

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## Penlon, Blaenpennal, Aberystwyth, Ceredigion, SY23 4TT

**By Public Auction £350,000**

For Sale By Public Auction (subject to usual conditions of sale) On the Premises at 5pm on Friday the 30th July 2021

A Traditional 136 acre Farm for sale in 4 lots

LOT 1 - PENLON HOMESTEAD DETACHED FARMHOUSE, MODERN AND TRADITIONAL BUILDINGS AND APPROX 49 ACRES GUIDE PRICE - £350,000-£400,000

LOT 2 - LAND KNOWN AS TY CERRIG - 12. 7 ACRES GUIDE PRICE £60,000-£80,000

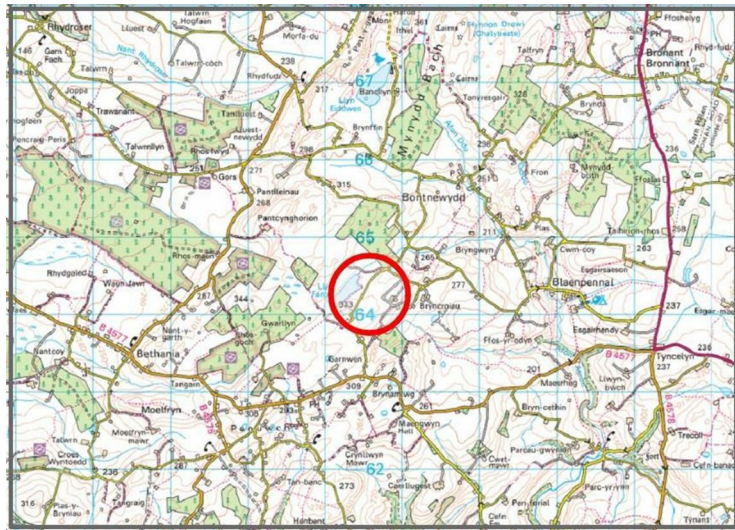
LOT 3 - LAND ADJ LLYN FANOD - APPROX 53 ACRES GUIDE PRICE £150,000-£200,000

LOT 4 - TY LLWYD - APPROX 22 ACRES WITH RUINED COTTAGE - GUIDE PRICE £100,000 - £150,000

Joint Selling Agents: Evans Bros 39 High St, Lampeter. 01570422395 & Aled Ellis 16 Terrace Road, Aberystwyth. 01970626160



## LOCATION



Attractively located in rural surroundings in an area fondly known as Mynydd Bach, in Mid Ceredigion, some 6 miles from the nearest town of Tregaron, which offers a good range of everyday facilities, including shops, school, Doctors surgery and chemists etc. some 11 miles equi-distant of the towns of Lampeter and Aberaeron and some 12 miles south of the larger town and shopping centre of Aberystwyth with a good range of national retail outlets including Marks and Spencer, Tesco, Morrisons, Next etc.

## DESCRIPTION

Approximately 136 Acre farm divided into 4 lots comprising traditional detached 4 bedroom farmhouse together with outbuildings suitable for conversion (subject to the necessary planning consents).

### LOT 1

Penlon Homestead and approx 49 acres of land

Contained in a ring fence with road frontage to the North and East

An improvable farmstead with a detached farmhouse, and both traditional and modern buildings with immense potential for redevelopment (Subject To Planning)

### N.B. -

An area of growth of Japanese knotweed has been identified on the outskirts of the homestead at the property.

## FARMHOUSE



The farmhouse enjoys an elevated location with fine views to the fore over the surrounding countryside. The farmhouse is of traditional stone and slate construction offering 4 bedroomed accommodation. The majority of the windows are double glazed. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

## RECEPTION HALLWAY

quarry tile floor, stairs to first floor and door to -

## LIVING ROOM

11'8" x 14'2" (3.56m x 4.32m)



with open fireplace with half glazed cupboard each side, quarry tile floor and window to front



## SITTING ROOM

8'5" x 14'3" (2.57m x 4.34m)



Open brick fireplace, timber floor and window to front

## REAR HALLWAY

Understairs storage cupboard and door to rear

## KITCHEN

8'6" x 8'2" (2.59m x 2.49m)



Single drainer sink unit, window to side and rear

## BREAKFAST ROOM

8'3" x 12'5" (2.51m x 3.78m)



Solid fuel rayburn and window to rear

## FIRST FLOOR - LANDING

6'8" x 8'6" (2.03m x 2.59m)



## BEDROOM 1

14'3" x 8'8" (4.34m x 2.64m )



with open fireplace with tiled surround, exposed timber flooring and window to front

## BEDROOM 2

8'7" x 6'2" (2.62m x 1.88m)



timber flooring and window to front



### BEDROOM 3

8'1" x 14'1" (2.46m x 4.29m)



timber flooring, walk-in wardrobe and window to front

### BEDROOM 4

8'4" x 11'3" (2.54m x 3.43m)



airing cupboard and window to the rear

### BATHROOM

8'4" x 9'7" (2.54m x 2.92m)



comprising bath, toilet and pedestal wash hand basin, window to rear

### EXTERNALLY

The farm is approached over a hard based stoned access lane, leading to a traditional farmyard flanked by the house and traditional barns.

There is a useful portal framed building and some other buildings in need of repair.

### THE OUTBUILDINGS



The outbuildings comprises:

Former sheep shed of corrugated iron construction

Part dilapidated former stable/granary

Cattle Shed 45' x 48' with central feeding passage

Adjoining 4 bay corrugated hay barn

Part dilapidated Nissan shed with leanto implement shed

Former wash house

Outside w.c.

### THE LAND



The land offered with lot 1 is generally level to undulating land divided into good sized enclosures laid to pasture. The land has extensive road side frontage for ease of access and is contained in a generally secure ring fence.

The land is identified edged red for identification purposes on the enclosed plan.

### SERVICES

We are informed the property benefits from connection to mains electricity, private water supply and private drainage. Telephone subject to BT regulations.

P V Solar Panel system - F I T Details to be confirmed.



## LOT 2 - LAND KNOWN AS TY CERRIG



12.7 acres of attractive pasture land divided into good sized enclosures with extensive road side frontage. This parcel of land will appeal to agricultural land buyers together with those looking for land for amenity/afforestation or conservation purposes.

## LOT 3 - LAND ADJ LLYN FANOD - APPROX 53 ACRES



A healthy parcel of some 53 acres of upland pasture with extensive road side frontage for ease of access and with a shared lane to the East. The land surrounds Llyn Fanod. On the land to the rear of the Lake is a former quarry with the remains of some buildings.

Part of the land is classified as the CORS LLYN FARCH A LLYN FANOD SSSI.

## LOT 4 - TY LLWYD - APPROX 22 ACRES



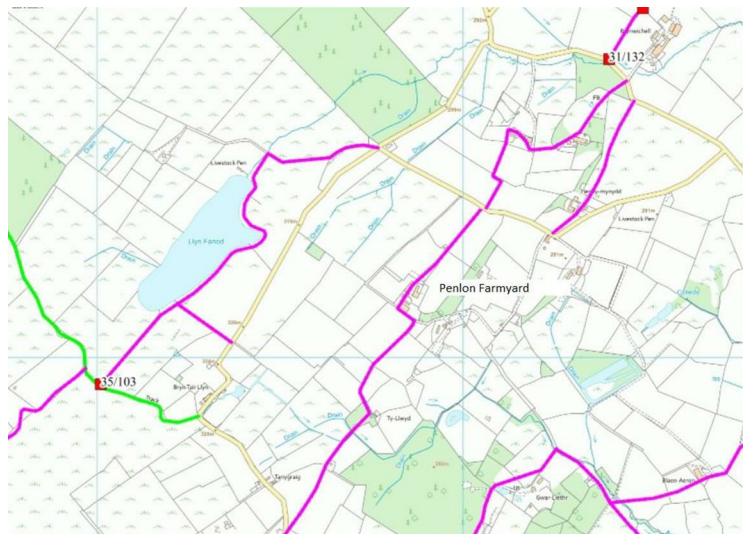
A parcel of land with road side frontage to part and with access along a stone lane leading to a small wooded copse with a former derelict cottage thereon.

A useful parcel of land, undulating in nature with a good dry bank on the land nearest to the road, with wetter lands and a further former stone building,

## LOT 4 LAND



## RIGHTS, EASEMENTS AND RIGHT OF WAYS



The property is affected by various Public Rights of way as can be confirmed on inspection of the legal pack.

The property is sold subject to and with the benefit of the rights of way whether public or private, light support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all

existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the sale particulars or not.

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

## **DIRECTONS**

From Aberaeron Take the A487 coastal trunk road North through the village of Aberarth. After Aberarth turn right onto the B4577 towards Pennant. Go through the villages of, Pennant Cross Inn Bethania to Penuwch. Proceed through the village towards Tyncelyn passing the public house (Penuwch Inn) on the right hand side then for approx 0.5 of a mile before turning left (at Glanwern) towards Blaenpennal. Proceed for approximately 1.5 miles and passing The Lake (Llyn Fanod) and the land lots 3 & 4 will be on your left and right hand side denoted by a for sale board. For Lot 1 (homestead) and Lot 2 at this juncture turn right and proceed to the first lane on the right hand side.

## **METHOD OF SALE**

The Farm is being offered for sale by Public Auction in 4 lots on the farm on Friday the 30th of July 2021 at 5 Pm (subject to Covid restrictions applicable at the time)

Lot 1 - The Farmhouse, outbuildings and approximately 49 Acres

Lot 2 - Approximately 12.7 Acres of land associated with Ty Cerrig

Lot 3 - Approximately 53 acres of land surrounding Llynfanod

Lot 4 - Ty Llwyd with approximately 21.5 acres of land

Auction packs will be available for prior inspection

Vendors Solicitors:

Morris and Bates, P O BOX 1 Alexandra Road, Aberystwyth  
tel 01970625566 Fao: Christopher Bates

## **AUCTION GUIDELINES**

The property will be offered for sale subject to the conditions of sale and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

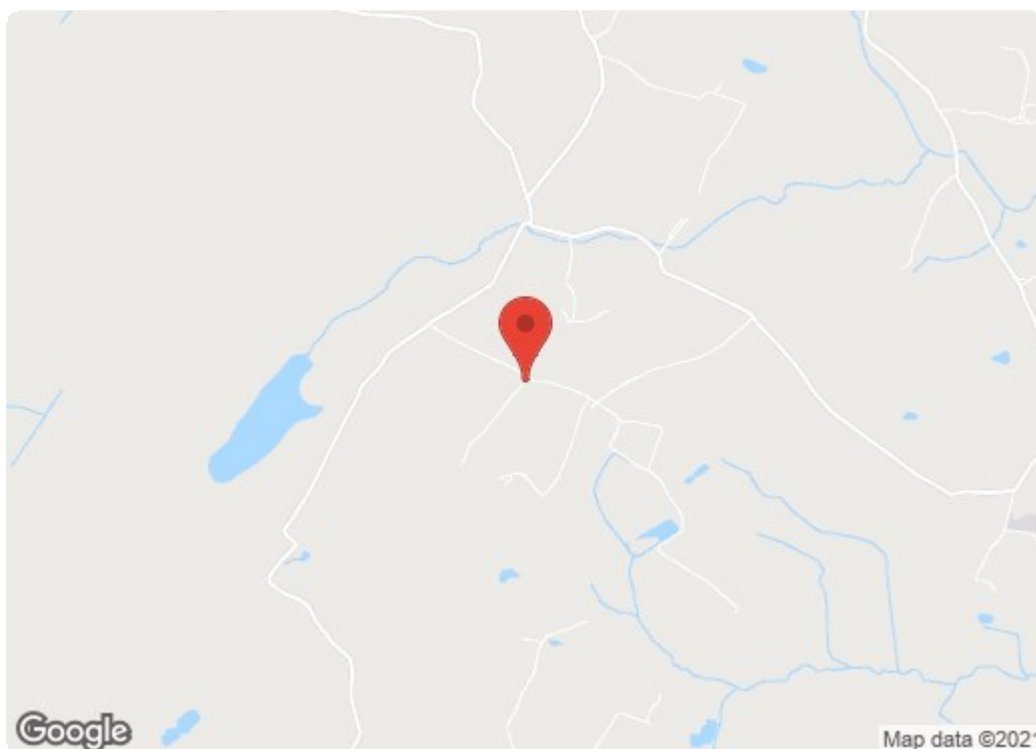
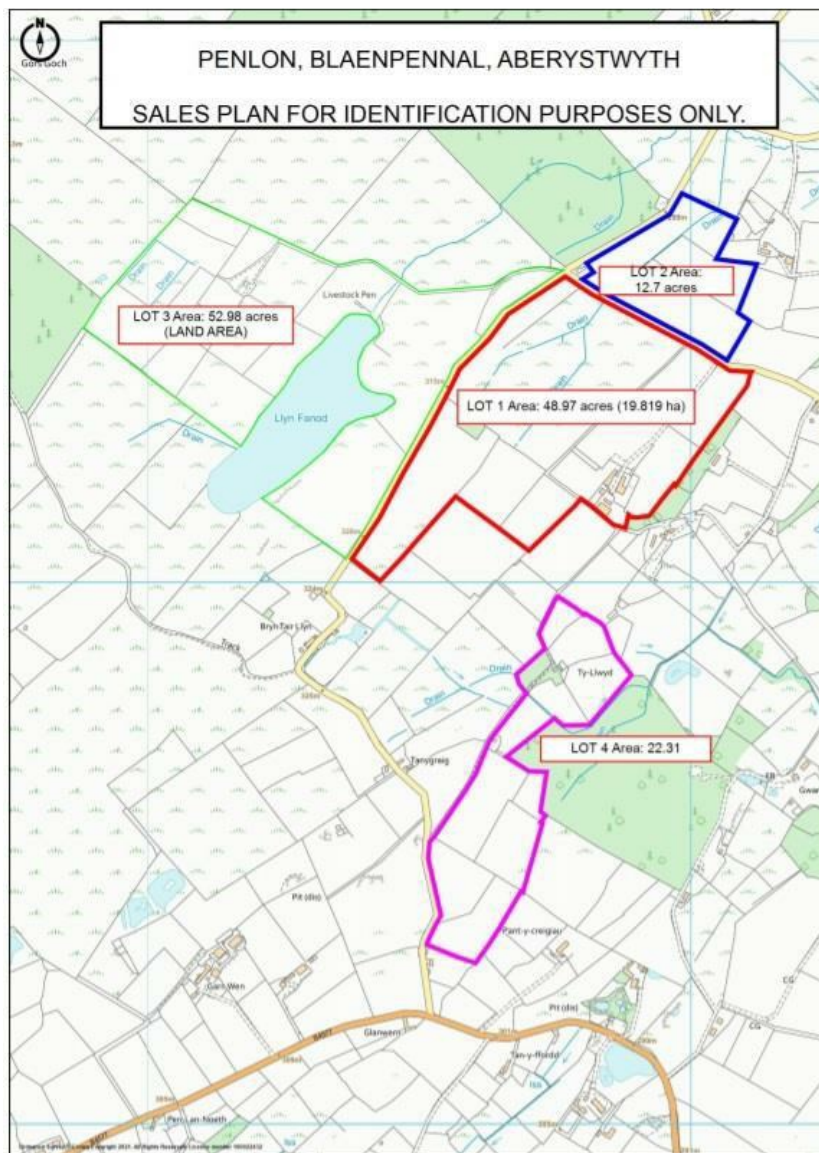
Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

## **LEGAL PACK**

The Legal Pack can be downloaded from this link

<https://auctioneertemplates.eigroup.co.uk/guides.aspx?a=1095&c=ebr>





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		<b>100</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		<b>92</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



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