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Established in 1895

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Lot 1 - Gellifaharen Prengwyn, Llandysul, Ceredigion, SA44 4LT

Guide Price £525,000

A SUPERB 12 ACRE COUNTRY PROPERTY HIGH IN RESIDENTIAL APPEAL WITH AN IMPOSING GRADE II LISTED 4 BED/3 BATH GENTLEMAN'S RESIDENCE.

IMPRESSIVE RANGE OF TRADITIONAL FARM BUILDINGS, SUITING CONVERSION, MODERN BARN, 12 ACRES OF PASTURE AND WOODLAND

LOT 1 - PRINCIPLE HOUSE TRADITIONAL BUILDINGS, MODERN BARN AND APPROX 12 ACRES Guide Price £525,000

LOT 2 APPROX 36 ACRES OF PASTURELAND. Guide Price £4,000 per acre

LOT 3 - TRADITIONAL FARMHOUSE BARN AND APPROX 36 ACRES PRODUCTIVE LAND Guide Price £300,000

LOT 4 - APPROX 64.5 ACRES OF PRODUCTIVE LAND Guide Price £5,500 - £6,000 per acre.

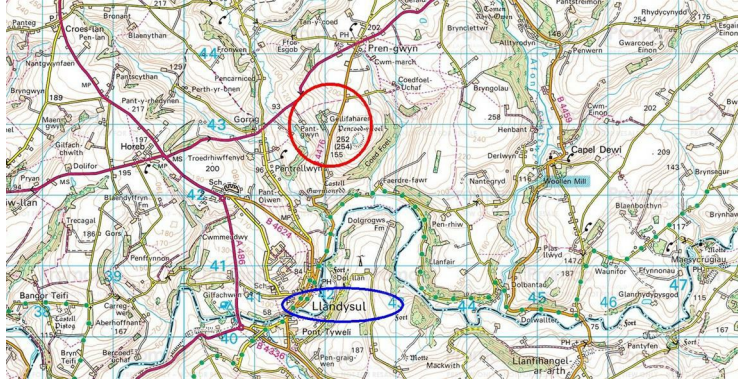
ATTRACTIVE SOUTH FACING TEIFI VALLEY LOCATION ENJOYING FINE VIEWS - 2 MILES LLANDYSUL

DIRECTIONS

From Llandysul enter the one way system from the North and at the bottom of the hill turn left before the Porth hotel, continue for approx 1.5 miles and Gellifaharen is located on the left.

From Lampeter take the A475 to Prengwyn turning left on the square and Gellifaharen can be found after approx 1 mile on the right hand side.

LOCATION



Located in a renowned agricultural locality in the noted early growing Teify Valley and occupying an elevated south facing location.

Located off the Prengwyn to Llandysul Roadway only approx 1.5 miles from Llandysul, with a good range of local facilities including the recently built Bro Teifi 3-19 area school, some 11 miles from Lampeter 13 Miles the Coast at the popular seaside village of New Quay and some 15 miles North of the County Town and administrative centre of Carmarthen.

The property is located in an attractive rural area with fine views and close to the River Teifi being a renowned Salmon and Sewin river.

DESCRIPTION



An increasingly rare opportunity of purchasing a renowned farm being offered for sale on the retirement of the the current owner. The farm has immense potential for alternative uses together with its suitability as a renowned livestock farm in the locality.

The Principal dwelling house, a Gentleman's residence of elegant proportions of Georgian style believed to date back to 1722 and possibly extended or re-built in 1793, the property has well proportioned rooms with oil fired central heating and affords more particularly the following -

FRONT ENTRANCE DOOR to HALLWAY



6' wide with attractive feature panellings, pitched pine flooring, radiator,

LIVING ROOM

16'11" max x 19' (into bay) (5.16m max x 5.79m (into bay))



2 radiators, pitched pine flooring, feature fireplace, bay window

SITTING ROOM

19'11" (into bay) x 13' (6.07m (into bay) x 3.96m)



radiator, feature exposed brick wall and chimney breast with fireplace (chimney removed) and feature arched windows to side, front bay window

REAR HALLWAY

Tiled floor, storage cupboard, radiator

UTILITY ROOM

13'10" x 9' (4.22m x 2.74m)



with terrazzo tile floor, housing oil fired central heating boiler, fitted base and wall units incorporating single drainer sink unit, radiator, plumbing for automatic washing machine

SHOWER ROOM

13' x 5' overall (3.96m x 1.52m overall)



with initial wash area having wash hand basin, tiled floor, separate shower cubicle and w.c.

FARMHOUSE STYLE KITCHEN/DINING ROOM

21' x 13' (6.40m x 3.96m)



with extensive range of base units incorporating single drainer sink unit, electric cooker point, oil fired Rayburn range, Pantry cupboard

FIRST FLOOR - LANDING



radiator, access to storage cupboard, separate double airing cupboard with copper cylinder

BEDROOM 1

21' x 13' (6.40m x 3.96m)



Potential to sub divide into two rooms with built-in wardrobes, radiator, 2 wide windows

BATHROOM

11' x 6' (3.35m x 1.83m)



with 3-piece coloured suite, radiator

BEDROOM 4

14' x 11' (4.27m x 3.35m)



radiator

BEDROOM 2

13' max x 9' (3.96m max x 2.74m)



radiator

EN-SUITE BATHROOM

10'10" x 8'10" (3.30m x 2.69m)



with bath, corner shower cubicle, bidet, wash hand basin, toilet, half tiled walls, radiator, convector heater

BEDROOM 3

15' x 12' (4.57m x 3.66m)

Victorian fireplace, radiator

EXTERNALLY



The property is available with upto 150 acres as per the enclosed plan.

A feature of this property is its attractive approach down a private hard based tree lined driveway with separate drive leading to the farm house with grassed garden area to front, rear garage. Adjoining the property is an impressive stone and slate 2 storey range 102' x 21' overall being Grade II listed divided in to workshops, former stabling, former milking parlour.

Modern Portal Framed Building

THE LAND



The approach to the property is a tree lined drive that leads to a hard based private garden area overlooking the valley.

The property is complemented by a grassed paddock being productive lands, laid to pasture together with areas of established woodland, the whole having a particularly attractive south westerly aspect with far reaching views over Teify valley and Llandysul beyond which must be experienced to be fully appreciated.

Services

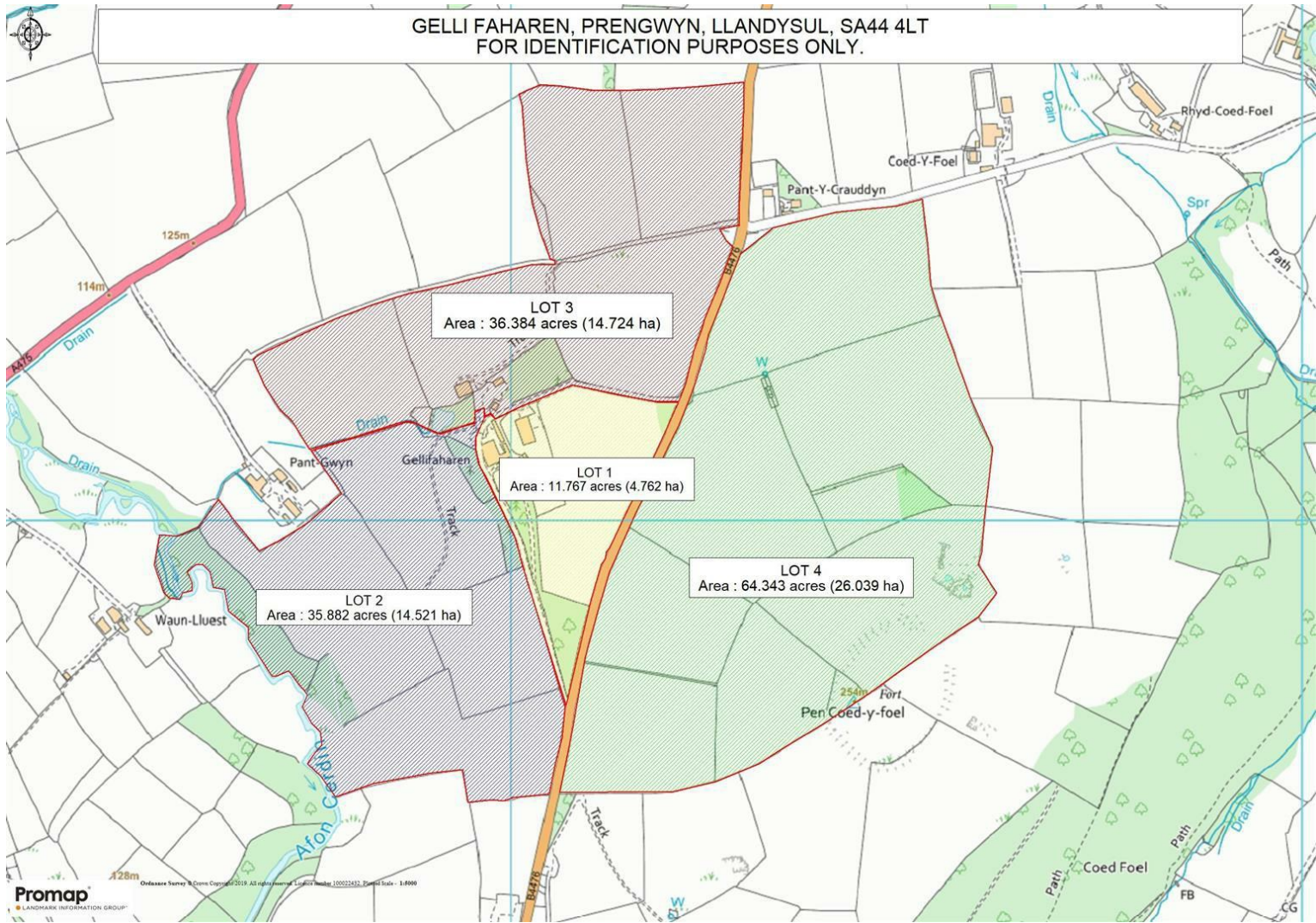
The property benefits from Mains Electricity.

Mains and Private water is available to the property.

Oil Central Heating

OPTIONAL LAND AND BUILDINGS

GELLI FAHAREN, PRENGWYN, LLANDYSUL, SA44 4LT
FOR IDENTIFICATION PURPOSES ONLY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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