

EVANS BROS.

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Established in 1895

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Blaencarreg, Pencarreg, Llanybydder, Carmarthenshire, SA40 9QP

Guide Price £575,000

A superbly situated country property with a spacious 4 or 5 bed roomed farmhouse useful traditional ranges and extensive modern buildings and set in approx. 12 acres of land with far reaching views over the Teifi Valley.

Well situated convenient to Llanybydder and Lampeter and close to out riding on Pencarreg mountain.

Available chain free

LOCATION



Situated in an elevated location overlooking the Teifi Valley with far reaching views and also close to Pencarreg mountain with access to open outiding

Blaencarreg is located close to the University Town of Lampeter, approximately 4 miles, and 1.5 miles from Llanybydder.

GENERAL DESCRIPTION



The offering of Blaencarreg provides prospective purchasers with an opportunity of purchasing a well equipped smallholding with a good selection of buildings and a spacious Farmhouse. There may be the option of purchasing more land.

THE FARMHOUSE



The farmhouse is traditionally constructed of stone and slate with later rear Conservatory addition. It benefits from full oil fired central heating and double glazing and is well decorated and presented in comfortable fashion. The accommodation provides more particularly as follows:

RECEPTION HALLWAY



Accessed via a part glazed UPVC front entrance door, understairs store cupboard, radiator.

RECEPTION ROOM 1
15' x 14'10" (4.57m x 4.52m)



With a modern tiled fireplace, double panelled radiator. Could be used as a 5th bedroom if required.

LIVING ROOM
15' x 12' (4.57m x 3.66m)



With fireplace, double panelled radiator.

CLOAK/SHOWER/WET ROOM
10' x 9' (3.05m x 2.74m)



With low level toilet, fully lined walls, wet non-slip flooring, shower area, wash hand basin, radiator.

DINING ROOM
18'10" x 7' (5.74m x 2.13m)



With quarry tiled floor, Stanley Range (not operating)

REAR HALLWAY
With quarry tiled floor.

KITCHEN

15' x 7' (4.57m x 2.13m)



With fitted floor and wall cupboards, 1 1/2 bowl sink, electric cooker point, fridge space, radiator.

REAR CONSERVATORY/PORCH

17' x 6' (5.18m x 1.83m)



With mono pitch roof, aluminium rear door.

FIRST FLOOR

LANDING



Approached by timber staircase from the Entrance Hall to a split level landing.

REAR BEDROOM 1

16' x 7' (4.88m x 2.13m)

With sloping ceiling, radiator.

BATHROOM

16' x 7' (4.88m x 2.13m)

With sloping ceiling, low level flush wc, panelled bath, pedestal wash hand basin.

BEDROOM 2

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



With double panelled radiator, built in airing cupboard with copper cylinder and electric immersion heater.

BEDROOM 3

9' x 6' (2.74m x 1.83m)



With radiator.

BEDROOM 4

15' x 15' (4.57m x 4.57m)

With modern tiled fireplace, double panelled radiator.

EXTERNALLY



The farmhouse stands in an elevated location overlooking the private yard area, and with large rear garden. Adjoining the farmhouse is a utility area with toilet etc.

YARD & FARM BUILDINGS



Set away from the house are a useful range of general purpose buildings with an attractive stone range in our opinion having conversion potential subject to planning, with further more modern outbuildings ideal for stabling, storage workshops etc., making this a diversely appealing property.

STONE/SLATE RANGE

30' x 15' (9.14m x 4.57m)



In 'L' shape, providing former Cart House and stable with loft over, side traditional stone steps.

FURTHER CALF SHED & KENNELS

52' x 26' (15.85m x 7.92m)

Part corrugated iron roof with LEAN TO at the rear.

STEEL FRAMED BUILDING

80' x 28' (24.38m x 8.53m)



Of steel construction, block walls and corrugated asbestos roof. Currently loose cattle housing.

ADJ GENERAL PURPOSE BUILDING

81' x 33' (24.69m x 10.06m)

DUTCH BARN RANGE

45' x 20' (13.72m x 6.10m)



Divided into loose cattle housing, of steel block and corrugated iron roof.

PLUS ADJACENT BUILDING

50' x 20' (15.24m x 6.10m)

Of similar style with concrete floors throughout.

MODERN BARN



APPROX 150 X 90 OVERALL WITH A CENTRAL CONCRETED FORMER SILAGE SILO IDEAL FOR WORKSHOP/STABLES/BARN AND WITH LEANTO CUBICLE HOUSING

THE LAND



To the front of the homestead is an area of grassland of approx acres being productive land, gently sloping. There may be the option of more land if required

VIEWS



The elevation of the farm provides extensive views over the Teifi Valley and the unspoilt surrounding countryside.

SERVICES

We are informed by the Vendors that the property benefits from Mains and private water supply, mains electricity, Private drainage. Broadband available.

COUNCIL TAX BAND

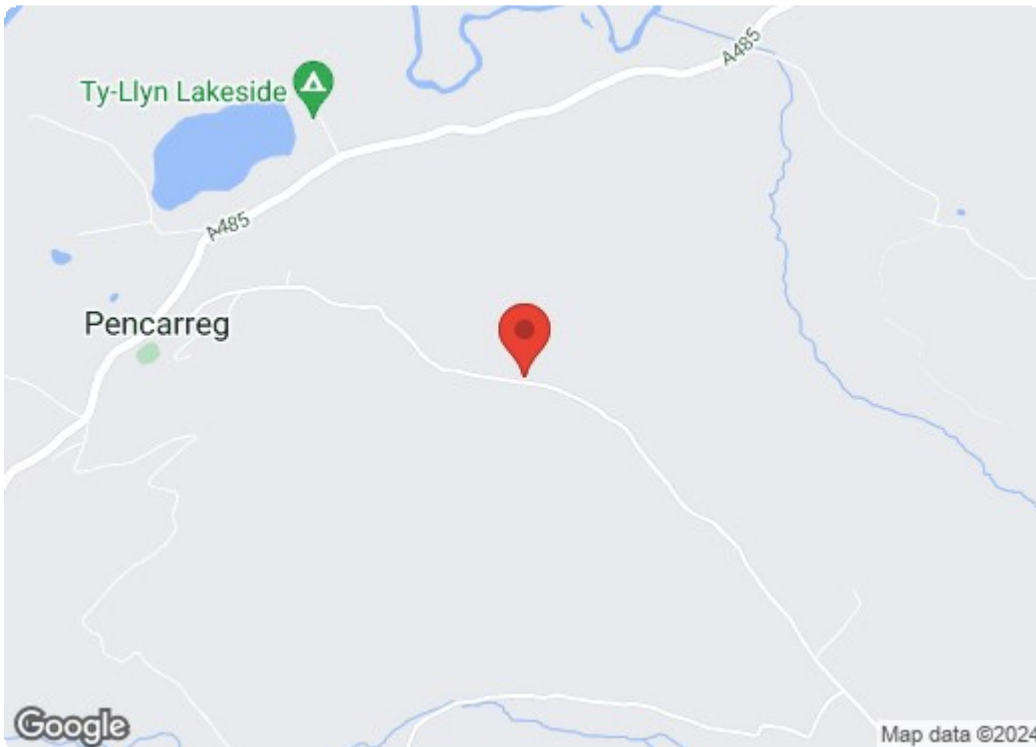
we are informed the council tax band is E - Amount payable £2175 -source - mycounciltax.org.uk

BLAENCARREG, PENCARREG, LLANYBYDDER



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:2500, Paper Size - A4



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC



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