

Fred Rees & Son

Auctioneers, Estate Agents & Valuers

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For Sale by Private Treaty

WEST WALES

North Pembrokeshire

Blaenffos 1 1/2 miles (A478 road)

Cardigan 8 miles

Newport 6 miles

Carmarthen 25 miles

Fishguard 15 miles

EXCELLENT SMALL STOCK FARM—71 ACRES

THE FREEHOLD STOCK FARM EXTENDING TO 71.24 ACRES AND OCCUPYING AN ATTRACTIVE PRIVATE LOCATION WITH LOVELY VIEWS OF THE PRESELI HILLS



TENURE: FREEHOLD

PRICE: £925,000 O.N.O. Inclusive of Fitted Carpet, Blinds, Fixtures & Fittings as specified in the sales particulars

SERVICES: We are advised that the property is serviced by –

MAINS ELECTRICITY. PRIVATE WATER (Private Borehole) PRIVATE DRAINAGE. Septic Tank. Telephone installed. Broad-band available.

COUNCIL TAX: £1,480.53 to March 2022. Band D

VIEWING: **STRICTLY BY PRIOR APPOINTMENT WITH THE SOLE SELLING AGENT. All negotiations must be conducted through the offices of Fred Rees & Son**

LOCAL AUTHORITY: Pembrokeshire County Council, Council Offices, County Hall, Haverfordwest SA61 1TP. 01437 764551

THE FARMHOUSE IS MAINLY OF SOLID STONE CONSTRUCTION WITH RENDERED ELEVATION UNDER A TILED ROOF AND HAS FULL WOODEN DOUBLE GLAZED WINDOWS AND RECENTLY INSTALLED MODERN ELECTRIC HEATING SYSTEM. EXTERNALLY THERE IS GOOD PRIVATE ROAD ACCESS, TRADITIONAL STONE CHARACTER OUTBUILDINGS AND MODERN COVERED STOCK BUILDINGS AND 60 ACRES OF EXCELLENT SOUTH WESTERLY GENTLY SLOPING, FREE DRAINING LAND LAID TO PERMANENT PASTURE.

VIEWING IS WELL RECOMMENDED TO ANYONE SEEKING A SMALL STOCK FARM IN A MUCH SOUGHT AFTER AREA OF NORTH PEMBROKESHIRE CLOSE TO THE COAST.

The Accommodation is as Follows-

FARMHOUSE Ground Floor Side entrance door leads into a

HALLWAY Quarry tiled floor. Stairs to 1st Floor. Rear Double Glazed window. Modern electric heater. Power points. Telephone point.

Door to DINING ROOM 12'10" (3.90m) by 12'2" (3.70m). Former inglenook fireplace with recessed wood burning stove. Front Window. Electric Heater. Power points. Telephone point.



SITTING ROOM 15'3" (4.64m) by 12'6" (3.80m)

Natural Stone fireplace and slate hearth and woodburning stove. Two front windows, 4 wall lights, Electric Heater. Power points.



KITCHEN 14'3" (4.34m) by 11'3" (3.43m) 1 1/2 bowl sink unit. Range of modern fitted base units, worktops and wall cupboards. Part tiled walls. Former inglenook fireplace with oil fired cook and heat Rayburn Range (Not working). Fitted 4 ring electric cooker. Front and rear windows. Fitted Washing Machine and Dishwasher. Electric cooker point, Power points. Air extractor fan. Airing cupboard with Hot Water Cylinder and Immersion Heater. Rear entrance door leading out to garden. Front door out to small paved front forecourt.



Off the hallway is a BATHROOM. Semi circular panelled bath with tiled surround and electric shower above. Pedestal Wash Hand Basin. WC. Towel Rail. Air extractor. Electric Heater.

1st FLOOR Landing Velux roof window. Wall light.

BEDROOM 1—Front Double 17'6" (5.53m) by 12'8" (3.86m). Part beamed ceiling. 2 Front windows. Electric Heater. Power points. Telephone Point. Access to full insulated loft. There is space within this bedroom to provide en suite facilities.



BEDROOM 2—Double 12'9" (3.88m) by 10'4" (3.15m). Electric heater, power points.

BEDROOM 3—12'4" (3.76m) by 6'4" (1.93m). Velux roof window and side window. Power points.

OUTSIDE

The farm is situated about 1 1/2 miles from the country village of Blaenffos (A478 road) and approached over a minor council road to a gravelled vehicle entrance lane. The lane is level and part tarmacadam and gravel and extends to 770 yards to the house, buildings and land. There is ample parking for both domestic and agricultural vehicles and good gated access off the lane to the pasture land.

Garden

There is a small paved and walled forecourt to the front of the farmhouse with flowering shrubs and plants

Adjacent to the side elevation is a tarmacadam parking area and access to the lawned rear garden. Pump House with Bore Hole.

OUTBUILDINGS

ACROSS THE DRIVEWAY ARE BOTH THE TRADITIONAL STONE OUTBUILDINGS AND THE MODERN AGRICULTURAL STOCK BUILDINGS. THERE IS ONE STONE AND TILED ROOF PART TWO STOREY OUTBUILDING 65'6" (19.96M) BY 19'2" (5.84M). INTERNALLY THIS BUILDING IS SUB DIVIDED INTO DOG KENNELS WITH ELECTRIC LIGHT AND POWER CONNECTED. PART LOFT ABOVE. THIS BUILDING COULD READILY BE MODERNISED INTO A COTTAGE (SUBJECT TO NECESSARY PLANNING CONSENTS). ATTACHED TO THIS BUILDING IS A SMALL BLOCK BUILT FORMER DAIRY. BLOCK AND TIMBER BUILT CATTERY. WIDE GATED (15') ACCESS TO CONCRETE YARD AREA PLUS FURTHER GATED ACCESS TO LARGE CONCRETE COLLECTING YARD 83' (25.29M) BY 31' (9.45M).

Modern block built Farm Buildings Total 7,000 sq ft approx.

Five bay former Silage Clamp 75' by 30' with 1/2 concrete side walling. Steel uprights and roof lights.

Former Cow Shed 75' by 22' with central concrete access.

Lean To: 48' by 22' being a former round barn.

Block built Machinery Building 48' by 22'



The livestock buildings lead directly into the lane and land providing good access for livestock movement and farm machinery. There are nearly 12 acres of greatly sloping pasture land below the lane running down to a long stream/river boundary and natural woodland.



THE LAND Total 71.24 ACRES

Pasture Land. There is about 60 ACRES of good fertile gently sloping pasture land which is south west facing and divided into good sized paddocks with natural water supply. Above the house is about 2 ACRES of natural woodland, pond, springs and a bore hole.



Footpaths There are two public footpaths overseeing the property and we are reliably informed by the owner that they have rarely been used in the 35 years of their ownership.

REMARKS

THE PRESENT OWNER HAS BEEN IN OCCUPATION FOR OVER 35 YEARS AND IS ONLY SELLING DUE TO RETIREMENT. IN THE PAST THE FARM CARRIED A JERSEY DAIRY HERD OF 60 CATTLE AND FOLLOWERS. THE SALE OF THIS PROPERTY OFFERS A GOOD AND RARE OPPORTUNITY TO PURCHASE AN EASILY MANAGED SMALL STOCK FARM SUITABLE FOR BOTH CATTLE, SHEEP AND HORSES.

KEY FEATURES

1. **Excellent private location**
2. **Good road access**
3. **Lovely views of the Preseli Hills and Countryside**
4. **Well maintained 3 bedroom Farmhouse**
5. **Traditional and modern multi purpose outbuildings**
6. **Excellent Clean South West Facing Pasture Land**
7. **Long Stream / river boundary**

General Remarks and Stipulations

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the condition of sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

Plans, Areas and Schedules

Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Purchasers

Due to market conditions you will be required to provide proof of funds to show that you are in a position to proceed to purchase.

Coronavirus

Please provide photo ID of either your passport or driving licence together with a Utility Bill showing your address. We would also advise that you bring with you an independent email/letter from your Estate Agent/Solicitor showing that you are in the process of selling or have sold the property you presently reside in.

Covid guidelines and social distancing to be adhered to upon viewing the property.

Fred Rees & Son will continue to provide services in the normal way and whilst it remains business as usual for the time being, we must all be aware that the circumstances could change. Fred Rees & Son will continue to operate providing a service to you in accordance with guidance provided by the NHS and government. However, this could be subject to change and we felt that it was a good time to warn you that whilst we will try to minimise the impact on services wherever possible, these could be disrupted in the event of a deterioration in the situation in the UK. We are following the guidelines in respect of good hygiene as recommended by the NHS and have been discouraged from shaking hands for the time being. We thank you for your patience and are working hard for the benefit of all concerned.

These particulars are for guidance only and do not constitute part of an offer or contract. While every effort is made to be as accurate as possible all descriptions, dimensions reference to condition and necessary permissions for use and occupation & other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Please note that we have not tested equipment, appliances & services.