



**BLAENYTHAN**  
**Panteg Cross, Llandysul, Ceredigion, SA44 4SS**





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Offers in the region of £1,695,000



**An excellent opportunity to purchase an agricultural holding with large farmhouse and development opportunity**

- Former dairy farm within a ring fence
- Approximately 94.85 acres (38.38 ha) of versatile and grazing land
- Development potential
- South facing land with stunning far-reaching views
- Large farm house with huge potential
- Mixture of traditional and modern farm buildings

**FOR SALE BY PRIVATE TREATY**

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. Photos taken October 2023. JN/B715



## Blaenythan Farm

Blaenythan Farm is a picturesque rural property extending to approximately 94.85 acres (38.44 ha) in total. The property boasts a 7 bedroom farmhouse standing as the centrepiece to the holding. Adjacent to the farmhouse are two stone barns of exceptional quality providing exciting and unique development potential. The farm also benefits from a range of versatile agricultural buildings. Blaenythan Farm presents an exceptional opportunity to acquire a substantial agricultural holding in a scenic location with boundless possibilities to develop a rural idyll with agricultural, equestrian or leisure pursuits.

### Situation

Blaenythan is situated approximately 0.6 miles east from the village of Croes Ian, with local amenities including a post office and convenience store. It is also only 2 miles from Ysgol Bro Teifi School (primary & secondary). Commutable towns are Newcastle Emlyn (6.5 miles), Carmarthen (19 miles) and the coastal town of Aberporth (12 miles).

### The Dwelling

Blaenythan Farmhouse offers a spacious 7 bedroom property. Though in need of modernisation and refurbishment throughout, the property provides ample opportunity to create an impressive country home in a secluded location. The main part of the property is thought to date back to the 15<sup>th</sup>/16<sup>th</sup> Century with a later Victorian addition and 20<sup>th</sup> Century extension creating further living space.

The two-storey property is rendered and benefits from a traditional slate roof. The property benefits from oil-fired central heating and UPVC double glazed windows throughout. The living room benefits from a large inglenook fireplace which houses a quality wood burning stove with glazed front.

Internally, the accommodation comprises of a **central hallway** which gives access to a **utility room, downstairs W/C, pantry, large living and dining room, a further living room and kitchen**. The large **living room** gives access to a **conservatory** with panoramic views over the large garden and pond.

On the first floor, the large **landing** gives access to all the **bedrooms** and **family bathroom**.

### Development Potential

Sat adjacent to the farmhouse, in the heart of the farm, are two barns of traditional stone under slate construction. The larger of the two barns is two storey and would have formerly provided stabling for horses. The single storey barn has a charming clock tower. With remarkable development opportunity, these traditional barns offer a blank canvas for the possibility of residential conversion, annexed accommodation, holiday accommodation or studio workspace subject to the necessary planning consents being obtained.

### Buildings

Sat above the farmhouse is the former parlour building. Beyond this is a large steel portal framed building formerly used as cubicle housing for cattle, but this space has potential for other uses. Next to this is a steel truss frame building currently used as a machinery store which again has potential for other uses.

### The Land

The land offers a useful block of versatile and productive grassland, grazing land and small areas of woodland. The land extends to approximately 94.85 acres (38.38 hectares). The land offers excellent grazing with fields benefiting from stock-proof fencing. Two ponds provide a wildlife sanctuary nestled in the grazing meadows.

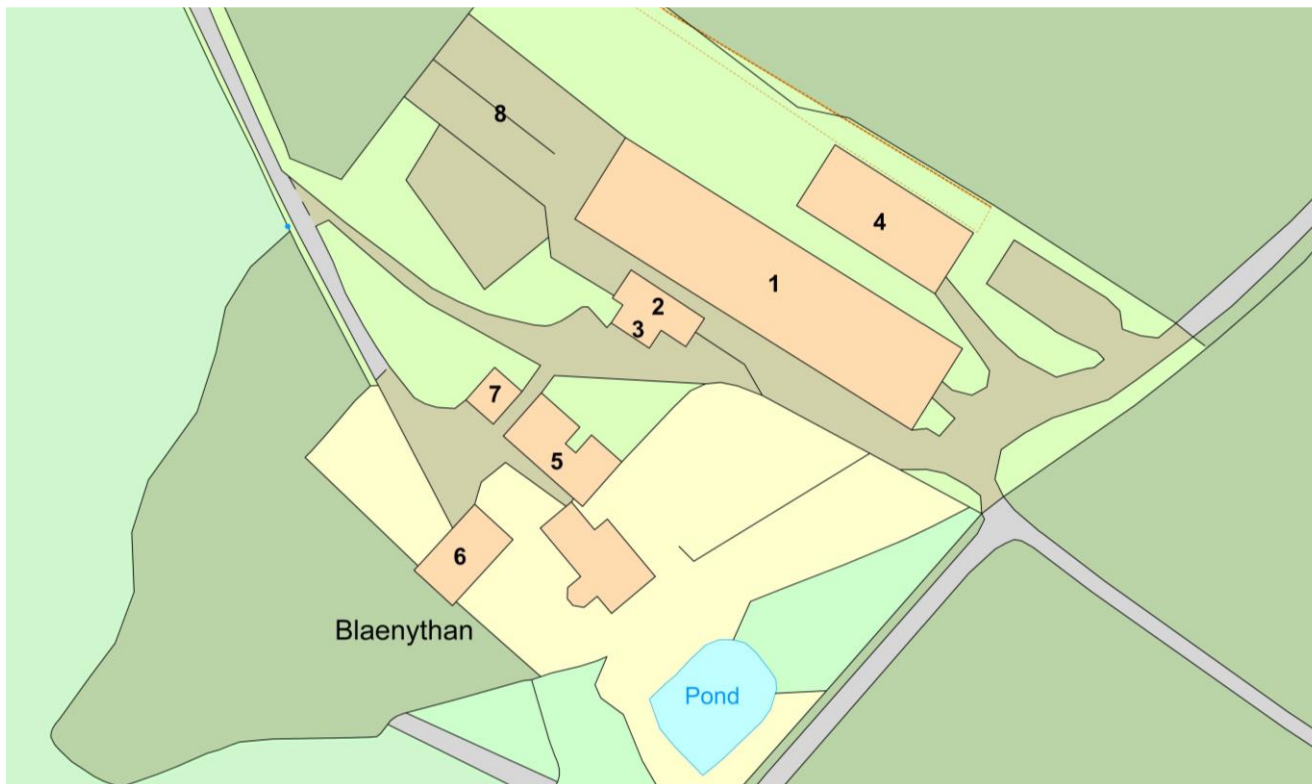
The holding benefits from the farmstead being situated centrally in the block of land with multiple access points from the public highway.



## Farm Buildings

The farm is comprised of a mixture of modern and traditional buildings.

1. **Cubicle shed** – (67m x 16m) Steel portal frame with part height concrete panel and part corrugated fibre cement sheet elevations with corrugated fibre cement sheet roof. Cubicles still remaining and concrete flooring.
2. **Parlour** - (15m x 5.7m) originally a 7 per side swing over parlour. Breeze block building with fibre cement corrugated sheet roof.
3. **Lean-to adjoining parlour** (3.6m x 7.7m) Small breeze block lean to with fibre cement corrugated sheet roof originally used to house milk bulk tank.
4. **Machinery shed** – (26.6m x 12.1m) Steel truss framed shed. Concrete floor with part breezeblock and corrugated fibre cement elevations. Box tin profile roof.
5. **Double storey traditional barn** – (9.7m x 18m) Traditional double storey Welsh stone building with well-maintained slate roof. Huge potential for development use subject to the necessary consents and permissions being obtained.
6. **Single storey traditional barn** (15m x 8.7m)– Traditional Welsh brick stone building with clock tower. A well-maintained slate roof. Huge potential for development use subject to the necessary consent. Fitted with UPVC windows
7. **Car port** (7.3m x 6.2m) – Traditional Welsh stone carport with corrugated fibre cement sheets for the roof.
8. **Silage pits** – (26m x 17m) Two concrete based silage clamps with breezeblock wall separation.





### Services

Mains electricity and water are connected to the property. The farm also benefits from a private water supply. It would be advised that any prospective purchasers have the private supply tested before using for human consumption. Foul drainage is provided by a septic tank.

### Tenure and Possession

The property is offered for sale freehold with vacant possession upon completion.

### Sporting, Timber and Mineral Rights

Insofar as they are owned, these are included in the sale.

### Local Authority

Ceredigion County Council  
Council Tax Band: E

### Basic Payment Scheme

The land has been registered on the Rural Land Register and used to support a claim for Basic Payment Scheme. The entitlements will be included within the sale.

### Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of; all existing rights of way whether public or private, light, support, drainage, water and electricity supplies, together with all the rights of way obligations, easements and wayleaves whether referred to in these particulars or not.

### Viewings

Viewing is strictly by prior appointment with the sole selling agent.







Grassland areas



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