

# EVANS BROS.

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## Lot 3 Glynmeherin Gorsgoch, Llanybydder, Ceredigion, SA40 9TR

**Guide Price £380,000**

A parcel of some 59 acres with extensive roadside frontage, divided into good sized fields, mainly level, also with access off a shared lane leading to a 3rd party farm and further lands.

A 168 Acre Livestock Farm

Offered as a whole or in up to three lots with a detached 4 bedroom farmhouse in need of refurbishment, extensive ranges of traditional and modern buildings and approximately 168 acres of pastureland, divided by the B4338 Gorsgoch to Cwrtnewydd roadway.

Available as a whole or in up to 4 lots Viz:

Lot 1 - Farmstead and approx 48 acres Guide Price - £550,000

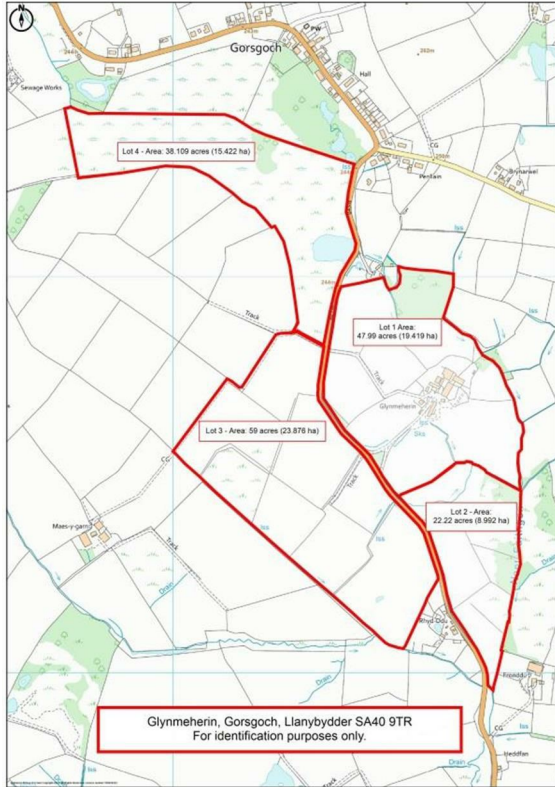
Lot 2 - 22 Acres Guide Price - £100,000

Lot 3 - Approx 59 Acres Guide Price - £380,000

Lot 4 - Approx 38 acres of SSSI Land Guide Price - £125,000

Located in a noted agricultural locality to the south of the village of Gorsgoch, some 4 miles from Llanybydder, 7 miles Lampeter.

## GUIDE PRICES: AS A WHOLE £1,100,000



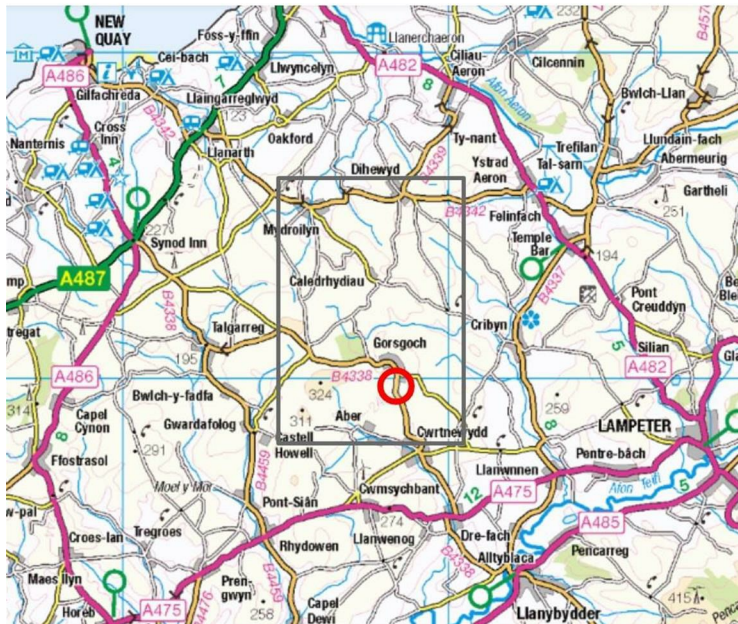
LOT 1 - Glynmeherin Farmstead and some 48 acres - £550,000

LOT 2 - 22 Acres Land - £100,000

LOT 3 - 59 Acres Land - £380,000

LOT 4 - 38 Acres Land - £125,000

## LOCATION



The farm is located in a noted agricultural locality, with ease of access just off the B4338 roadway, to the south of the village of Gorsgoch. Convenient to the larger settlements of Llanybydder with its noted livestock market and Lampeter the

farm is also within a 20 minute drive to the Ceredigion coastline at New Quay.

## LOT 1 - GLYNMEHERIN HOMESTEAD

With approximately 48 acres - This is a private homestead surrounded by its own land, accessed off a hard based lane with an extensive range of farm buildings. The Farmhouse which is set away, in an elevated position overlooking the farmyard, was constructed we understand in 1964, is of traditional construction, has been vacant for some years and is in need of refurbishment and renovation and now provides -

### REAR PORCH

### DINING ROOM/SITTING ROOM

19' x 12'1" (5.79m x 3.68m)

access to understairs storage cupboard

### KITCHEN

16'4" x 12'2" (4.98m x 3.71m)

with base units incorporating single drainer sink unit

### LIVING ROOM

12'10" x 13'2" (3.91m x 4.01m)

Stone fireplace, parquet flooring

### FRONT HALLWAY

with front entrance door, stairs to first floor, parquet flooring

### SITTING ROOM/RECEPTION ROOM 2

13'2" x 10'5" (4.01m x 3.18m)

modern tile fireplace, quarry tile floor

### FIRST FLOOR - LANDING

### BATHROOM

10'10" x 9'10" (3.30m x 3.00m)

with bath, wash hand basin, toilet, access to cupboard

### REAR BEDROOM 1

13'2" x 12'10" (4.01m x 3.91m)

### FRONT BEDROOM 2

13' x 11' (3.96m x 3.35m)

### BEDROOM 3

16' x 10'8" (4.88m x 3.25m)

radiator, modern tile fireplace

### BEDROOM 4

8' x 8' (2.44m x 2.44m)

radiator.

### TRADITIONAL BARN

L shaped range of stone barns including coach house 70' x 18' with further building 60' x 18'. Stone stable range 30' x 18'.

### THE OUTBUILDINGS

The property has an extensive range of outbuildings being a former dairy farm with large mono pitch loose housing/machinery store 120' x 25' on the approach to the farm with separate yard area.

Atcost umbrella building 120' x 45' with adjoining former dairy.

Further Dutch hay barn with leanto's overall 80' x 60'

Portal frame former silage shed with leanto cubicles,

## **THE LANDS**

Which surround the homestead divided into good sized enclosures with drier lands to the north and some wetter lands to the south.

## **SERVICES**

We are informed the property benefits from connection to mains electricity, private water, we are informed that there is mains water crossing the lands. Private drainage, oil fired central heating to farmhouse.

## **AGRICULTURAL SUPPORT PAYMENTS**

We understand the farm is subject to Agricultural Support Payments. The farm is registered for BPS purposes and we are informed that the BPS entitlements will be available for transfer at valuation.

## **LOT 2**

Lot 2 - comprises of some 22 Acres on the same side of the roadway as the homestead with extensive roadside frontage being level to gently sloping and with stream frontage.

## **LOT 3**

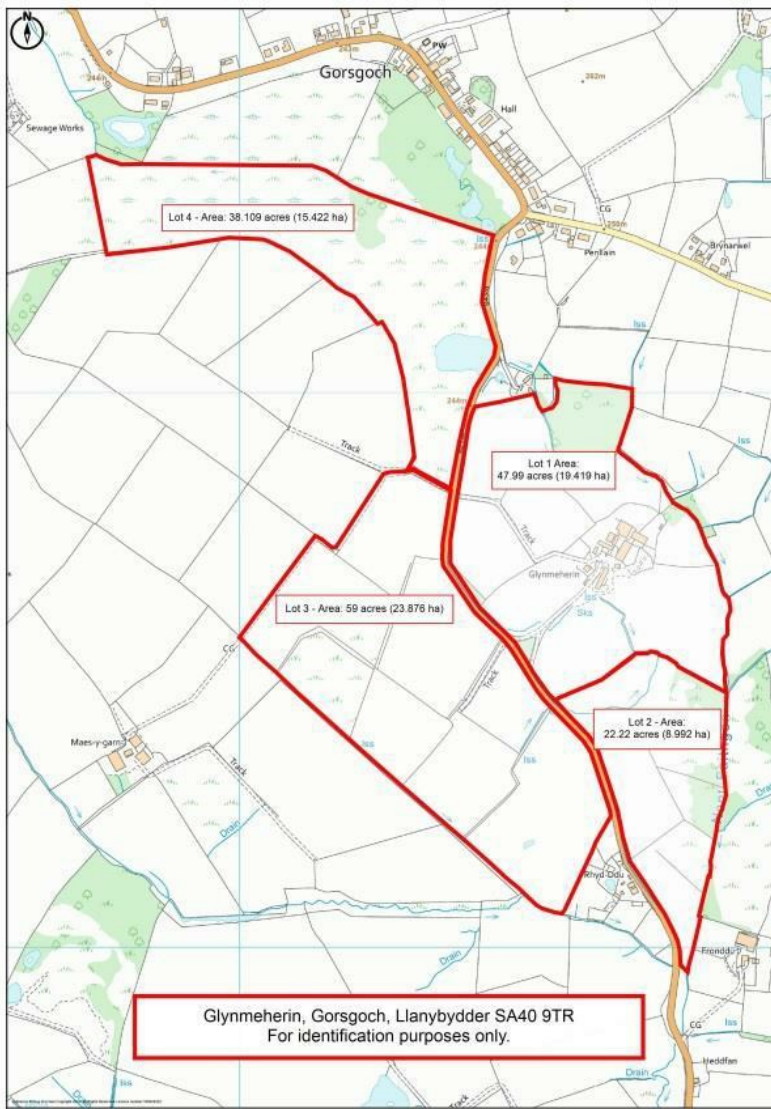


Lot 3 - comprises a parcel of some 59 acres with extensive roadside frontage, divided in to good sized fields, mainly level, also with access off a shared lane leading to a 3rd party farm and further lands.

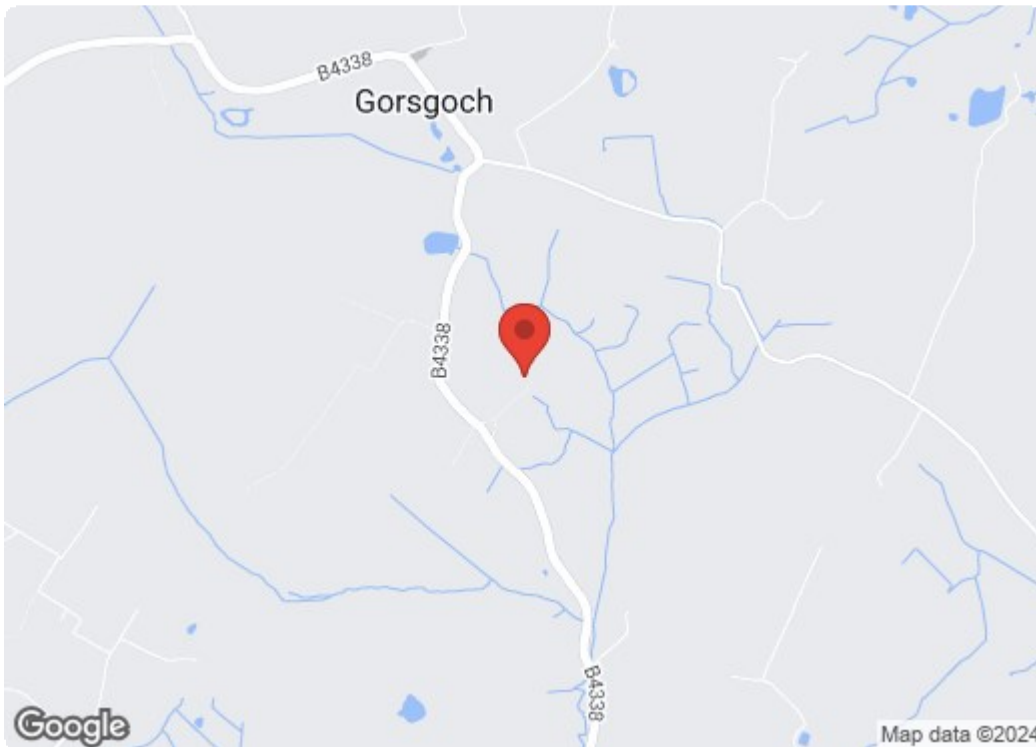
## **LOT 4**

A parcel of some 38 acres of Land known as Cors Gorsoch, an area designated as a SSSI. This is deal for those with conservation/habitat interests or even the carbon capture market. This area includes a lake near the roadway.

Further details of the SSSI Designation are available from the Agents.



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</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>	<b>11</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		
(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		

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



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