



## Nantgwynfynydd Isaf Farm Llanarth, Near Aberaeron, SA47 0RS

**Price Guide £1,000,000**

Character farmhouse set in delightful gardens and grounds

Three reception rooms, six/seven bedrooms, two bathrooms and a shower room

Set-up for a separate annexe if required, studio room.

Impressive courtyard of stone barns with conversion potential (stp)

Range of outbuildings currently used for storage

Extending to some 45 acres or thereabouts, being lot 1 of the larger farm property

Joint Selling Agents with Savills, Cardiff

### Situation

Enjoying a pleasant location midway between the rural villages of Ffosyffin and Oakford approximately a mile from the A478 Cardigan to Bangor trunk roadway. The popular Georgian harbour town of Aberaeron is some 3.5 miles distant whilst the seaside resort of New Quay is within a 6 mile journey.

### Description

Entrance Hallway 9'0" x 8'2" (2.74m x 2.49m)



### Cloakroom

Reception Room 14'7" x 10'6" (4.45m x 3.20m)

Rear Hallway 14'8" x 8'4" (4.47m x 2.54m)

Reception Room 15'1" x 14'9" (4.60m x 4.50m)

Kitchen 14'1" x 8'2" (4.29m x 2.49m)



Second kitchen 12'4" x 8'2" (3.76m x 2.49m)



Living Room 18'6" x 14'5" (5.64m x 4.39m)

Hallway 8'5" x 5'8" (2.57m x 1.73m)

Studio 19'6" x 9'1" (5.94m x 2.77m)

Utility Room 12'11" x 6'11" (3.94m x 2.11m)

W.C.

First Floor

Landing

Bathroom

Bedroom 5 14'8" x 10'9" (4.47m x 3.28m)

Bedroom 6 9'3" x 6'11" (2.82m x 2.11m)

Aerial Picture

Bedroom 7 18'1" x 14'8" (5.51m x 4.47m)

Bedroom 4 11'11" x 8'2" (3.63m x 2.49m)

Bedroom 3 11'0" x 5'7" (3.35m x 1.70m)

Bathroom

Bedroom 2 11'1" x 9'1" (3.38m x 2.77m)

Principal Bedroom 10'7" x 9'2" (3.23m x 2.79m)

Grounds



A very attractive feature to this property are the generous established grounds in which the property stands including a variety of trees and mature shrubs. To fully appreciate the setting an early inspection is strongly advised.

Land



Lot 1 extends in total to some 45 acres or thereabouts

(stms) and is laid to permanent pasture. A plan of the land is attached to the sales particulars.

## Traditional Outbuildings



Fronting the farmhouse is an impressive range of traditional stone buildings including a circular courtyard which greatly enhances the appeal of the property. In particular there is a substantial barn with three full height doors creating a perfect 'function room' (stc) suitable for a variety of uses.

Other ranges include an open fronted cart house, garages and former cowshed now used for stores.

To the rear of the house is an 'atcost' 5 bay agricultural building with 2 bay extensions offering extensive covered storage areas.

## General Remarks and Stipulations

**Method of Sale** - Offered for sale by private treaty as a whole or possibly in two Lots as shown on the sale plan.

The vendors wish to retain a field, small woods and bungalow in Lot 2 (marked with a blue boundary on the plan).

**Tenure & Possession** - The tenure of the property is freehold with vacant possession upon completion.

**Services, Council Tax Bands and EPC Ratings** - Mains electricity and water. Water. Private drainage. Oil central heating. Council Tax Bands F. EPC Rating E.

**Overage** - The farmland will be subject to a reservation by the vendor of an agreed percentage of any uplift in value in the event that planning consent is granted for non-agricultural use of the land within an agreed time period following completion. This will be triggered on the earlier of implementation of planning or a sale with the benefit of planning.

**Basic Payment Scheme (BPS)** - The land is registered for the Basic Payment Scheme and the Entitlements are included in the sale. The Vendor will make reasonable endeavours to transfer the relevant Entitlements to the Purchaser(s) after completion of the sale. Further details are available from the selling agents. Whenever completion of the sale takes place, the payment for that year will be retained by the vendors.

**Agri-Environment Schemes** - The Farm is not entered into any schemes.

**Sporting, mineral and timber rights** - In so far as they are owned by the Vendors, rights of sporting, minerals and

timber are included in the sale. All such rights are believed to be owned by the Vendors.

**Ingoing Valuation** - If applicable, in addition to the purchase price the Purchaser(s) will take over and pay for all growing crops, cultivations and stocks and stores (e.g., feeding stuffs, hay, straw, fuels, oils etc) at valuation. Payment is to be made upon completion at the figure assessed by the Vendors' value based upon CAAV rates or contractors' rates where applicable and invoiced costs of stocks, stores, seed, fertiliser and sprays applied.

**Employees/TUPE Regulations** - Where applicable, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations and the taking on of any existing and eligible employees.

**Value Added Tax (VAT)** - Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

**Machinery, Fixtures & Fittings** - Unless specifically described in these particulars, all machinery, fittings and contents are excluded from the sale though some may be available by separate negotiation. Further information is available from the Vendor's agents.

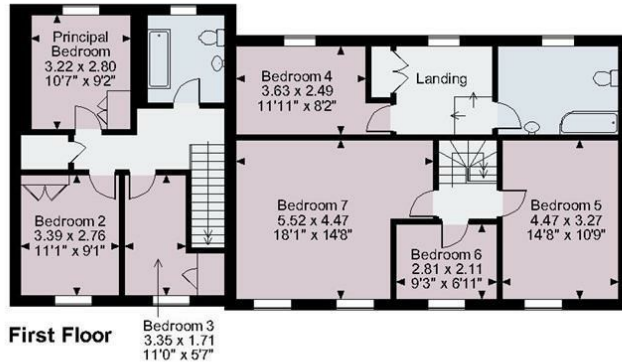
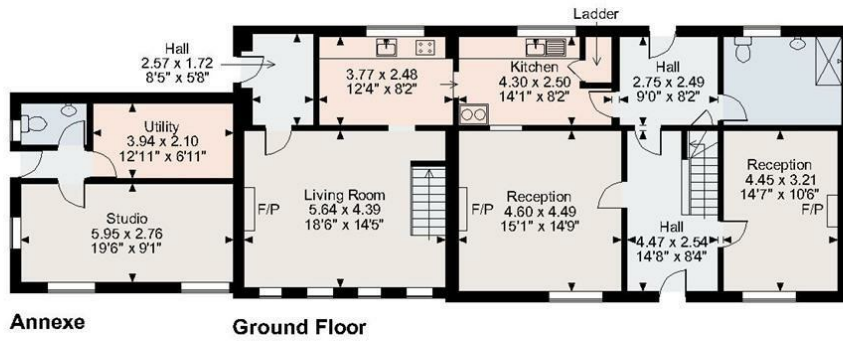
**Wayleaves, Easements and Rights of Way** - The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways. We understand that public footpaths cross part of the land and the homestead.

**Plans, Areas and Schedules** - Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

**Health & Safety** - Given the potential hazards of a farm, viewers should take care and precaution with regard to their personal safety when viewing the property, particularly around any livestock, farm machinery, buildings, land and water.

# Floor Plan

**Nantgwynfynydd Isaf Farm, Oakford, Llanarth**  
**Main House gross internal area = 2,553 sq ft / 237 sq m**  
**Annexe gross internal area = 321 sq ft / 30 sq m**

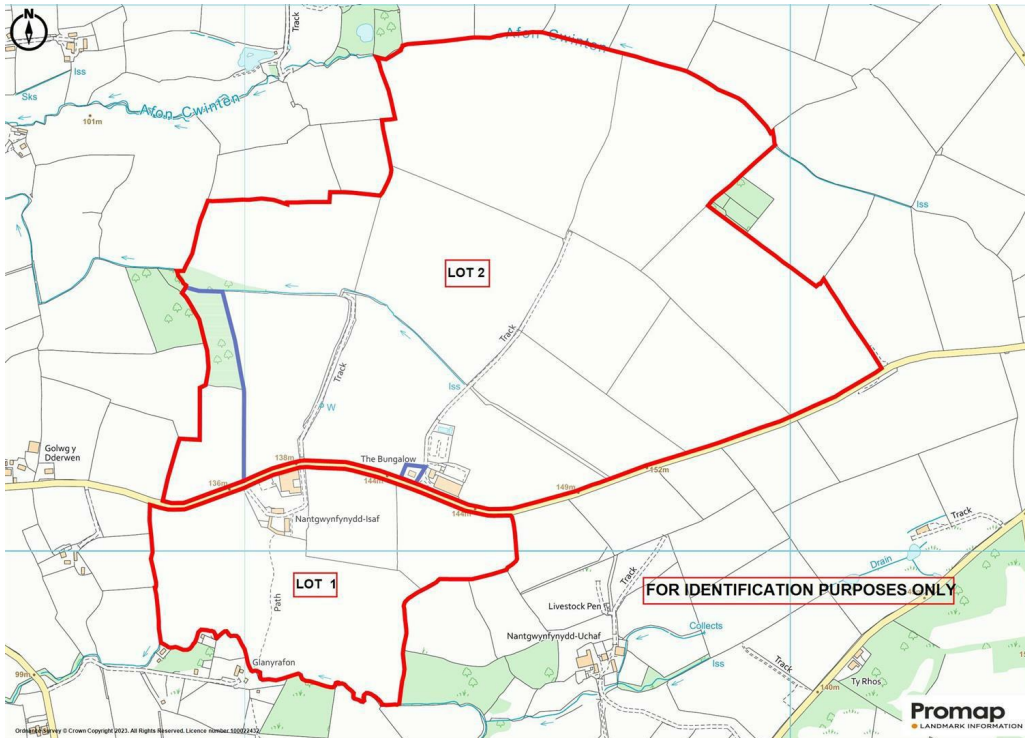


- Garage 1 - 4.85 x 4.57
- Garage 2 - 15.73 x 9.67
- Garage 3 - 7.86 x 4.30
- Milking Parlor - 17.12 x 4.30
- Barn - 23.34 x 8.41
- Dairy Barn - 35.67 x 31.75
- Cow Shed 1 - 22.25 x 8.89
- Cow Shed 2 - 40.44 x 22.25
- Workshop/Milking Parlour - 14.29 x 5.70

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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# Land Plan



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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