



Penffin Farm, Llandysul, SA44 6NX

Offers in the region of £799,950



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- 4 Bed detached farmhouse full of original features
- 2 Large Agricultural barns
- River boundary at the bottom of the woodland
- Ample off road parking
- Only 9.8 miles to Cardigan Town
- 4 Stone outbuildings (potential for conversion, STPP)
- Just under 20 acres of land, including young woodland
- Wood burning stoves and Rayburn heating
- Only 10 minutes to Aberporth Beach
- Energy Rating: E

About The Property

Nestled in the charming village of Glynarthen, Llandysul, this character farmhouse is a true gem waiting to be discovered. Boasting 3 reception rooms, 4 bedrooms, stunning, panoramic countryside views and just under 20 acres of land (including a young woodland), this property offers ample space for comfortable living. Conveniently located just 3.9 miles from the stunning coast and beaches of Cardigan Bay, this property offers the best of both worlds - a tranquil rural setting with the seaside within easy reach. Additionally, the stone barn ranges offer the potential for conversion into holiday lets or additional accommodation, subject to planning permission.

Glynarthen is a small village set in pretty open countryside with an active chapel and vestry. Situated approx 10 miles from the popular market town of Cardigan and approx 8 miles from Newcastle Emlyn, both of which offer a wide range of local amenities, attractions and schools. Glynarthen is also within easy driving distance of the stunning sandy beaches and the coastline of Cardigan Bay, West Wales.

Step inside and be greeted by a wealth of original features that tell a story of a bygone era. From exposed wooden beams and slate windowsills to encaustic tiled flooring, every corner exudes charm and history. Imagine cosy evenings by the wood-burning stoves, creating a warm and inviting atmosphere.

The entrance hall has encaustic tiled flooring, exposed wooden beams, stairs to the first floor, and doors leading into all three reception rooms.

The living room has a tiled floor, an exposed stone wall with a fireplace and wood wood-burning stove (used for heating the hot water as well as room heat) sitting on a slate hearth with a wooden beam over & exposed beams. The sitting room has a wooden floor, exposed beams and a very pretty wooden fireplace with a wood-burning stove sitting on a slate hearth.

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Details Continued:

The dining room has a tiled floor, a Rayburn which is used to heat hot water and for cooking, and doors leading to the kitchen and utility room.

The kitchen has matching base units and shelving for storage, with a ceramic sink and drainer, a gas hob and an electric oven. A door leads into a very useful walk-in pantry, with shelving and quarry tiled floor, perfect for keeping provisions cool.

The inner hall leads to the side porch, with a stable door out to the side of the property, and the utility room. The utility room has space and plumbing for a washing machine, units with a work top over and a stainless-steel sink with a drainer and a toilet.

On the first floor, the landing has an exposed wooden floor and wood-panelled walls, with views from the window overlooking the rear garden and views beyond and doors leading to 4 bedrooms, the family bathroom and an airing cupboard which houses the hot water cylinder and solar panels "My Energi Eddi Micro Generation Energy Divider".

All four bedrooms have exposed wooden flooring,

Bedroom 1 also benefits from an en-suite shower room, and Bedroom 2 is a single, which is currently used as a home office. The family bathroom has a gorgeous freestanding bath with views over the rear garden and countryside, a perfect place to relax after a long day's work, a toilet and a wash and basin.

Externally:

For those seeking a change of pace and a touch of countryside living, this property is an ideal choice. With agricultural outbuildings and stone barns, it presents a perfect opportunity for equestrian pursuits or hobby farming. The vast 20 acres of grounds, encompassing gardens and fields, provide plenty of space to explore and enjoy the great outdoors.

The property is accessed off a country lane (which also gives access to several of its fields and rear yard) onto its own driveway which sweeps down passing the rear garden (which is a mix of lawn, fruit trees, raised vegetable beds and flower and shrub borders, with a water feature and steps) and leads into the main yard, with more than ample parking for many types of vehicles. This yard gives access to the house, all stone barn outbuildings, the two agricultural barns, the lower field and the greenhouse.

There are four stone barn ranges, one detached two-storey building, and three attached barns. Barn 1 has a single room on the ground floor, with wooden steps leading up to the single room on the first floor with the remains of a fireplace sill on display. Barns 2 and 3 (formerly the milking parlour) also have an upstairs which is accessed via external steps off the roadside into two interlinked rooms. Barn 4 has an opening at the back which gives you access to the larger of the two agricultural barns. At the end of Barn 4 is a lean-to shed which has power and water.

Externally Continued:

The larger Agricultural barn consists of a large collecting area in the middle and side, 2 closed-off bays, and a workshop. This space lends itself well for either livestock use or as a fantastic workshop for any type of business or hobby enthusiast. The lockable workshop is also a perfect space to store equipment. A metal door opens up to the rear collecting yard, which has gated access out onto the country lane, a gate out to the lower field and a useful, open-fronted implement/machine store shed to the far end. There are also three former stables here which have been knocked into one over the years but could be rebuilt/repaired if needed. To the other side of this agricultural barn is a lean-to (perfect for storing wood or using it as winter turnout for horses/livestock, and a gate leading into the lower field.

The second Agricultural barn is in two large bays offering masses of options such as additional storage, converted into internal stabling, garage/workshop, etc.

The greenhouse is block built with glass/Perspex windows and roof, with raised beds, a patio area which offers a wonderful place to sit, no matter what the weather, and relax, and has a mature grapevine growing which the current owners use to produce their own home-made wine!

The Land:

Access to the land is either from the rear yard, the bottom of the main yard, from the top of the driveway, or off the roadside. The land is stock-fenced and bounded with mature hedging and benefits from private spring/well-fed water troughs. They are currently used by a local farmer to produce several silage cuts each year and surround the property on three sides (with the country lane on the fourth border). The top field leads down to the woodland which the current owners have planted with a mix of 200 Ash, 200 Birch, 200 Hazel and 200 Sycamore. The woodland leads down into the valley where you will find a large pond, with a bridge crossing over to a small island, the path continues down to the river (Afon Dulas River) and over another small bridge over a ditch leading into the bottom field. The river bounds this field all the way to its end. This rolling pasture takes you back up to two top fields, both of which bound the roadside, and lead you back to the top field and to the property.

Don't miss out on the chance to own a piece of countryside and create your own idyllic retreat in the heart of West Wales. This property is a rare find that promises a lifestyle of serenity and endless possibilities.

Hallway
15'5" x 4'2" max

Living Room
11'5" x 13'7" max (including alcove)

Sitting Room
10'7" x 11'3"

Dining Room
14'3" x 12'6" max

Kitchen
10'0" x 8'2"

Pantry
10'2" x 3'10"

Inner hallway
3'7" x 4'0"

Side Entrance hall
5'8" x 3'8"

Utility Room
9'3" x 3'10"

Landing
14'11" x 5'7" max

Bathroom
12'3" x 8'7"

Bedroom 1
12'5" x 12'4"

En-Suite
4'6" x 5'5"

Bedroom 2
7'4" x 9'1"

Bedroom 3
12'5" x 10'4"

Bedroom 4
11'7" x 10'2"

Airing Cupboard
4'9" x 6'5" max

Detached Stone Barn (1)
9'7" x 15'3"

Ground floor of barn 2
16'4" x 27'6"

Ground floor of barn 3
16'4" x 22'2"

Barn 4
16'4" x 32'4"

Hayloft Barn 2
16'4" x 27'5"

Hayloft barn 3
16'4" x 23'7"





Brick outbuilding
14'9" x 8'0"

Greenhouse
15'4" x 25'4"

Agricultural Barn 1 (Main Area)
64'6" x 48'2" max - I shaped

Agricultural Barn 1 (Bay 1)
44'3" x 29'4"

Agricultural Barn 1 (Bay 2)
44'3" x 25'10"

Agricultural Barn 2
50'3" x 46'1"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity. The owned solar panels do the electricity and also is diverted to heat the hot water and any surplus is fed back into the grid. The owners informed us that the feed in tariff for 2022 - 2023 was £2,526. It expires 16/9/2036.

WATER SUPPLY: The property benefits from both mains and private water. The mains water goes to the house as does the private water, the private water is used for the toilets and washing machine, mains for the rest. The private water is used to fill the water troughs in the fields and barns.

HEATING: Solid Fuel. The central heating is run from the wood burner in the living room and the Rayburn in the sitting room, and the hot water is heated from the living room wood burner, the Rayburn and diverted from the excess electricity from the solar panels.

BROADBAND: Mobile internet 4/5G Connected - up to 80 Mbps Download, up to 20 Mbps upload - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there is a public footpath that runs from the road down through the far and bottom fields to the river below. (See OS Plan on the photos)

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of, however planning permission was applied for and rejected for a house to be built on the land opposite this property (Ref no A201117)

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. There is a small electric transformer on a pole in the rear garden.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

HW/HW/12/05/24/OK















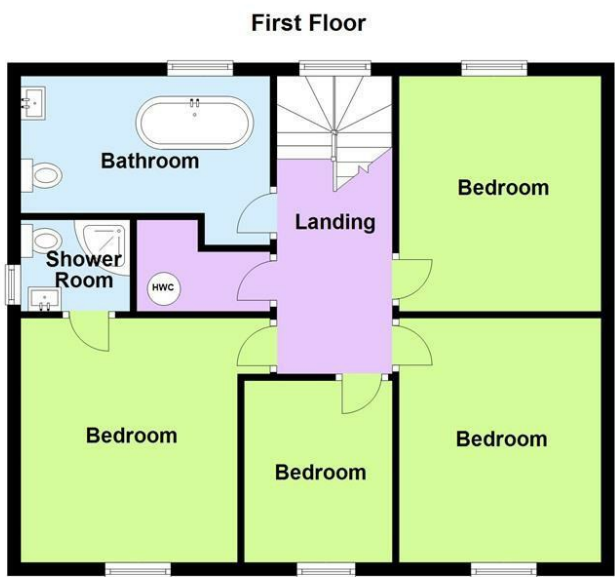
From Cardigan, head north along thA497 for about 7 miles until you reach the Gogerddan Junction. Turn right here onto the B4333 heading towards Newcastle Emlyn. Take your first left heading to Betws Ifan. Stay on this road through Betws Ifan and down down the hill into Glynarthen. Go through the village and as you go up the hill leaving the village you will see a cross roads. Turn right here, and the property is the first on the right a short way down this road. What3Words: ///spurned.cabbies.hilltop to top of driveway

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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