



Blaengwyddon Fawr Capel Iwan Road, Newcastle Emlyn, SA38 9LW

**Offers In The Region Of £1,400,000**

Appealing livestock farm extending to 129.51 acres or thereabouts

Detached traditionally constructed two storey farmhouse

Affording 3 reception rooms, 4 bedrooms, kitchen, utility room, bathroom and shower room

Range of useful farm buildings ideally suited for livestock production

An opportunity not to be missed

EPC E - NO FORWARD CHAIN



## Situation

Enjoying a pleasant rural location along Capel Iwan Road being within easy reach of the pleasant market town of Newcastle Emlyn. The town offers a good range of local services and amenities which cater for all day to day needs and briefly includes numerous shops, primary and secondary schooling, leisure centre, post office, cafes, public houses etc. Carmarthen is considered the administrative town of the county and lies within a 20 minute car journey and provides a comprehensive array of commercial, educational and recreational facilities together with excellent rail links and road connections to the larger towns of south Wales. The M4 connection at Pont Abraham lies a 20 minute drive from the town of Carmarthen. In addition the stunning scenery along Cardigan Bay coast with its several popular sandy beaches is within a 30 minute car journey of the farm.

## Directions

From the direction of Cardigan, take the A484 roadway out of the town. As you enter the town of Newcastle Emlyn take a right hand turning signposted 'Capel Iwan', continue on this road passing the leisure centre and the secondary school on your left hand side, taking a left hand turn signposted 'Capel Iwan'. The farm will be seen shortly on the right hand side.

what3words ///alongside.petition.afraid will lead you to the farm entrance

## Description

Blaengwyddon Fawr comprises a fine example of a livestock farm and extends to 129.51 acres or thereabouts in total. Enjoying a pleasant rural setting yet very accessible to town facilities. Within the homestead lies a detached two storey farmhouse of solid stone walls under a slated roof with the original part dating back to 1767. The farmhouse has been extended to provide a substantial family home offering 4 bedroom accommodation, although some selective upgrading is now required.

The farm buildings are nicely positioned within the homestead and are ideally suited for livestock purposes. Divided by a council-maintained roadway the land is mainly level to gently sloping and laid to pasture being suitable for both grazing and cropping purposes.

The sale of Blaengwyddon Fawr offers an excellent opportunity to acquire a standalone or second unit, which is described in more detail (with approx. dimensions only).

## Ground Floor

### Side Porch



Overlooking the homestead with terrazzo tiled flooring and door leading to:

### Entrance Hallway



With radiator, access to a small pantry and doors lead to:

### Dining Room 16'8" x 13'9" max (5.08m x 4.19m max)



Overlooking the side, the focal point of the room being the oil fired 'Aga' (responsible for the hot water), with built in 'Electrolux' oven with 4 ring hob to the side with beam above. Terrazzo tiled flooring, secondary staircase leads to the rear landing, valuable under stair storage which houses the 'Worcester' oil fired central heating boiler and door to:

### Kitchen 14'3" x 12'7" (4.34m x 3.84m)



Well proportioned and enjoying a double aspect, affording a range of base and wall mounted units with complimentary work surface above incorporating a single stainless steel sink and drainer unit. Terrazzo tiled flooring, built in fridge, plumbing for an automatic appliance, radiator, loft access and access to:

### Utility Room 7'9" x 7'6" (2.36m x 2.29m)



Comprising a range of base and wall mounted units with complimentary work surface above, plumbing for an automatic appliance, partly tiled walls, terrazzo tiled floor, window to the pantry and access to:

### Bathroom 7'9" x 5'6" (2.36m x 1.68m)



Comprising the usual 3-piece suite of W.C., wash hand basin and bath with shower attachment above, built in cupboard, window to the rear and tiled walls.

### Returning to the entrance hallway

### Sitting Room 15'6" x 12'7" (4.72m x 3.84m)



Enjoying a double aspect including a radiator, whilst the focal point of the room is the stone fireplace.

### Main entrance hallway



With radiator, valuable understairs storage with quarry tiled flooring, stairs rise to the first floor and doors to:

### Living Room 15' x 12' (4.57m x 3.66m)



Overlooking the fore including a radiator and fireplace with wooden mantle.

### First Floor

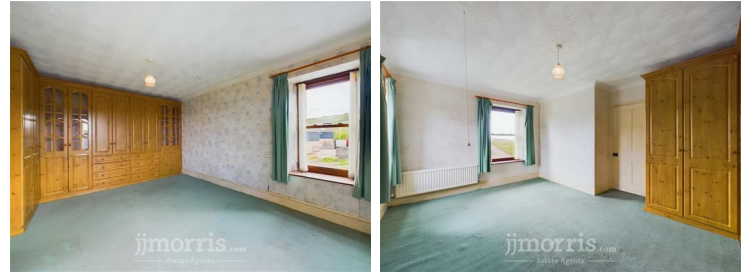
### Split Landing

### Front Landing



With radiator and doors to:

### Bedroom 1 13'4" x 11'6" (4.06m x 3.51m)



Enjoying a double aspect with radiator and extensive built in wardrobes and drawers.

### Shower Room 8'1" x 6'2" max (2.46m x 1.88m max)



Incorporating a 'Triton T80si' electric shower, W.C., wash hand basin, tiled walls, built in linen cupboard with louvre doors and window to the fore.



### Bedroom 2 13'3" x 12'4" (4.04m x 3.76m)



Incorporating built in wardrobes, radiator and window to the fore.

### Rear Landing



With radiator, loft access, stairs descend to the kitchen and doors to:

### Bedroom 3 13'5" x 8' (4.09m x 2.44m)



With sloped ceiling, exposed roof timbers, radiator, window to the rear and two 'Velux' windows.

### Bedroom 4 10'6" x 10'3" (3.20m x 3.12m)



Including a built in wardrobe with louvre doors, radiator and window to the fore.

### Box Room 10' x 8' (3.05m x 2.44m)



Comprising a built in airing cupboard which houses the hot water cylinder and window to the side.

### Externally

The double garage houses the oil fuel tank, ample parking to the concrete yard with scope to create domestic gardens to the rear.

### Farm Buildings



Conveniently located within the homestead lies a collection of useful farm buildings which include:

4 Bay Implement Shed (60' x 29') with adjoining 4 bay lean-to (60' x 29') with shuttered concrete walls and sheeting above.

### 3 Bay Lean-to 45' x 12' (13.72m x 3.66m)

5- bay shuttered concrete walled corn store (75' x 21').

### Covered Silage Pit 75' x 38' (22.86m x 11.58m)

### Cattle Housing 160' x 60' overall (48.77m x 18.29m overall)



Including an area of loose housing, 48 cubicle beds, feed and storage area.

Concrete yards around. Workshop with diesel tank and two adjoining storage/isolation boxes.

## The Land



Extending in total to 129.51 acres or thereabouts the land is divided by Capel Iwan road and includes 123.79 acres of clean land. Divided into 20 enclosures the land is level to gently sloping and suitable for both grazing and cropping purposes and is served by a system of water troughs from the private supply. Currently the land is rented on a summer grazing basis therefore completion cannot take place until the end of the agreement (October 2024).

A good parcel of agricultural land in good heart that is capable of excellent productivity.

## Services

We understand that the property has the benefit of mains electricity, private water and drainage connection. Oil fired central heating system.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council.

Property Classification: Band E (Online Enquiry Only).

Completion cannot take place until October 2024 once the grazing agreement has ended.

Entitlements to Basic Payment Scheme: To be transferred with the purchase of the Blaengwyddon Fawr.

Environmental Schemes: The farm is not entered into any environmental scheme.

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. There are no public rights of way across the farm.

## Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 1 Mbps upload and 26 Mbps download and Ultrafast 220 Mbps upload and 1000 Mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the

infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

Three Voice - No & Data - No

O2 Voice - Limited & Data - Limited

Vodafone. Voice - Limited & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## General Remarks

Very rarely are farms such as Blaengwyddon Fawr offered for sale on the open market and this is an excellent opportunity that is not to be missed. Viewing is highly recommended.

# Land Plan - For Identification purposes only



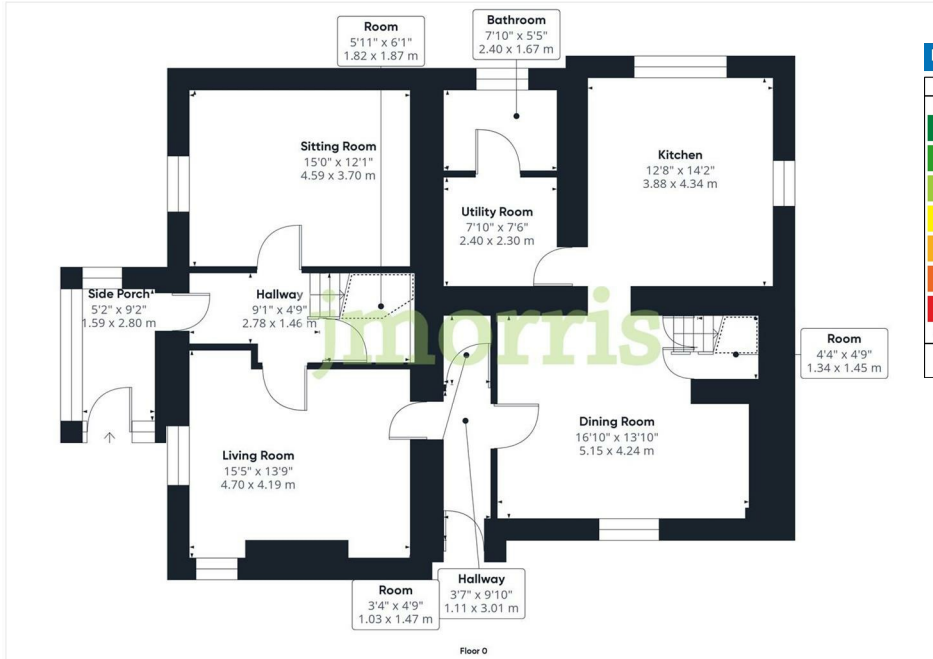
Floor 0



Floor 1

## Schedule of Acreage

## Energy Efficiency Graph



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.