

Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: SPLIT - part business rates for five cottages and Band 'C' Ceredigion farmhouse.

DRAINAGE: Please note we have been advised this property is served by private drainage.

ref: LW/NME/AMS/09/22/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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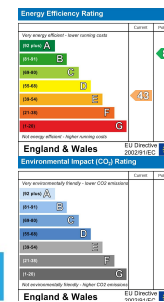


Owl Farm Llangoedmor, Cardigan, Ceredigion, SA43 2LB

- Established & Profitable Holiday Letting Business
- Set In Approximately 46 Acres Of Land
- Equestrian Facilities
- Well Appointed 75' x 40' Barn
- Oil Central Heating
- Farmhouse & Five Cottages
- Newly Established Orchard
- Rural Location
- Just 1.3 Miles To Cardigan Town
- EPC Ratings: E, D, D, E, F

Price £1,600,000

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The Agent that goes the Extra Mile





We are delighted to offer an exciting and unique lifestyle opportunity to purchase a four/five bedroom detached farmhouse, and five stone cottages (successfully let as holiday rentals) surrounded by approximately 46 acres of wonderful, private farmland, including a wetland reserve and a recently established orchard with over 100 apple trees. In addition to the land there is a wide range of adaptable and useful agricultural outbuildings suitable for livestock or equestrian use. Situated close to Cardigan, a quaint and bustling market town situated on the edge of the majestic River Teifi and within reach of the three counties of Ceredigion, Pembrokeshire and Carmarthenshire, with their many of superb sandy beaches, coastal walks, rolling landscapes, this property offers versatility and plenty of opportunities for the next proprietor.

The detached Welsh slate fronted farmhouse is beautifully presented, full of character and charm. The property briefly comprises; an entrance hallway, an office/downstairs bedroom and a lounge with feature fireplace, the kitchen has matching wall and base units, a large central island and patio doors leading to the garden. The open plan kitchen-diner is the perfect place for socialising and there is also a utility room, downstairs bathroom, and WC. On the first floor there are four well-presented double bedrooms and a further family sized bathroom. Set away from the farmhouse is a detached three bedroomed cottage and four terraced cottages (all of which are currently successfully let as holiday rentals, with guests returning year on year). Two are five bedroomed cottages, with private hot-tubs, and a two are three bedroomed cottages. The cottages are a "home away from home", each have a fully enclosed garden and wonderful views over-looking the countryside!



Farmhouse

Lounge

Office/Bedroom Five

Kitchen/Diner

Bathroom

WC

Utility Room

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Buttercup Cottage

Elm Tree Cottage

Oaktree Cottage

Cowslip Cottage

Freesia Cottage

Games Room

Art Studio

Park Home

Indoor & Outdoor Stables



DIRECTIONS

From Cardigan take the A484 road towards Newcastle Emlyn for approximately 0.4 miles and then turn left signposted Cwm Cou. Continue along this road for approximately 0.5 miles and the property entrance will be located on your left hand side. What 3 Words Reference to the entrance = [///hamster.nursery.fewer](http://hamster.nursery.fewer)

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.