

Guide Price £1,375,000



- Impressive 166 acre Beef / Sheep farm
- Character 5 bedroom oil central heating farmhouse
- Extensive range of outbuildings
- Stone & Slate Cowshed with conversion potential
- Clean, convenient pasture land
- 60 Acres suitable for cropping
- 9 miles Llandeilo/ Llandovery
- 12 miles Lampeter



Conveniently located at grid reference 672 379 adjoining the A482 Lampeter to Llanwrda road. Equidistant from Llandeilo and Llandovery at 9 miles. Circa 12 miles from Lampeter.

AN IMPRESSIVE 166 ACRE BEEF/ SHEEP FARM COMPRISING A 5 BEDROOM STONE AND SLATE, OIL CENTRALLY HEATED FARMHOUSE. GOOD RANGE OF OUTBUILDINGS ON THE PERIPHERY OF THE FARMYARD viz 72' x 18' STONE COWSHED (CONVERSION POTENTIAL). EXTENSIVE CATTLE AND SHEEP/LAMBING SHEDS. LAND BEING VIRTUALLY ALL PASTURE STOCK PROOF FENCED WITH WATER SUPPLY. GOOD ACCESS OFF THE COUNCIL ROAD WITH LARGE ACREAGE SUITABLE FOR MOWING.

DIRECTIONS

From Lampeter, take the A482 towards Llanwrda, passing through the Village of Pumpsaint, proceed for approximately 2.2 miles and the entrance to Goleугоed Uchaf will be on your left hand side with an Evans Bros. Farm For Sale board thereon.

FARMHOUSE

Standing in an elevated position, built of stone and slate with elevations rough cast, provides the following oil centrally heated, homely :-

ACCOMMODATION

(Dimensions approx) All principal rooms have adequate power points and central heating radiators.

Front Door to ;

Sun Lounge

Door to :

Entrance Lobby

Staircase to first floor.

Parlour / Sitting Room

14' x 12' (4.27m x 3.66m)

Multi fuel stove, understairs store cupboard.

Lounge/ Living Room

14' x 13' (4.27m x 3.96m)

Feature oil stove, timber floor, feature old wall oven, bookcase.

Dining Room

14' x 9' (4.27m x 2.74m)

Inset with oil Rayburn Royal (cooking and hot water), tiled floor, exposed beams.

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Front Conservatory

14' x 10' (4.27m x 3.05m)

Single drainer sink h/c, wall and base storage units, tiled floor, "Worcester" oil boiler.

Pantry off dining room

With shelves and power points.

Kitchen

18' x 6' (5.49m x 1.83m)

Double drainer sink h/c, wall and base storage units with granite worktops, matching dresser, tiled floor.

Bathroom

10' x 5'10" (3.05m x 1.78m)

Bath, wc, pedestal wash hand basin, plumbing for washing machine.

FIRST FLOOR

Front Master Bedroom

14' x 12' (4.27m x 3.66m)

Store cupboard and access to insulated loft space.

Landing

With store room.

Front Double Bedroom

14' x 10' (4.27m x 3.05m)



Front Bedroom

11' x 9' (3.35m x 2.74m)

With airing cupboard and store cupboards.

Rear Bedroom

11' x 6'10" (3.35m x 2.08m)

Shower Room

Cubicle with electric shower, wc, pedestal wash hand basin.

5th Bedroom/Study/ Hobby Room

10' x 6' (3.05m x 1.83m)

SERVICES

Mains electricity, private spring water and drainage.

Council Tax Band: D

FARM BUILDINGS

An extensive range of modern and traditional outbuildings conveniently arranged on the periphery of the spacious concreted farmyard and comprising :

Stone/slate Cowshed

72' x 18' (21.95m x 5.49m)

Now utilised as store shed with COOLER HOUSE and LEAN TO KENNELS and STORAGE SHED at rear.

Further Lean to at side

In 2 sections viz.

22' x 14' and 16' x 15' being general purpose outhouses.

Dutch Barn

45' x 19' (13.72m x 5.79m)

With LEAN TO IMPLEMENT/ FODDER SHED in 3 sections.

Opposite the farmyard:

4 Bay Cattle Housing

60' x 30' (18.29m x 9.14m)

Steel frame loose cattle housing with slurry pit at rear.

Cattle Housing

60' x 18' (18.29m x 5.49m)

Steel frame cubicle cattle housing with LEAN TO CAR PORT for 2 cars.

Sheep/ Lambing Shed

90' x 30' (27.43m x 9.14m)

Steel frame sheep/lambing shed with :

Lean to Sheep Shed

160' x 26' (48.77m x 7.92m)

Open front general purpose outbuilding.

Poly Tunnel

24' x 12' (7.32m x 3.66m)

THE LAND

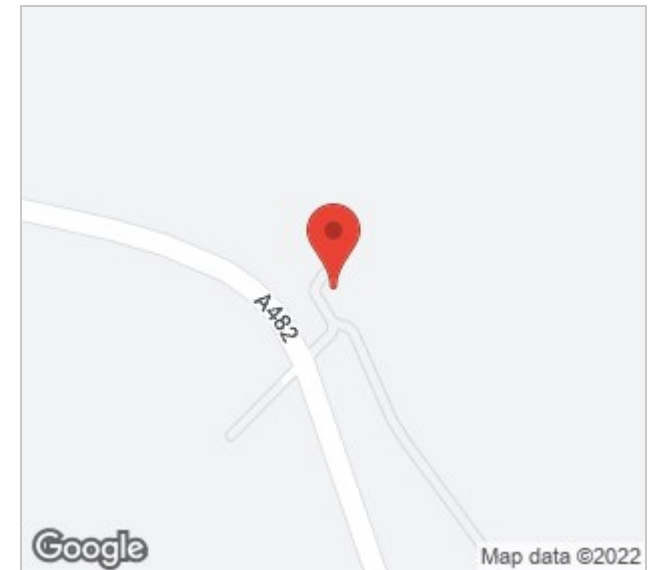
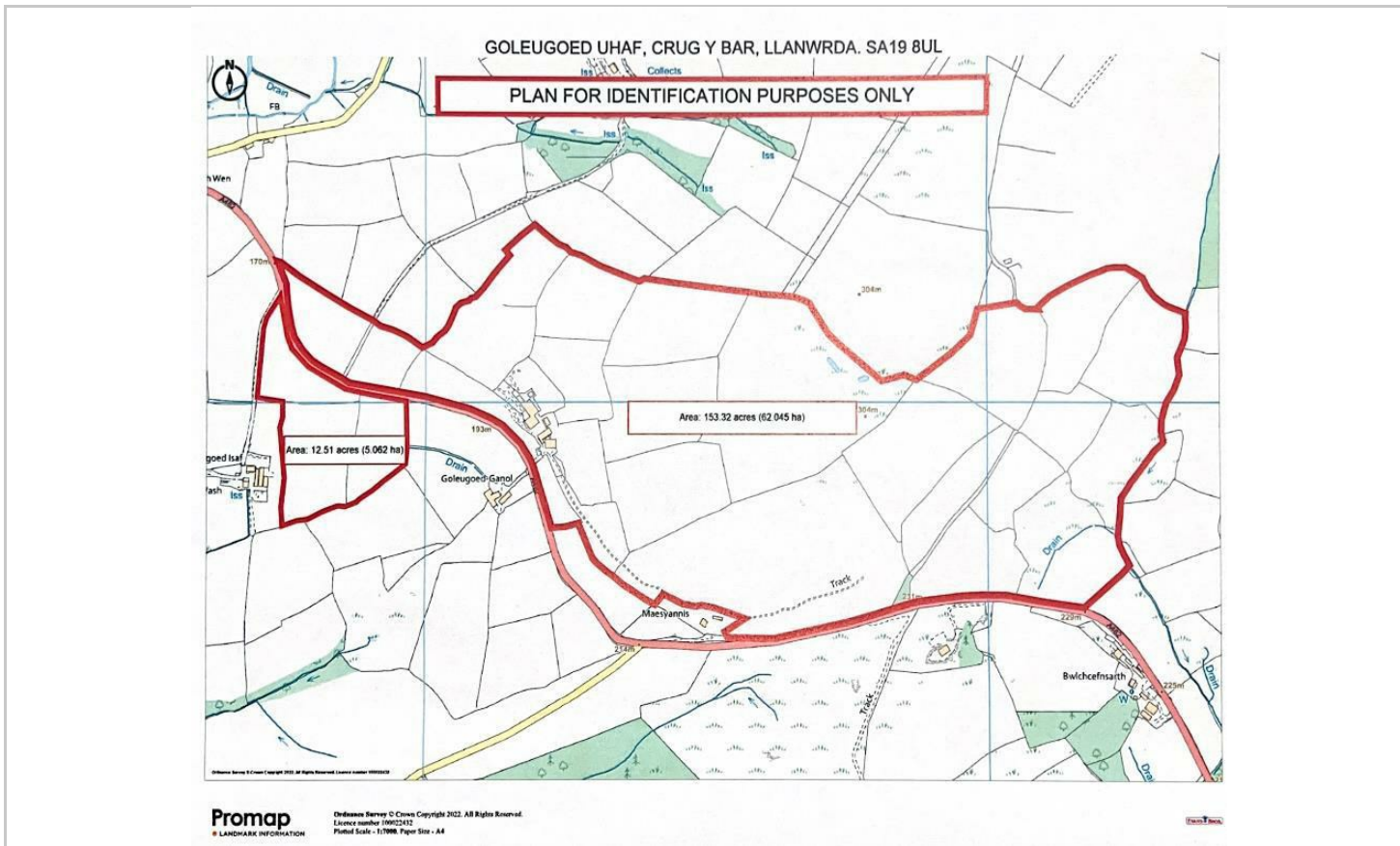
Extends, we are informed, to circa 166 acres (see plan) of grazing land, stock proof fenced with water supply. There are 4 enclosures (approximately 12.5 acres located below the council road), being good cropping fields. All the land can be ploughed, many of the other fields are suitable for cropping with the remainder being sloping grazing land. A good, healthy typical Welsh stock farm.





www.evansbros.co.uk OnTheMarket.com

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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