

# Rhydcynnydd Llanybydder

## Guide Price £1,250,000

- 133 ACRE TRADITIONAL LIVESTOCK FARM
- COMFORTABLE 4 BEDROOMED FARMHOUSE
- EXTENSIVE RANGE OF MODERN BUILDINGS
- ESTABLISHED GLAMPING ENTERPRISE WITH DIVERSIFIED INCOME
- INHERENTLY PRODUCTIVE LAND
- IN A RENOWNED LIVESTOCK REARING LOCALITY
- APPROX 5 ACRES OF WOODLAND
- IN ORGANIC CONVERSION SINCE JAN 2023
- 4.5 KW SOLAR SYSTEM PROVIDING INCOME OF APPROXIMATELY £700 - £1,000 PER ANNUM



A particularly attractive 133 acre traditional livestock farm with a comfortable 4 bedroomed farmhouse, extensive range of modern buildings, glamping enterprise with two glamping pods and inherently productive land having been managed without chemicals in recent years. A popular location in a renowned livestock rearing locality in mid Ceredigion, close to Llanybydder and Lampeter.

### LOCATION

Approximately 3 miles from the Teifi valley and market town of Llanybydder, renowned for its popular livestock market with a good range of everyday facilities including shops, pubs, doctor's surgery, chemist etc. The property is also convenient to the larger town of Lampeter and the Teifi valley and market town of Llandysul and within easy travelling distance of Carmarthen to the south.

### DESCRIPTION

A renowned livestock farm of some 133 acres, also having a diversified income through the provision of two glamping pods operated as Einon Valley Camping. The property also has the benefit of a 4.5 Kw solar system providing electricity together with an income of approximately £700 - £1,000 per annum. The farmhouse which is built of traditional stone offers characterful accommodation with solid fuel fired central heating and timber double glazed windows provides the following accommodation.

### SIDE ENTRANCE DOOR to -

#### UTILITY ROOM

11'4" x 9'4" (3.45m x 2.84m)

Base units incorporating plumbing for automatic washing machine, doors to storage cupboards, door to -

#### SHOWER ROOM off

with shower, w.c.,

#### KITCHEN

20'7" x 14'82" max (6.27m x 4.27m max)

Having solid fuel Rayburn range with back boiler for domestic hot water and one radiator, fitted kitchen units incorporating ceramic sink unit, electric oven, hob and extractor fan, fitted larder cupboard, separate front entrance door

#### LIVING ROOM

20'9" x 14'6" max 14' min (6.32m x 4.42m max 4.27m min)

With attractive parquet flooring, feature inglenook fireplace incorporating wood burning stove with back boiler providing central heating facilities for six radiators.

#### FIRST FLOOR - LANDING

Door to storage cupboard

#### BATHROOM

8'7" x 7'6" (2.62m x 2.29m)

With traditional cast iron roll top bath, washbasin, toilet , radiator, half tiled walls

#### BEDROOM 1

10'6" x 8'7" (3.20m x 2.62m)

Tongue and groove walling

#### BEDROOM 2

9'7" x 8'2" (2.92m x 2.49m)

Radiator, tongue and groove walling

#### BEDROOM 3

13'2" x 11'6" (4.01m x 3.51m)

Radiator



## BEDROOM 4

12'3" x 7'5" (3.73m x 2.26m)

Radiator, built-in airing cupboard having copper cylinder.

## EXTERNALLY

The property is approached via a private driveway leading to front yard area, this is flanked by a useful range of modern outbuildings ideal for sheep or cattle housing with a main former silage barn 120' x 30' having shuttered concrete walls, leanto cattle shed 60' x 40' with fitted feed barriers. Leanto 75' x 25' opening out to the yard with workshop, feed store and machinery shed. Further leanto 60' x 40' providing cattle shed. Further cattle building 120' x 65' overall providing cattle loose housing with central feed passage, further leanto 20' x 60' with feed barrier. The majority of the sheds have been re-wired. Further stone barn having been substantially improved and re-roofed. Log store.

## EINON VALLEY CAMPING

The farm has also operated a successful and established glamping site for many years known as Einon Valley Camping comprising of a self contained glamping area with two glamping pods and shower block having modern facilities with shower, toilet and small kitchen/wash area.

This is in a private location set away from the main yard.

## THE LAND

Is mainly inherently productive land all relatively level, in good heart having been managed on a rotational arable and pasture growing basis, the majority of the fields have been recently re-fenced with mains water available and is in good heart. There is an area of woodland of approximately 5 acres.

The farm has been farmed for 8 years without pesticides, herbicides, insecticides and chemical fertilizers. From January 2023 the farm has been in organic conversion.

## SERVICES

We are informed the farm is connected to mains electricity, 4.5 Kw solar panel array with feeding tariff providing electricity and an income of approximately £700 - £1,000 per annum. Mains water which is pumped to a holding tank and then re-distributed to the fields and livestock buildings. Private drainage to septic tank. Solid fuel fired central heating.

## BPS ENTITLEMENTS

The farm is currently registered for BPS purposes and the entitlements are available by separate negotiation.

Any growing or harvested crops will be available at valuation.

## AGENTS COMMENTS

A attractive opportunity of acquiring a traditional livestock farm with the benefit of diversified income, only offered for sale as the vendors are moving on to a larger agricultural unit.

## DIRECTIONS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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