

Glantren Fach Llanybydder

Guide Price £1,250,000

- Impressive Teifi Valley 90 acre Stock rearing farm
- Well equipped holding - renowned for producing quality livestock
- Characterful 4 bed farmhouse
- Traditional barns - ripe for conversion (STP)
- Extensive modern barns and cattle Sheds
- 157,000 Gallon Slurry Store and recently installed cattle handling system
- Productive well managed land
- Option of purchasing adjoining detached 3 bed bungalow
- Outskirts of Llanybydder - half an hour North of Carmarthen



An impressive Teifi Valley livestock farm of some 90 acres being an ideal "one man" unit. A well equipped holding with a characterful 4 bedroomed farmhouse, traditional barns ripe for conversion (STP) and a useful range of cattle and sheep buildings with modern slurry store and cattle handling system. The land is all clean, well managed pasture land in a renowned livestock rearing locality close the the market village of Llanybydder in the mid reaches of the Teifi Valley some 17 miles North of Carmarthen. There is also the option of purchasing an adjacent 3 bedroomed substantial bungalow (subject to AOC).

Location

The property is attractively located in the mid reaches of the Teifi Valley on the edge of the noted Teifi Valley market town of Llanybydder having an excellent range of facilities including a thriving livestock market, shops, primary school, doctors surgery and chemist. Close to the large town of Lampeter and some 17 miles north of the county town and administrative centre of Carmarthen. The homestead lies approximately 180m above sea level. The farm is located in a renowned agricultural and stock-rearing locality. Both properties enjoy far reaching views over the Teifi Valley.

Description

Glantren Fach is a well managed and well maintained livestock farm, being an ideal 90 acre one man unit, previously a dairy farm now utilised for beef production with purpose built cattle handling system and 157,000 gallon slurry store. The farm has a good range of modern buildings for livestock rearing purposes and also has the benefit of significant potential from the well-maintained traditional ranges which in our opinion, would make a lovely conversion into holiday cottages etc. (STP).

Farmhouse

An attractive detached stone and slate farmhouse offering good family sized, characterful accommodation with the benefit of oil-fired central heating and UPVC double glazed windows which offers more particularly the following:

Front entrance door to Hallway

Radiator, access to understairs storage cupboard, tongue and groove walls and ceiling.

Sitting room/Bedroom 4

16'9 x 10'9 (5.11m x 3.28m)

With quarry tile flooring, tongue and groove ceiling, radiator.

Living room

16'1 x 16'3 (4.90m x 4.95m)

An attractive, characterful room with inglenook fireplace having wood burner inset, quarry tiled floor, beamed ceiling, front window, French doors to side terrace.

Farm House Kitchen-diner

17'4 x 14'2 (5.28m x 4.32m)

With tiled floor, attractive range of bespoke oak kitchen units with granite work surfaces at base and wall level incorporating Belfast sink unit, integrated dishwasher, tiled chimney breast with recessed "Cwtch" having double aspect windows, Stanley range providing cooking facilities also with back boiler for domestic hot water and central heating supplies, electric cooker point.

Utility room

8'9 x 7'7 (2.67m x 2.31m)

With rear door, Belfast sink unit, tiled floor, shower room off and plumbing for automatic washing machine.

Shower room off

7'6 x 5'6 (2.29m x 1.68m)

With walk-in shower cubicle, wash handbasin, toilet, heated towel rail, easy-clean panelled walls.

First floor

Bedroom 1

16'7 x 8'3 (5.05m x 2.51m)

Built-in wardrobes, radiator.

Bedroom 2

11'10 x 6'5 (3.61m x 1.96m)

Radiator.

Bedroom 3

16'9 x 16'7 (5.11m x 5.05m)

Built-in cupboard.

Bathroom

8'5 x 7'6 (2.57m x 2.29m)

With sloping ceiling having Velux roof window, part-tiled walls, bath, wash handbasin, radiator.

Bedroom 5

9'3 x 7'7 (2.82m x 2.31m)

With sloping ceiling having Velux roof window, door to storage cupboard housing copper cylinder and water tanks.

Externally

The farmhouse has attractive residential qualities with feature terrace to the side of the house to take full advantage of the views, wrought iron railings, grassed garden areas and pond.

Traditional Ranges

The farm has the benefit of its traditional ranges including a former cow shed of stone and slate construction (45ft x 25ft), further range (75ft x 25ft overall) divided as stables, coach house and large barn, part of which has a mezzanine loft. To the rear of these buildings is a former hay barn (35ft x 18ft) with lean to (35ft x 12'6ft) currently used as fodder/machinery storage, tractor shed/machinery store (40ft x 15ft).

Sheep Shed

75 x 52 (22.86m x 15.85m)

With electricity connected. Currently used as a calving shed with CCTV cameras.

Cattle Barns

75 x 55 (22.86m x 16.76m)

These are a multi span range of barns with cubicles for 42, together with further loose housing and feeding shed with cattle barrier. Adjoining this is the former dairy, now a bullpen/loose box (25ft x 14ft) with adjacent tank room (15'6ft x 12ft).

Former silage shed

60 x 30 (18.29m x 9.14m)

Currently a loose box of portal frame building with shuttle concrete walls. Below these buildings is a recently installed above ground circular slurry store with capacity of 157,000 gallons and a recently installed purpose built galvanised cattle handling facility.



Cattle handling system

Slurry Store

Land

A particular feature of this property is the productive well-managed pasture land. The majority of hedges have been cut and are well fenced, divided into good sized enclosures and having road side frontage to the western extent together with a useful internal access track, providing access to many of the fields. Water is provided from both natural and mains supplies. Please note the lands are intersected by two footpaths, one to the south of the farm and the other bisecting the farmyard.

Agricultural Support Schemes

The farm is registered for SAF purposes and has 36 BPS entitlements which are available to the purchaser.

Gwen Y Gaer

A detached bungalow on the entrance to the farmyard providing a substantial detached three bedroom bungalow in an elevated position, enjoying fine views over the Teifi Valley. This is also available if required by any purchasers. Gwen y Gaer is subject to an agricultural occupancy restriction condition. Further details from the vendors' agents.

Entrance porch to Reception Hall

14'6 x 6'4 (4.42m x 1.93m)

Radiator.

Living room

16 x 16 (4.88m x 4.88m)

With two French doors, feature fireplace with LPG gas fire inset, side brick TV shelf, side window, radiator.

Inner hallway

With storage cupboard off.

Bathroom

8'10 x 8'5 (2.69m x 2.57m)

With bath, bidet, wash handbasin, toilet, separate double shower cubicle.

Bedroom 1

15 x 11'10 (4.57m x 3.61m)

Radiator.

Bedroom 2

12 x 11'4 (3.66m x 3.45m)

Bedroom 3

12 x 10'4 (3.66m x 3.15m)

Kitchen diner

27 x 11'7 (8.23m x 3.53m)

An attractive room with kitchen area having a range of kitchen units incorporating single drainage sink unit, breakfast bar. Further dining area with radiator and rear window.

Door to side room/office

12'8 x 7'7 (3.86m x 2.31m)

Plumbing for automatic washing machine, front door, door to garage.

Utility room

9'10 x 7'7 (3.00m x 2.31m)

Overall with rear door, cloakroom off with W.C.

Garage

23 x 11'2 (7.01m x 3.40m)

With electric operated up and over door.

Externally

The property is approached by an attractive presscrete paved driveway with ample parking, good sized gardens. There is also the intent to retain a parcel of the field to the front of the property making it approximately 0.7 of an acre.

Services

We understand the farm is connected to mains electricity, mains and private water, private drainage to modern treatment plant, telephone and broadband available

Gwen y Gaer has independent connection to mains electricity and water and a private drainage system being a septic tank

Directions

From the centre of Llanybydder, take the road to Carmarthen. Upon leaving the village take the last left hand turning on to the Glantren lane past the bungalow and the farm entrance is the next on the left hand side as identified by the agents for sale board.

Agents Comments

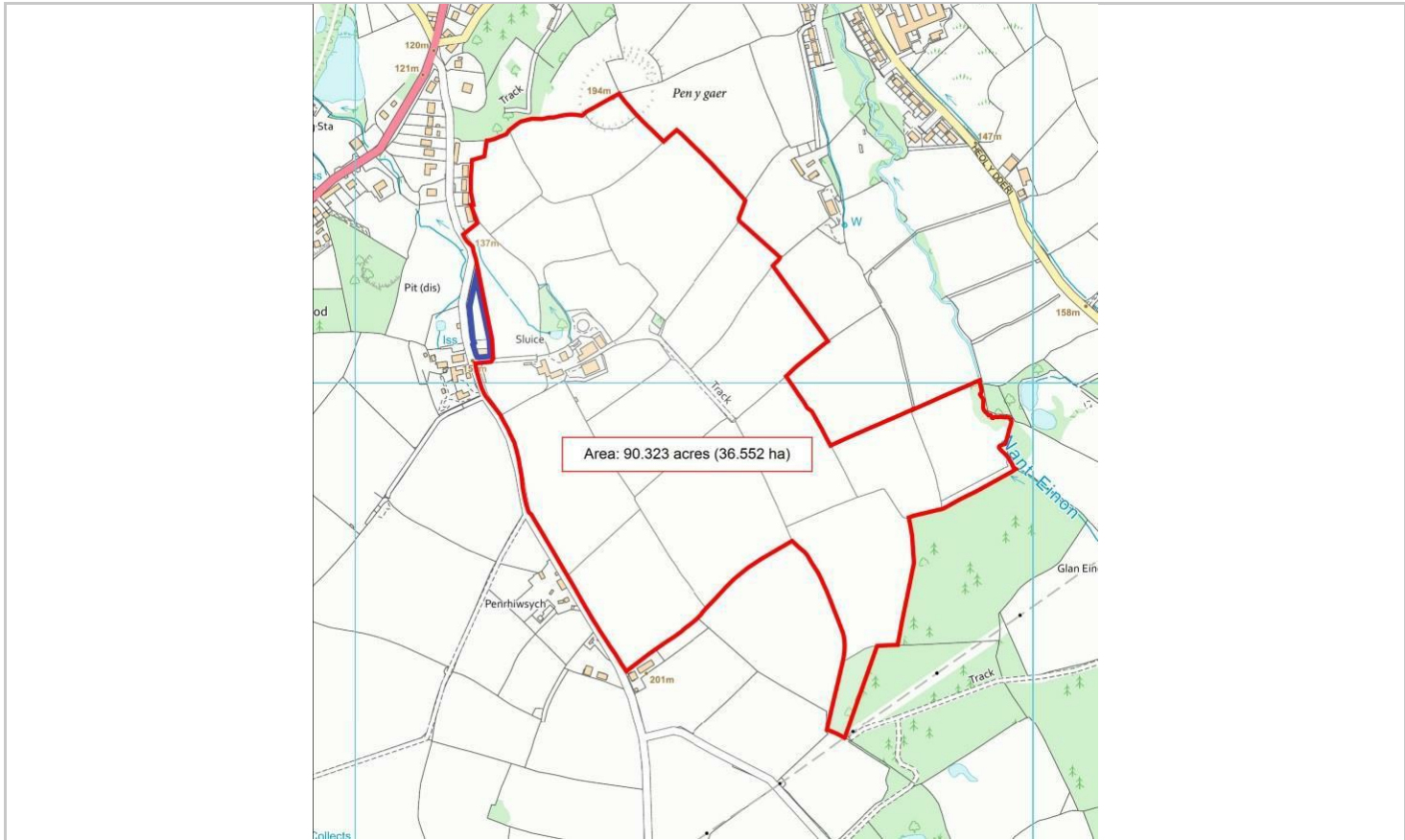
A particularly attractive and well managed farm, high in residential appeal and with significant potential, together with a particularly useful range of buildings suiting both cattle and sheep. This is an ideal one-man unit and is worthy of inspection at an early date.

Council Tax 'E'





39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
		18
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	



5 NOTT SQUARE, **CARMARTHEN**,
 CARMARTHENSHIRE, SA31 1PG
 Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
 CEREDIGION, SA40 9UE
 Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
 CEREDIGION, SA46 0AS
 Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,