



Panteinon , Cwm Cou, SA38 9PR

**£695,000**

An exciting opportunity to purchase a 40 acre or thereabouts smallholding situated in a rural setting in Cwm Cou, on the outskirts of Newcastle Emlyn. The accommodation comprises: hall, living room, conservatory, kitchen/diner, inner hallway, utility room and wc. There are three bedrooms and a shower room. There is a further bedroom to the first floor. Externally there are various buildings including stone ranges suitable for conversion (Subject to Planning). There is an additional block of land extending to approx 60 acres available by separate negotiation.



### Situation

At OS Grid Ref. SN 2944, approximately 1 mile North of Cwmcou, within 1 mile of the B4333 road which leads from Tanygroes (on the A487) to Newcastle Emlyn (approx. 3 miles)

Cardigan is within a 40 minute drive, Cardigan Town and Coastline 8 miles away.

### The House

Of cavity blockwork, rendered externally under concrete tile roof with sealed glazed replacement windows.

The accommodation includes:-

### Hallway

Upvc stable door, radiator, airing cupboard.

### Lounge 19'8" x 12' (5.99m x 3.66m)



Radiator, laminated flooring, patio door to:-

### Conservatory 15' x 13' (4.57m x 3.96m)



### Kitchen 13' x 10'6" (3.96m x 3.20m)



Oil Rayburn Range (cooking only), floor and wall units, stainless steel single drainer sink unit, laminated floor.

### Breakfast Area 11'6" x 6'8" (3.51m x 2.03m)

Laminated floor.

### Bedroom One 11'9" x 10' (3.58m x 3.05m)



Radiator.

### Bedroom Two 12'1" x 11'9" (3.68m x 3.58m)



At the front, 2 windows, radiator.

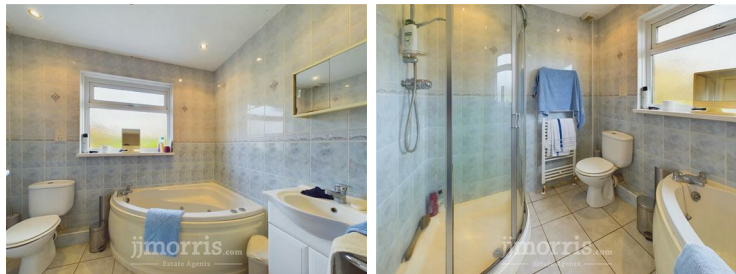


### Bedroom Three 10'5" x 9'3" (3.18m x 2.82m)



At the rear, 2 windows, radiator, built-in wardrobe.

### Bathroom 8'6" x 6'7" (2.59m x 2.01m)



Corner "Jacuzzi" bath, quadrant shower cubicle, close coupled toilet, vanity unit, towel warmer, tiled floor and walls.

### Side Hall

Terrazzo tiled floor and radiator.

### Pantry

### Utility Room 12' x 8' (3.66m x 2.44m)

Terrazzo floor, single drainer stainless steel sink unit, oil fired Grant central heating boiler, rear door, toilet with washbasin and WC.

### Garage 19'3" x 11'8" (5.87m x 3.56m)

Up-and-over door to the front. Staircase to:-

### Loft Room/Bedroom 4 12' x 13'8" (3.66m x 4.17m)

### Externally

Front seating area. Domestic garden, vegetable patch.

### The Buildings

The buildings are a mix of 19th Century stone ranges and 1960/70s cattle housing. (The farm has previously been a Dairy unit).

These include:-

### 3 Bay Loose Housing



With feed barriers.

### 4 Bay Block/Corrugated Loose Housing



### 3 Bay Barn



With cubicles with lean-to having further cubicles.

### Covered 5 Bay Silage Pit



Stone & Block Collecting Yard 33' x 17' (10.06m x 5.18m)

Ex-Parlour 28' x 17' (8.53m x 5.18m)

Ex-Dairy 12' x 12' (3.66m x 3.66m)

With lean-to store/workshop.

3 Bay Atcost 45' x 28' (13.72m x 8.53m)



With Lean-to (45' x 20')

Implement Store 60' x 38' (18.29m x 11.58m)

Stone Ranges & Adjoining Cart House 35' x 16' & 22'6" x 16' (10.67m x 4.88m & 6.86m x 4.88m)



With loft.

Stone Stores 40' x 14' (12.19m x 4.27m)



### The Land



The land, around the 140m contour, is in a convenient layout with the homestead fairly central. It benefits from access tracks allowing easy access to the fields.

The land is laid to grass in good sized fields, mainly sheep fenced. Relatively flat or gently sloping and easy to work. There is an additional block of land extending to approx 60 acres available by separate negotiation.

### Utilities & Services

Heating Source: Oil Central Heating

Services:

Electric: Mains

Water: Private and Mains.

Drainage: Private

Local Authority: Ceredigion County Council

Council Tax: Band E

Tenure: Freehold and available with full vacant possession upon completion.

### Public Footpaths

The Ceredigion County Council Footpath Map indicates that a footpath exists along the track (6014) from the East,

turning North along track (4420).

No footpaths are indicated in the vicinity of the Homestead or access lane from the council roadway.

### Remarks

A very useful block of land with a 3-4 bedroom dwelling. A variety of buildings suitable for adapting to various uses, and for those perhaps considering diversifying into the tourist market some extensive stone ranges which could convert subject to planning.

Panteinon is a working farm, ideal for owner occupation or amalgamating with a larger farm in the locality.

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.4mbps upload and 2mbps download and Ultrafast 220mbps upload and 1000mbps 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 - No & Data - No

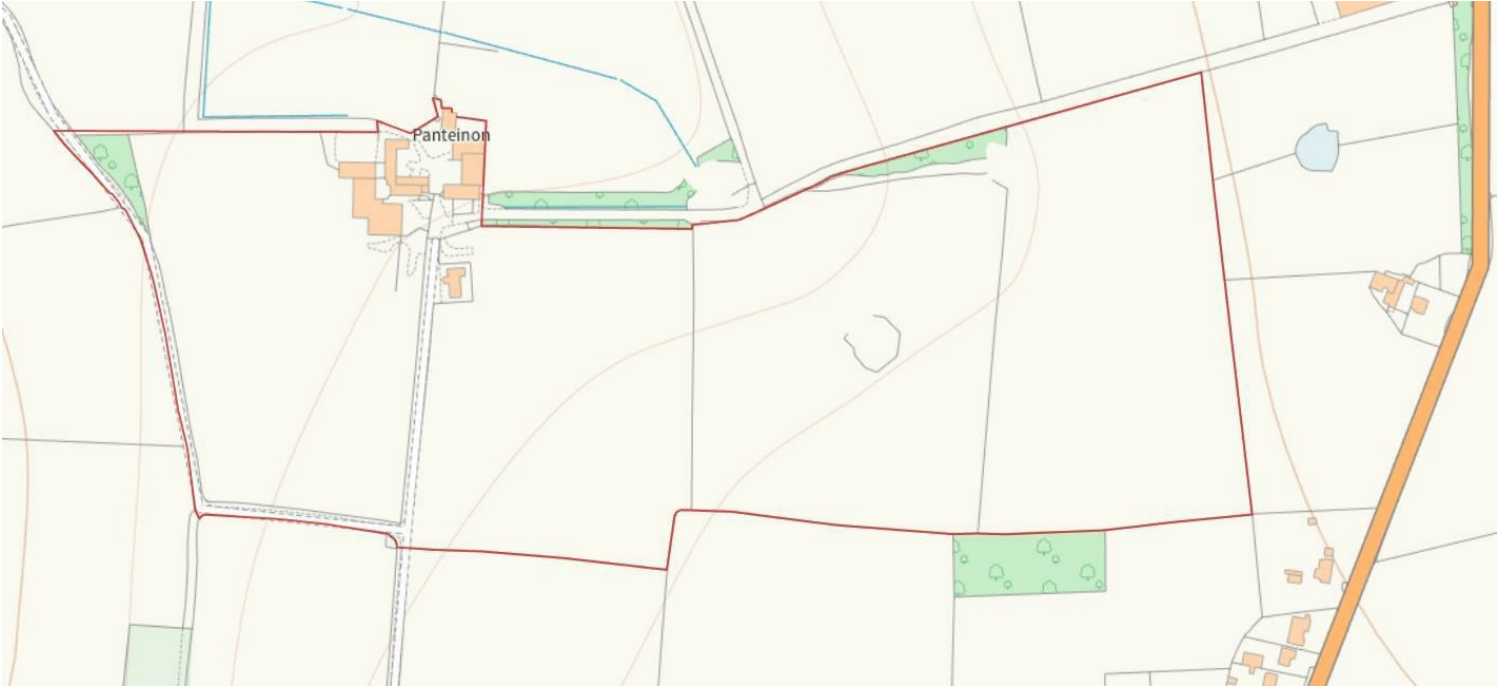
Three Voice - No & Data - No

O2 Voice - No & Data - No

Vodafone. Voice - No & Data - No

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.





Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

