



- Detached Three Bedroom Farmhouse in a Secluded Location
- Large Gardens with Lawn, Vegetable Plots and Greenhouse
- Separate Barn Conversion and Further Partially Converted Barn
- Two Static Caravans
- Useful Range of Outbuildings
- Quality Pasture Paddocks, Several Wildlife Ponds and Some Woodland
- Approx. 16.6 Acres In All



GENERAL AND SITUATION

Approximate Distances:
Aberporth/Coast 4.5 miles • Newcastle Emlyn 6 miles • Cardigan 7 miles

A secluded three bedroom farmhouse set in approx. 16.5 acres with a useful range of outbuildings, quality pasture paddocks and potential for holiday income, situated in a beautiful sheltered valley.

The house is believed to have been built in 1947 and it has recently been the subject of various improvements including the installation of a new air source heating system in 2023. The property has previously been run as a Welsh Pony stud farm and it is ideally suited to smallholding or private equestrian use. Additionally, there is potential to produce holiday income, subject to the necessary permissions.

The property is in a lovely secluded rural location, surrounded by its own land, although it should be noted that the private drive is shared with one neighbouring property which has right of way over the driveway and through the farmstead.

The property lies about 1½ miles from the main coastal trunk road at Blaenporth, and the nearby village of Beulah has a village shop with Post Office and primary school. There is easy access to the popular Ceredigion coast with a number of beautiful National Trust beaches and ranges of shops and local amenities can be found in Newcastle Emlyn and Cardigan.



THE RESIDENCE

A cottage style farmhouse with air source heating system and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a side **Utility Room** which has a range of fitted cupboards and worksurfaces and plumbing for a washing machine. It opens through into a **Galley-style Kitchen**, which is fitted with a range of built-in cupboards, stainless steel sink, plumbing for washing machine and dishwasher and an electric cooker point.

At the far end of the **Kitchen** a door opens through to a **Ground Floor Bathroom** with a panelled bath, WC and wash hand basin.

An opening from the kitchen leads into the **Dining Room**, with stairs leading to the first floor and understairs cupboard, solid fuel Rayburn, wooden floor and double doors opening through to the **Conservatory**.

A further door from the **Dining Room** leads into the **Sitting Room** which has a wooden floor, fireplace with woodburner and glazed external double doors to the **Garden**.

There are **Three Bedrooms** on the **First Floor** each with built-in storage, and a **Family Shower Room** with a cubicle with mains shower, WC and wash hand basin.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a small country lane along a private driveway which extends for several hundred yards to a large **Arrival Yard**, providing ample parking and turning space.

To the front of the farmhouse there is an enclosed **Garden** with a **Paved Patio** with dwarf stone-walled surround, opening onto a lawn, with a wide variety of flowering shrubs and bushes. To the side is a **Large Vegetable Garden** with **Raised Beds**, **Herb Garden**, **Greenhouse** and **Polytunnel**. A **Further Adjoining Vegetable Growing Area** has an **Orchard** and soft fruits.

Opposite the farmhouse is a former **Traditional Style Stone Barn** which the vendors inform us was converted more than ten years ago, although no formal planning permission was sought. It has scope to be used as a **Holiday Cottage**, subject to the necessary permissions. It provides the following rooms:

Room One 15'4 x 12'6 (4.7m x 3.8m) fireplace with logburner (feeding underfloor heating), wooden floor and stairs to a **First Floor Mezzanine Room** 11'6 max x 10' (3.5m x 3m)

Room Two 12'2 x 5'6 (3.7m x 1.7m) with a range of built-in storage units, sink, four ring hob, electric oven and plumbing for washing machine

Room Three 8'4 x 5'9 (2.5m x 1.8m) panelled bath, WC, wash hand basin

Room Four 12'8 x 8' (3.9m x 2.4m) with a wooden floor

Adjacent to this building is another building that has been partially converted and again has potential to provide a **Holiday Cottage**, subject to the necessary permissions. It provides the following:

Room One 20'3 x 11'8 (6.2m x 3.6m), **Room Two** 22'8 x 17' (6.9m x 5.2m) **Room Three** 14'9 x 7'9 (4.5m x 2.4m) and **First Floor** 30'10 x 15'9 (9.3m x 4.8m) with adjoining **Balcony**

Dutch Barn with **Lean-to** 45' x 30' (13.7m x 9.2m) overall

Range of **Three Former Kennels**

Two Timber Loose Boxes each 10' x 10' (3m x 3m) fronting onto an **Enclosed Concrete Yard**

Detached Third Loose Box 12' x 12' (3.6m x 3.6m)

Barn 38' x 19' (11.5m x 5.8m) block walls under a **GI roof** set on a concrete base.

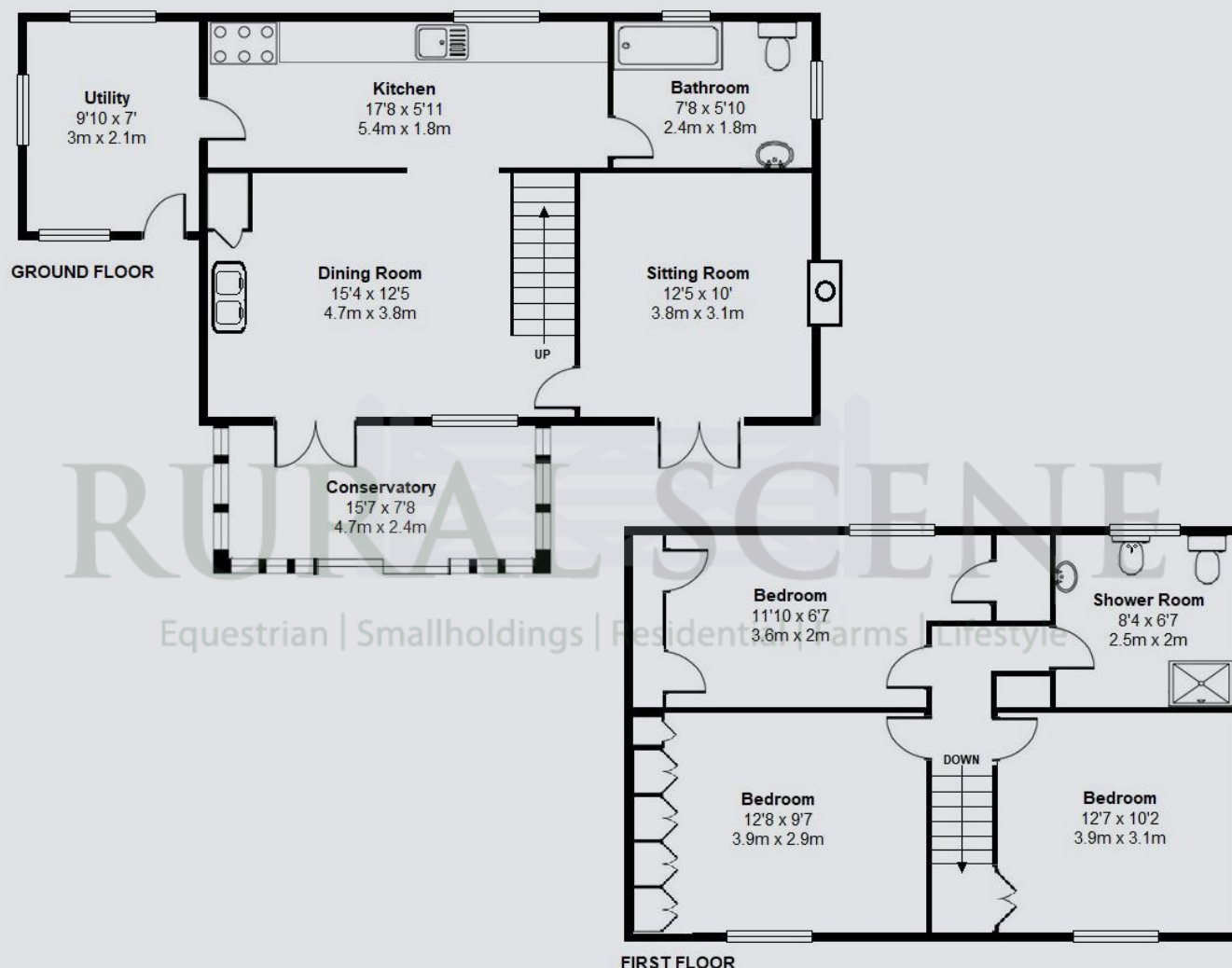
Further Barn 35' x 15' (10.7m x 4.6m) timber framed, **GI roof**

There are **Two Static Caravans**, each connected to electricity, water and sewerage.

The Land surrounds the farmstead in excellent quality pasture paddocks which are mainly level or very gently sloping, with mature hedges along the borders. There are several **Wildlife Ponds** and the western paddocks run down to the **River Hirwaun**, where there is just over half an acre of **Mature Deciduous Woodland** which provides a lovely natural wildlife habitat.

IN ALL APPROX. 16.5 ACRES
(About 6.7 Hectares)





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CEREDIGION COUNTY COUNCIL
Tel: 01565 570881

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, AIR SOURCE HEAT PUMP, PV SOLAR PANELS with feed in tariff, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING B COUNCIL TAX D

DIRECTIONS

From Newcastle Emlyn head north on the B4333 towards Aberporth. Continue to the village of Beulah and turn left just after the Post Office. Follow the lane for about 1 mile and take the first turning right into Bowls Road. Continue for just over half a mile, passing through some bends, soon after which the drive to Derlwyn will be found on the left-hand side.

what3words /// master.timing.albatross

OPTIONAL EXTRAS

There are various additional items that may be available by negotiation including a Brayshaw Brothers 1947 Showman's Van and Two Bow-Top Shepherds Huts.

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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