



The Smallholding Centre

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4 Bed Small Farm

£575,000



Maes Beili, Coed Y Bryn Llandysul, SA44 5LX

First time ever to market! A nicely positioned 50 ACRE SMALLHOLDING located down a no through road on the edge of the rural village of Coed Y Bryn yet just a 10 minute drive to the larger market town of Newcastle Emlyn. The property comprises a large 4 bed detached bungalow in need of some modernisation together with a useful agricultural outbuilding (5.79m x 8.94m) and a detached double garage. There are good-sized lawned gardens surrounding the property with plenty of parking space. The land is divided into 8 main enclosures, predominantly gently sloping and in good heart. NO ONWARD CHAIN. Please note: There is an agricultural restriction on this property.

Key Features

50 Acre Smallholding

4 Bed Detached Bungalow

Some Modernisation Required

Detached Double Garage plus
Outbuilding

10 Minutes Drive To Newcastle
Emlyn

No Through Road Location

No Onward Chain

Energy Rating: F

Ground Floor

Accommodation - Entrance via solid wood door into:

Hallway - With electric storage heater, built-in airing cupboard, door off to:

Lounge - 18' 9" x 13' 3" (5.74m x 4.05m) With gas fire, double-glazed sliding door to outside, UPVC double-glazed window to front, electric storage heater, open archway in to:

Dining Room - 9' 4" x 10' 3" (2.86m x 3.13m) With UPVC double-glazed window to side, electric storage heater, door in to:

Kitchen - 10' 3" x 10' 11" (3.13m x 3.34m) With a range of wall and base units, UPVC double-glazed window to rear, electric oven with 4-ring electric hob over, 1.5 bowl sink / drainer unit, electric storage heater, door through to:

Utility Room - With worktop space, wall and base units, 1.5 bowl sink / drainer unit, UPVC double-glazed window to rear, door to outside, door into:

Separate WC - With low level flush WC

Bedroom 1 - 10' 11" x 7' 8" (3.33m x 2.35m) With double-glazed window to front, electric storage heater.

Bedroom 2 - 7' 8" x 11' 5" (2.35m x 3.48m) With UPVC double-glazed window to front, electric storage heater.

Bedroom 3 - 13' 8" x 9' 8" (4.19m x 2.95m) With UPVC double-glazed windows to side and rear, built in wardrobes, electric storage heater.

Bedroom 4 - 15' 3" x 12' 7" (4.67m x 3.86m) A large double bedroom with UPVC double-glazed windows to front, electric storage heater.

Bathroom - 9' 4" x 7' 7" (2.86m x 2.32m) With obscured glazed window to rear, panelled bath, low level flush WC, pedestal wash hand basin, separate shower cubicle, heated towel rail, part tiled walls.

Exterior

Double Garage - 17' 10" x 17' 11" (5.45m x 5.47m) With UPVC double-glazed window to rear, power and lighting connected, two up and over doors, concrete floor, pedestrian side door.

Outbuilding - 18' 11" x 29' 3" (5.79m x 8.94m) Of block construction with metal roof. One large open area.

Externally - There are large gardens which surround the property consisting of are a mixture of lawned areas, mature shrubs and fruit trees. The property is accessed via a no through lane and then via a gated entrance on to the driveway which allows for plenty of parking/turning space and access to the double garage. The driveway then splits off to give vehicular access to the outbuilding. There are superb far reaching countryside views from the property.

The Land - The 50 acres of land is divided into 8 main enclosures and is predominantly gently sloping pasture, currently used to graze sheep but could equally be used for cropping. The land can be accessed via the



View Of Property From Land



Land and Views



Lounge



Lounge - Another View

property as well as via an independent gated access from the nearby country lane. There are far-reaching countryside views from the land.

Manager's Note - Please note: We understand that one out of the eight fields does have a public footpath which crosses through it (not close to the bungalow itself).

Agricultural Restriction Detail - The occupation of the dwelling hereby approved shall be limited to a person or persons solely or mainly employed in the locality in agriculture (as defined in Section 290 of the Town and Country Planning Act 1971), or in forestry. The dwelling may also be occupied by persons in the following categories:

i) any persons who are totally or substantially dependant upon the person(s) referred to above.

ii) the person(s) referred to above, following his or her subsequent reitrement, together with any persons who are his or her total or substantial dependants.

iii) the widow or widower of the person(s) referred to above, together with any persons who are his or her total or substanital dependents.

General Information - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, mains water, private drainage, electric storage heaters.

Council Tax: Band E, Ceredigion County Council.

Directions - From Newcastle Emlyn take the Lampeter road to Aberbanc. In Aberbanc go around the sharp right hand bend and then turn left towards Rhydlewis. Follow this road, go around a left hand bend with a farm on the corner and continue on, pass the turning for Penbeili Mawr on the right and then take the next right turning down a no through road. At the t junction turn left and the entrance to Maes Beili is 1st on the right, denoted by our For Sale board.



Dining Room



Kitchen



Utility Room with WC off



Bedroom 1



Bedroom 2



Bedroom 3



View From Bedroom



Bedroom 4



Bathroom



Lawned Gardens



Aerial View



Lawned Gardens



Detached Double Garage



Access To Outbuilding



Inside Agricultural Outbuilding



Bird's Eye View



Aerial View

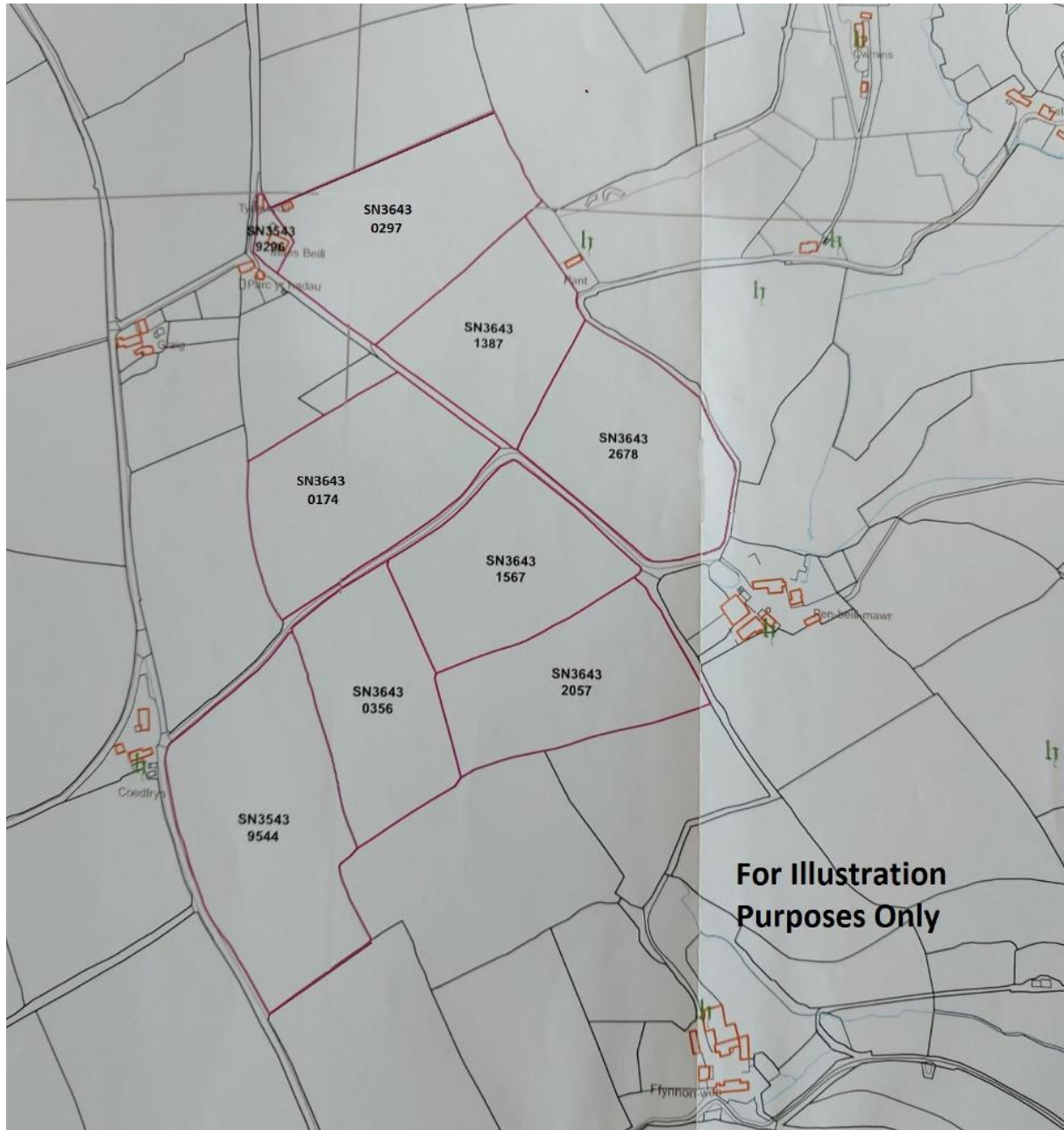


The Land



Land And Views

Floorplans



Ground Floor



For Identification Purposes Only.
Plan produced using PlanUp.
Maes Beili

Energy Efficiency

