



Tancastell , Rhydyfelin
Aberystwyth Ceredigion SY23 4PY
Guide price £725,000



For Sale By Private Treaty

Situated in a popular coastal location Rhydyfelin, near Aberystwyth on the Cardigan Bay. Mid Wales, a 15 acre smallholding comprising a substantial traditional former (currently in two dwellings) together with mainly traditional outbuildings ripe for development

TANCASTELL FARM
RHYDYFELIN
ABERYSTWYTH
CEREDIGION
SY23 4PY

JOINT AGENTS

• Aled Ellis & Co, 16 Terrace Road, Aberystwyth 01970
626160 or sales@aledellis.com

• Morgan and Davies, 6 market Street, Aberaeron SA46
0AS

GENERAL NOTE

The farm is located 1½ miles from the University and Coastal resort of Aberystwyth in a delightful sheltered valley setting set off a private drive with extensive frontage to a council maintained road and just a short distance from the main A487 trunk road.

Seldom do properties become available on the early growing coastal belt. The property is easily accessible to the cycle path along the river Ystwyth and the popular All Wales coastal path (see plan).

The imposing and substantial stone and slate Georgian style farmhouse has a sheltered south facing location and is currently two separate dwellings, but can easily be converted back to a six bedroom farmhouse with its own grounds slightly isolated from the outbuildings.

The outbuildings are mainly traditional in nature (see photographs) and are ripe for development subject to the necessary consents being obtained.

VIEWING

Strictly by appointment through the joint selling agents.

Aled Ellis & Co, 16 Terrace Road, Aberystwyth 01970
626160 or sales@aledellis.com
Morgan and Davies, 6 market Street, Aberaeron Sa46 0AS

TENURE

The farm is freehold with vacant possession on completion.

COUNCIL TAX

Band D (per property).

SERVICES

Mains electricity and private water source. A mains supply is nearby. Private drainage.

DIRECTIONS

(OS grid reference SN58803 78908).
From Aberystwyth proceeds south for approximately 2 miles on the A487 coastal trunk road to Rhydyfelin . At the crossroads, turn right and proceed for approximately ¼ of a mile before turning right to Tancastell immediately after the bridge.

SITUATION

Tancastell is within short walking distance of the South Beach, Aberystwyth. Aberystwyth is an important Mid Wales University and Market town with employment opportunities at the University, National Library of Wales and Bronglais hospital. There is a good range of both local and national retailers at Aberystwyth in addition to all the major banks and secondary schools.

OS PLAN

A plan is included with the sale particulars for identification purposes only.

PARTICULARS OF SALE

The farmhouses which are in need of some modernisation provide for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

TANCASTELL NO 1



SIDE ENTRANCE DOOR to

RECEPTION HALLWAY

with tiled floor and under stairs storage cupboard.

KITCHEN / DINING ROOM

8'9 x 20'2 (2.67m x 6.15m)



comprising single drainer stainless steel sink unit with mixer tap, basic base and eye level units and oil fired Rayburn. Plumbing for automatic washing machine, quarry tiled floor and windows to rear.



LIVING ROOM

20'8 x 12'7 (6.30m x 3.84m)



fireplace with oak mantle and slate hearth, two windows to fore and recess cupboard.



FIRST FLOOR ACCOMMODATION

LANDING

with steps to

THROUGH BEDROOM

6'8 x 9' (2.03m x 2.74m)

with part sloping headroom and doors to

BEDROOM 1

12'7 x 9' (3.84m x 2.74m)



with part sloping head room and window to rear.

BEDROOM 2

11'4 x 12'7 (3.45m x 3.84m)



with window to fore.

TANCASTELL NO 2



SOLID DOOR TO

RECEPTION HALLWAY



with doors to

SHOWER ROOM

11'1 x 7'5 (3.38m x 2.26m)



with Part sloping headroom, WC, wash, handbasin, bath and shower. Window to rear.

BEDROOM 3

12'9 x 15'3 (3.89m x 4.65m)

with window to fore.



LIVING ROOM

16'8 x 17' max (5.08m x 5.18m max)



with open brick fireplace and room heating range set on a slate hearth. Under stairs storage cupboard and Former access/connecting door to Tancastell 1. Door to



KITCHEN

10'5 x 8'8 (3.18m x 2.64m)



comprising single drainer stainless steel sink unit, base units with integrated electric hob and cooker. Eye level units and window rear. Tiled splashback and cooker point.

SITTING ROOM

10'9 x 17'2 (3.28m x 5.23m)



with feature stone, fireplace and Window to fore.



FIRST FLOOR ACCOMMODATION.

LANDING

with doors to

BEDROOM 1

10'9 x 17' (3.28m x 5.18m)



with feature fireplace, slimline electric heater and Window to fore.

BEDROOM 2

6'6 x 9'2 (1.98m x 2.79m)



with slimline electric heater and Window to fore.

BEDROOM 3

10'8 x 16'3 max (3.25m x 4.95m max)



with slimline electric heater and Window to fore. Former access to Tancastell 1.

BATHROOM

6'3 x 5'9 (1.91m x 1.75m)



comprising WC, wash, handbasin, bath with Aqua shower over and screen. Part tiled.



EXTERNALLY

THE OUTBUILDINGS

Slightly isolated from the farmhouses and briefly comprise of a range of traditional outbuildings comprising of:

- Former wash house/Cart house,
- Granary
- Stables and cow shed, some with loft over with in a courtyard.
- Cavity block loose boxes 15 x 32 ,
- 4 bay brick built loose box 48 x 22
- Former cowshed 16 x 65
- 5 Bay hay barn and further the corrugated Iron Hay barn.

THE LAND



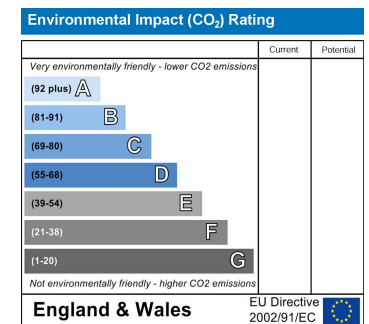
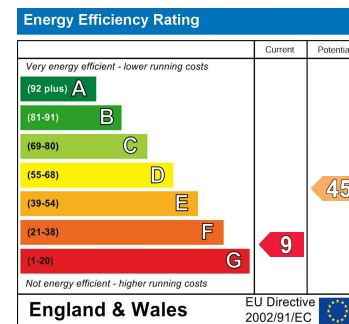
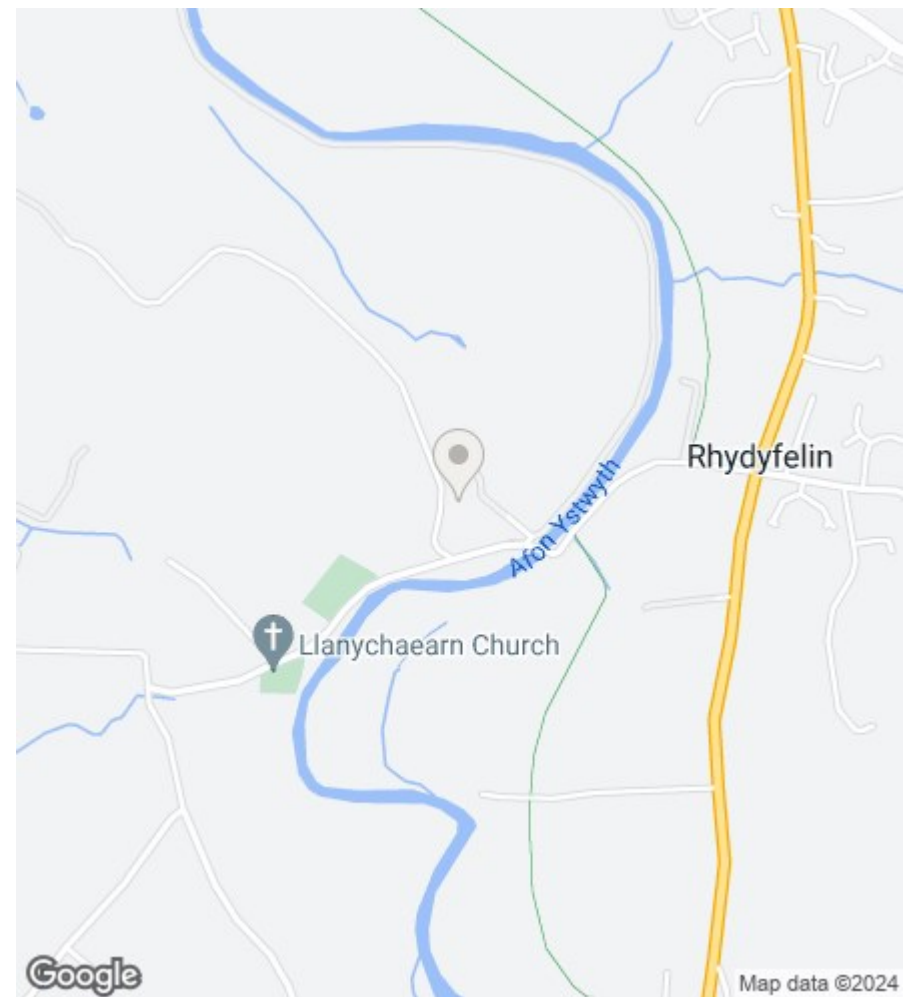
Immediately surrounding the property is 15 acres of highly productive grassland which extends from the public highway on the eastern boundary wrapping around the roads to Tanybwlich Mansion and lying also to the front of the range of outbuildings. The land has excellent grazing and cropping potential and may also be suitable as part of a tourism diversification project, glamping etc. (stc).

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a

recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.





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