on the left hand side as identified by the agents for sale board.

## COUNCIL TAX BAND - D

Amount payable: £2,232 <http://www.mycounciltax.org.uk>



PLAN FOR MARKETING IDENTIFICATION PURPOSES



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



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