



**Wern Phillip (LOT 1) , Comins Coch
Aberystwyth Ceredigion SY23 3BH
Available as a Whole or In Lots**



For sale as a whole or in 3 lots, well-positioned 63 acre farm together with traditional 4 bedroomed farmhouse in need of modernisation and comprehensive range of outbuildings.

WERN PHILLIP
COMMINS COCH
ABERYSTWYTH
CEREDIGION
SY23 3BH

GUIDE PRICE :-
LOT 1 - £450,000
LOT 2 - £420,000
LOT 3 - £40,000

SITUATION

(O S Grid Reference SN 621758 2796).

The farm is situated on the outskirts of Aberystwyth approached over and an un-adopted farm track and under the railway bridge to the Homestead.

Local amenities are available at the nearby villages of Bow Street and Penrhyncoch to include primary school, general stores and public houses. In addition, there is a railway station at Bow Street for ease of access to the town. Aberystwyth is an important Mid Wales University and market town with many local and national retailers and tourist attractions.

METHOD OF SALE.

The farm is offered for sale in 3 lots by Private Treaty. Best and final non-conditional offers to be submitted by noon on the 12th May 2023 in sealed envelopes or by email to the estate agents office. When submitting your offer, please also provide proof of funds.

LOT 1 - House, both modern and traditional outbuildings and approximately 11.52 Acres of land.

LOT 2 - 49.26 Acres of agricultural land.

LOT 3 - 2.25 acre paddock at Commins Coch.

TENURE:

Freehold with vacant possession on completion.

SERVICES:

Mains electricity and mains water are at hand to the Homestead and to some enclosures. Private drainage.

COUNCIL TAX

Tax Band - E

VIEWING:

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

DIRECTIONS:

From Aberystwyth take the A487 trunk road North up Penglais hill, for approximately 2 miles. The turning for Wern Phillip is on the right hand side just before the turning right for Penrhyncoch denoted by a for sale board.

LOT 1

THE FARMHOUSE



DESCRIPTION

A traditional detached farmhouse, which has been vacant for sometime and is in need of total modernisation.

ACCOMMODATION

Wern Philip provides for the following accommodation. All room dimensions are approximate. All images have been taken by a wide angle lens digital camera.

SIDE ENTRANCE DOOR TO

PORCH

with entrance door to

BASIC KITCHEN

17'8 x 11'9 (5.38m x 3.58m)



comprising double drainer sink unit, cooker point, radiator and window to fore and side

PANTRY

12'5 x 11'2 (3.78m x 3.40m)

**SITTING ROOM**

11' x 18'2 (3.35m x 5.54m)

**LIVING ROOM**

14'7 x 17' (4.45m x 5.18m)



housing the free standing Worcester central heating boiler and cold slate slab.

with tiled fireplace, radiator and window to fore.

with open tiled fireplace, radiator, recess half glazed cupboard and window to fore. Door to hallway leading to kitchen.

FRONT ENTRANCE DOOR TO**RECEPTION HALLWAY**

with stairs to first floor accommodation, radiator, door and steps leading to

FIRST FLOOR ACCOMMODATION**LANDING**

with doors to

CELLAR

FRONT BEDROOM 1

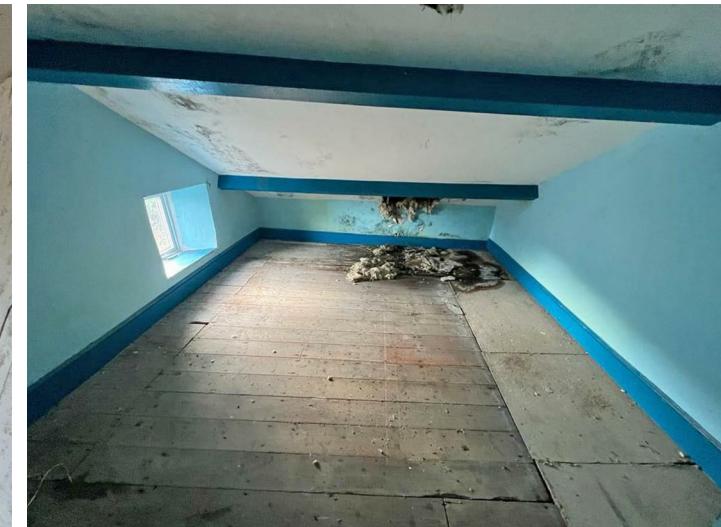
17' x 11'5 (5.18m x 3.48m)

**BEDROOM 2**

13'7 x 17'7 (4.14m x 5.36m)

**BEDROOM 4**

12'5 x 11'4 (3.78m x 3.45m)



with feature cast iron fireplace, radiator and window to fore with pleasant view.

BASIC BATHROOM

5'6 x 12'4 (1.68m x 3.76m)

comprising of wc, pedestal wash hand basin, bath with shower and window to fore.

with cast iron feature fireplace (not used), radiator and window to fore with pleasant outlook. .

REAR WING

with airing cupboard and radiator. Doors to

BEDROOM 3

14'2 x 10'2 (4.32m x 3.10m)

with window to side.

with part sloping/ restricted headroom and window to rear.

EXTERNALLY**FORMER WASH HOUSE**

11' x 11' approx (3.35m x 3.35m approx)

OUTSIDE WC

GARDEN



THE OUTBUILDINGS



To the fore and rear of the farmhouse.

Side vehicular hard standing.

Some of the traditional outbuildings on this sheltered homestead are suitable for conversion, subject to obtaining the necessary planning consent.

The outbuildings briefly comprise of:-

- *Traditional former cow shed and attached cart house 70' x 18' approx
- *3 loose boxes
- *3 bay Haybarn, with lean to 45' x 25'.
- *General purpose outbuilding 35' x 60'
- *Atcost outbuilding 45' x 30' with attached outbuilding 40' x 75'
- *Silage pit 30' x 75'
- *Former granary etc

THE LAND



The land in total amounts to 11.52 Acres and is highlighted in RED on the attached plan for identification purposes. The majority of the land is to the rear of the farmhouse, abutting the railway line. There is a useful concreted yard and large hard standing on the Homestead and a small paddock to the side of the outbuildings.



PRO MAP LOT 1

WERN PHILLIP LOT 1



PRO MAP LOT 2

WERN PHILLIP LOT 2



LOT 2

The land is highlighted in BLUE for identification purposes on the attached plan. The land is to the south of the farm track and abuts the trunk road on the western boundary. All the land is accessible and gently sloping with most of the enclosures capable of being cropped. The land is clear apart from a small triangular area of woodland on the southern boundary. Please note that it is proposed that there will be a cycle path developed abutting the A487 trunk Road.

LOT 3

A small isolated paddock amounting to just over 2 acres, edged in BLACK abutting the trunk Road and the Brogwyniau housing estate.

PLEASE NOTE

The plans included with the particulars are for identification purposes only.

LOT 2 & LOT 3 - Please note that approx 3 metres of land will be lost (not included in the sale) abutting the A487 trunk road to the new cycle path.

PRO MAP LOT 3

WERN PHILLIP LOT 3

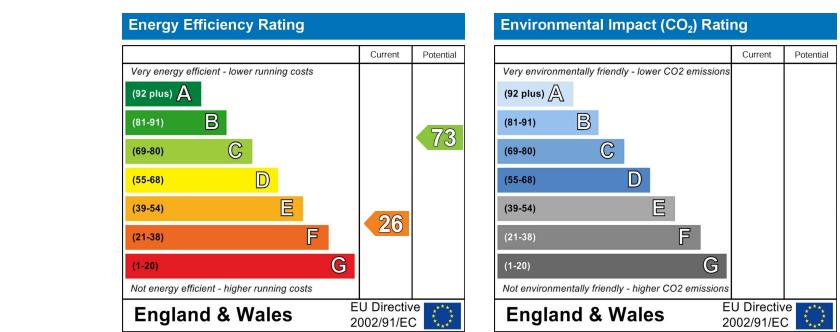
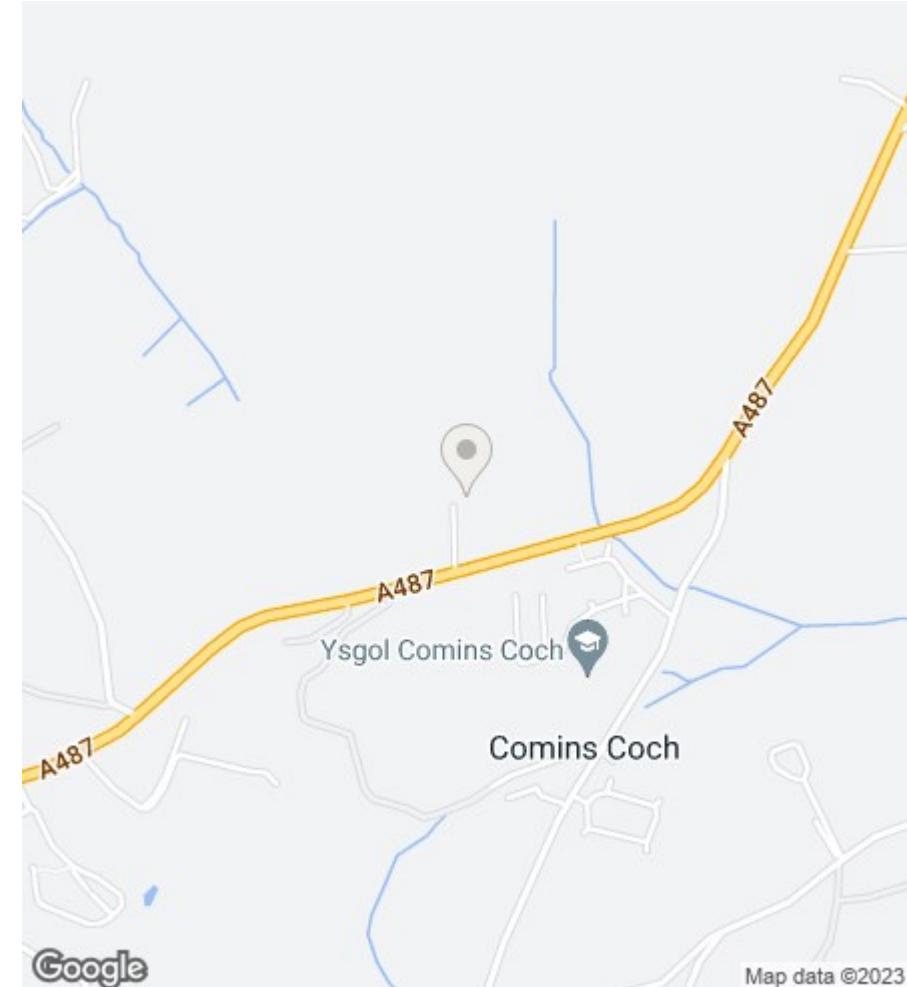


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