

**Price Guide £950,000**

- Superb 67 acre holding nestling in the Cothi Valley
- Available as a whole or in upto 5 lots
- 5 Bed, 3 Bath House high in residential appeal
- Comprehensive range of traditional and modern barns suiting alternative uses
- Lot 1 Homestead and approx 16.35 acres Guide Price £950,000
- Lot 2 approx 17 acres of Land - Guide Price £8,000 p/a
- Lot 3 - Approx 7.6 acres Guide Price £10,000 p/a
- Lot 4 - Approx 6 acres Guide price £10,000 p/a
- Lot 5 - Approx 20.25 acres Guide Price £10,000 p/a



A superbly positioned country property, high in residential value with a impressive and substantial 5 bedroom, 3 bathroom detached farmhouse, high in residential appeal, comprehensive range of well maintained traditional and modern buildings, (some suiting conversion), in idyllic Cothi valley private location yet being convenient to Lampeter, Llandovery and Llandeilo with ease of access to the A40 and M4.

The property is available for sale as a whole or in lots -

Lot 1 - The Homestead and approx. 16.35 acres - Guide Price £950,000

Lot 2 - Lands to the east of the homestead, approx. 17 acre inc. approx. 4 acres wetter land - Guide Price £8,000 per acre

Lot 3 - 7.6 Acre field to the north - Guide Price £10,000 per acre

Lot 4 - 6 Acre field to the west - GuidePrice - £10,000 per acre

Lot 5 - Approx. 20.25 acres of land at Crugybar - Guide Price £10,000 per acre

DESCRIPTION

Borthyn is an attractive residential holding suiting a variety of purposes with potential for conversion off the well maintained outbuildings, located in a private location enjoying far reaching views. The holding benefits from quality pastureland being level and renowned to be productive in nature with stream/river water available to all land parcels. The farmhouse is substantial in nature with the benefit of full uPVC double glazing and oil fired central heating, provides more particularly the following -

FRONT UPVC ENTRANCE DOOR to

SITTING ROOM

19'3" x 13' (5.87m x 3.96m)

With oak effect flooring, feature fireplace having wood effect beam, slate hearth with 8kw wood burning stove, attractive bay window, feature hardwood open tread staircase

MAIN LIVING ROOM

13' x 8' (3.96m x 2.44m)

an open plan room but with initial raised sitting area with Bay window and leading into the main living area

LIVING AREA

26'3" x 14' (8.00m x 4.27m)

With stone inglenook style fireplace having a lpg fire wood burning type style stove with an impressive inglenook beam over, triple aspect windows and doors with feature patio doors

KITCHEN

25'9" x 9'8" (7.85m x 2.95m)

A large open plan roof with tiled floor, extensive range of oak kitchen units with good quality granite worktops

having 4 ring hob, double oven, space for dishwasher, sink unit, oil fired Stanley range with feature oak beam, a twin burner unit providing hot water and central heating supplies together with cooking facilities, being the heart of this home, tongue and groove ceiling.

DINING AREA

19'5" x 10' (5.92m x 3.05m)

Tongue and groove ceiling, rear entrance door, tiled flooring. This is an open plan arrangement off the kitchen.

UTILITY ROOM

12'8" x 9'7" (3.86m x 2.92m)

With tiled floor, base units incorporating single drainer sink unit, radiator, access to loft, side entrance door. Door to -

CLOAK CUPBOARD

With coat hanging facilities

SHOWER ROOM off

having toilet, shower, wash hand basin, radiator

FIRST FLOOR - GALLERIED LANDING

FRONT BEDROOM

14'2" x 9'4" plus bay window (4.32m x 2.84m plus bay window)

Built-in wardrobes

REAR BEDROOM 2

11' x 10'3" (3.35m x 3.12m)

Radiator, rear window

FRONT BEDROOM 3

10'6" x 9'8" (3.20m x 2.95m)

Radiator, window

REAR BEDROOM 4

10'3" x 10'3" (3.12m x 3.12m)

With built-in double wardrobes. radiator

ENSUITE BEDROOM

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

With bay window, radiator

ENSUITE SHOWER ROOM OFF

Having shower, w.c., wash hand basin, radiator, side window



OFF LANDING -

Access to airing cupboard and access to loft, being partly boarded

LARGE PRINCIPAL BATHROOM

13'8" x 7'8" (4.17m x 2.34m)

with tiled floor and walls, corner bath, separate shower cubicle, wash hand basin set in vanity cupboard, toilet, radiator

EXTERNALLY

A feature of this property is its location and approach via a sweeping entrance leading to a well maintained concreted yard area, flanked by a useful range of outbuildings including a former cowshed of stone and slate construction, re-roofed and under felted 60' x 20' overall, in our opinion with significant potential for conversion subject to any planning consents. Former milking parlour 40' x 20' arranged over two storeys again of stone and slate construction. General purpose portal frame barn 60' x 60' with central feed passage, rear Dutch hay barn 45' x 18'. To the rear of the cowshed/parlour is a further range of former cattle buildings 65' x 72' overall with cubicles for 90, central feed passage, concreted yard areas, former concrete walled and floored silage pit, former slurry lagoon and sheep shed 45' x 30' with leanto.

THE LAND

One of the main features of this property is the good quality pastureland being level and renowned to be productive in nature. Stream/river water is available to all land parcels. The farm is initially being offered with approximately 16.5 acres in three paddocks surrounding the homestead for privacy and control with the option of further lands available. These include -

LOT 2

Lot 2 - Being some 17 acres with good roadside frontage, divided into two pasture paddocks approximately 13 acres with a further area of wet land and woodland of some 4 acres, in the vendors opinion, being ideal for the creation of ponds for conservation/amenity/sporting purposes.

LOT 3

Lot 3 - A level productive pasture paddock of 7.6 acres with good roadside frontages including to the B4302 roadway in the village of Crug y Bar

LOT 4

Lot 4 - Being a field on the opposite side of the homestead, again, an approx. 6 acre productive paddock contained within mature hedging with extensive road side frontages.

LOT 5

Lot 5 - Land to the west of Crugybar being useful parcel of some 20.25 acres of land having access off the Crugybar to Talley roadway via a concreted lane, leading to a DCWW sewage treatment works. Separate roadside

gate to one other field, this is bisected by a stream being the Nant Annell together with three further fields on the opposite side of the stream over which there are two crossing points. Again, an useful parcel of productive lands. being convenient and renowned for their productivity

MODE OF SALE

The farm is being offered for sale as a whole in lots or as a combination of lots depending on individual purchasers requirements.

SERVICES

We are informed the property is connected to mains electricity with a 4kw solar panel arrangement with feed-in tariff to be transferred (subject to transfer approval), we are informed this currently provides an income approximately £1,700 per annum and has some 15 years remaining on the feed- in tariff contract. Mains water with private water also available, private drainage.

Oil fired central heating to farmhouse

AGENTS COMMENTS

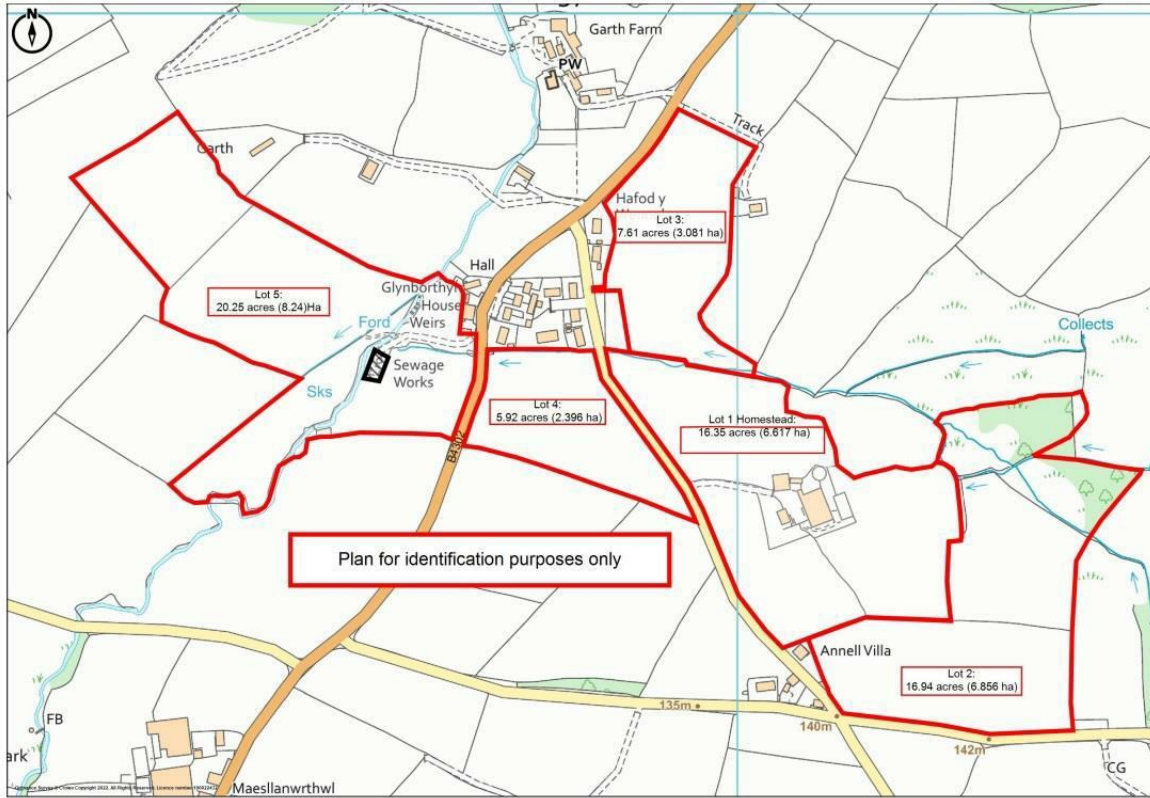
A particularly attractive and renowned agricultural holding, high in residential appeal in a particularly convenient location of which viewing is highly recommended.

DIRECTIONS

From Lampeter, take the A482 continue through the village of Pumpsaint, at the Bridgend Inn take the right hand turning onto the road towards Talley and on entering Crugybar, take the first fork left and the farm can be found on the left hand side as identified by the agents for sale board.



BORTHYN, CRUG Y BAR, LLANWRDA SA19 8TN



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 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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