



Tyn Y Gwndwn , Llanfarian
Aberystwyth Ceredigion SY23 4EU
Guide price £1,100,000



North Ceredigion

In a most favoured agricultural area, a 68 acre mixed stock farm conveniently situated 6 miles south of Aberystwyth with traditional 2 bedroomed farmhouse together with both traditional and modern outbuildings.

TYN Y GWNDWN
LLANFARIAN
ABERYSTWYTH
CEREDIGION
SY23 4EU

PRICE GUIDE - £1,100,000

METHOD OF SALE

Tyn y Gwndwn is offered for sale as a whole by Private Treaty. The farm may be offered for sale by public auction at a later date.

SITUATION

The farm is conveniently located just off the B4576 Abermad to Llangwryfon road. The nearby villages of Llanfarian, Llangwryfon and Llanilar provide for limited local amenities to include primary schools.

The university and market town of Aberystwyth is approximately 6 miles to the north, the town having a good range of social, leisure and education facilities.

DESCRIPTION

Tyn y Gwndwn is a productive 68 acre mixed stock farm with all the land down to pasture. The majority of the land can be cropped and the outbuildings are multi-purpose. The farmhouse currently provides for 2 bedroomed accommodation. The attached traditional outbuildings are suitable for conversion to additional accommodation subject to obtaining the necessary planning consents.

DIRECTIONS

(OS Grid Ref: SN 58743 73299)
From Aberystwyth take the A487 coastal trunk road for 3 miles to Llanfarian. Turn left onto the A485 Tregaron road and proceed for a mile to Abermad. Turn right immediately after the bridge onto the B4576 and proceed for a further 2 miles ignoring all turnings and the farm track is on your left hand side denoted by a for sale board.

What 3 words – increment.dissolve.prawn

INGOING

There are no in-goings.

TENURE

The property is freehold with vacant possession on completion.

SINGLE FARM PAYMENT

Entitlements are available by separate negotiation.

SERVICES

Mains electricity and water. Private drainage.

FIXTURES AND FITTINGS

Items referred to in the sale particulars are included in the sale.

BOUNDARIES

The purchasers shall be deemed to have full knowledge of the boundaries and neither the vendor nor the selling agents will be responsible for defining ownership thereof.

RIGHTS OF WAY

Tyn y Gwndwn will be sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing whether mentioned in the sale particulars or not.

LOCAL AUTHORITY/ PLANNING MATTERS

The farm is sold subject to any development plan, tree preservation orders. The purchasers will be deemed have full knowledge of these through their solicitor enquiries.

Ceredigion County Council
Penmorfa
Aberaeron
Ceredigion
01545 570881

ENVIRONMENTAL SCHEME

The farm is not currently in any scheme due to the uncertainty concerning the future level of support through the Welsh government

VIEWING

Strictly appointment only made through the sole selling agents Aled Ellis & CO, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

PROSPECTIVE PURCHASES

Please note
Aled Ellis & Co have prepared the sale particulars in in good faith for guidance purposes only. They are intended to give a fair description but do not constitute part of any offer or contract and if there are any inconsistencies between the sale particulars and the contract the information on the contract shall prevail.

PARTICULARS OF SALE

The main traditional farmhouse provides for the following accommodation. All room dimensions are approximate, and all images have been taken with a wide angle lens digital camera.

There is a pleasant outlook from the homestead as highlighted in the photograph

FARMHOUSE



FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with slate floor, stairs to the first floor accommodation and under stairs storage cupboard. Door to

SITTING ROOM

9'7 x 15'2 (2.92m x 4.62m)



with slate floor, fireplace with room heating range, radiator and window to fore.

LIVING ROOM

17'2 x 14'9 (5.23m x 4.50m)



with an attractive fireplace with Oak beam, feature bread oven and woodburning range set on a slate hearth. French door to fore, slate floor and radiator.



KITCHEN/ DINING ROOM

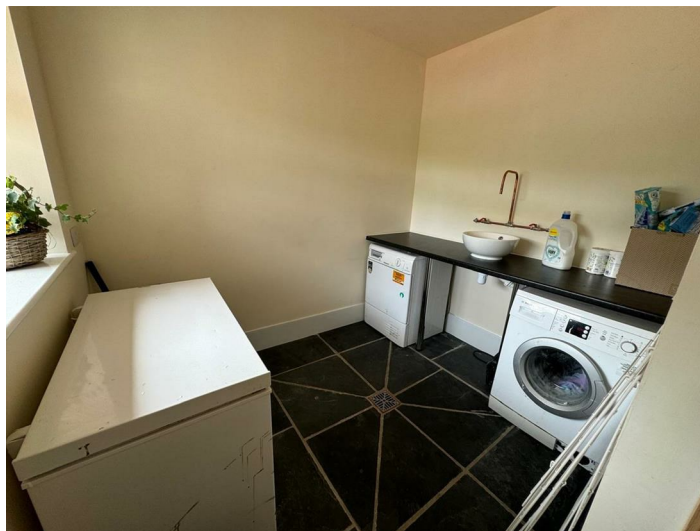
27'3 x 7'8 max (8.31m x 2.34m max)



Comprising base and eye -level units, 1½ bowl sink unit with mixer tap, appliance spaces and dishwasher. Storage areas.

UTILITY ROOM

11'1 x 5'8 max (3.38m x 1.73m max)



with worktops and appliance spaces below. Tiled floor and door to fore.

SEPARATE WC

SHOWER ROOM

6'6 x 6'6 (1.98m x 1.98m)



comprising Mira shower, wash hand basin and wc. Slate floor, mirrored cabinet and obscured window to side.

FIRST FLOOR ACCOMMODATION

LANDING

with doors to

BEDROOM 1

9'9 x 15'6 (2.97m x 4.72m)

with exposed wooden floor, exposed beams, radiator and window to fore.

BATHROOM

10'6 x 6'4 (3.20m x 1.93m)



comprising Victorian style bath with mixer taps, wash hand basin and WC. Exposed wooden floor, radiator and window to fore.

BEDROOM 2

16'2 x 16'1 (4.93m x 4.90m)

with exposed wooden floor, radiator, exposed beams and window to fore.

OUTBUILDINGS



The outbuildings comprise of

- Attached traditional former cart house and stable with loft over.
- 3 bay general purpose outbuilding 22' x 45'
- Workshop 20 x 18' with attached loose box 20' x 17
- Traditional cow shed former milking parlour and dairy.
- 2 modern livestock buildings 45 x 30 with lean to's and concreted yard.



The farm is approached over a farm track from the B4576 Abermad to Llangwryfon road. There are ample hard standings on the homestead.

THE LAND



The land in total amounts to 68 acres or thereabouts as highlighted on the attached plan. Tyn y Gwndwn is an easy to manage farm with all enclosures down to pasture with ample shelter and natural water sources.

The farm is some 130 metres above sea level. The east facing enclosures are sloping in nature but all accessible. The land abutting the B4576 is level to gently sloping in nature.

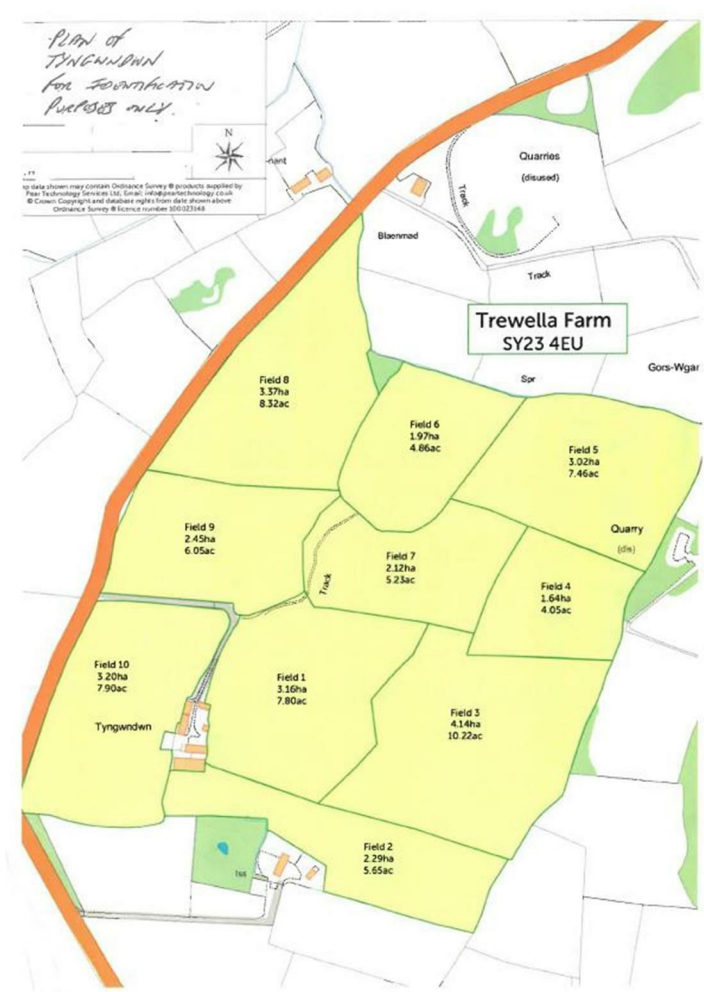
Tyn y Gwndwn is a productive unit easy to manage in a favoured agricultural area in the coastal belt with a mild climate and thus early growing.



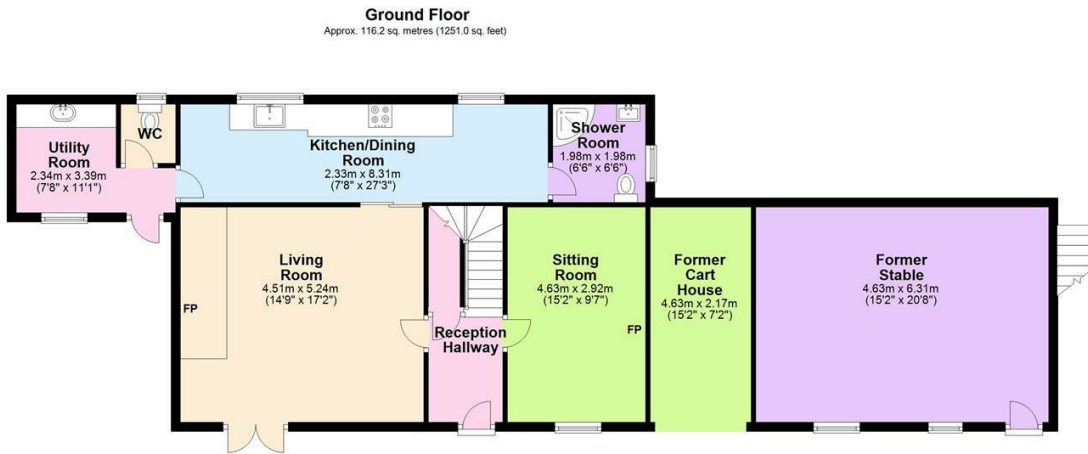
SCHEDULE OF ACREAGES

| SCHEDULE OF ACREAGES | |
|----------------------------|--|
| TNYGWNDWN FARM, LLANFARIAN | |
| ENCLOSURE NO | AREA (hectares) |
| Field 1 | 3.16 |
| Field 2 | 2.29 |
| Field 3 | 4.14 |
| Field 4 | 1.64 |
| Field 5 | 3.02 |
| Field 6 | 1.97 |
| Field 7 | 2.12 |
| Field 8 | 3.37 |
| Field 9 | 2.45 |
| Field 10 | 3.20 |
| Homestead & track | 0.40 approx |
| TOTAL | 27.76 Hectares (68.5 acres thereabouts) |





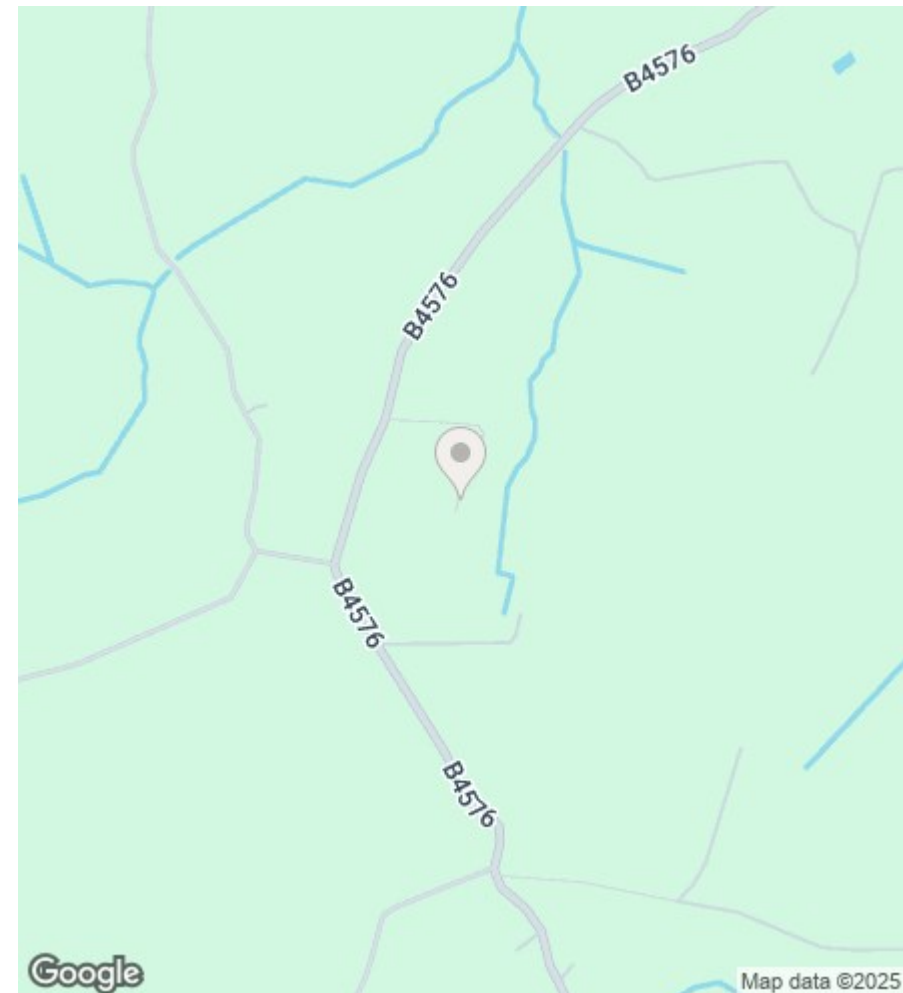




Total area: approx. 202.8 sq. metres (2182.9 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Tyn Y Gwndwn, Llanfarian, Aberystwyth



| 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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com