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Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Ochorgarth Llanddewi Brefi, Tregaron, Ceredigion, SY25 6UJ

By Auction £280,000

An exciting development opportunity

To be offered for sale by Online Auction closing at 7.30 pm on Thursday 13th June, 2024

GUIDE PRICE £280-320,000

A secluded approx. 3 acre country smallholding comprising of a traditional unspoilt farmstead with unmodernised 3 bedroom farmhouse, extensive range of traditional barns, cow shed and workshop, in our opinion ripe for redevelopment (subject to planning), together with paddock, nestling in the mid reaches of the Teifi valley, approximately 1 mile from Llanddewi Brefi, 3 miles from Tregaron and some 8 miles from Lampeter.

VENDOR SOLICITORS

For the attention of Mr. Aled Lewis, Messrs. Arnold Davies Vincent Evans, 33 High Street, Lampeter, Ceredigion.
post@adve.co.uk

LOCATION



Rarely do we find properties of this location come on the market, being beautifully located in a secluded position with no near neighbours, nestling in the mid reaches of the Teifi valley, having attractive views with paddock owned by the property to the front. The property is approached via a shared driveway with the adjoining farm. The village of Llanddewi Brefi nestling in the foothills of the Cambrian mountains provide a good range of everyday facilities including public house, village shop and places of worship, some 3 miles from the popular market town of Tregaron with a good range of facilities including doctors surgery, chemist, shops etc., and some 8 miles from Lampeter.

DESCRIPTION



An unspoilt traditional farmstead, in our opinion ripe for redevelopment and with significant potential. The farmhouse has had part uPVC double glazing installed and is of traditional stone and slate construction with rendered elevations. The property is in need of modernisation and refurbishment and provides more particularly -

FRONT ENTRANCE DOOR to -



HALLWAY



With terrazzo tile floor

SITTING ROOM

16'3" x 12' (4.95m x 3.66m)



With radiator, fireplace, front window

LIVING ROOM

17'4" x 16'1" (5.28m x 4.90m)



An attractive characterful room with feature inglenook style fireplace, having modern tile grate inset, tongue and groove ceiling, access to storage cupboard

REAR HALLWAY/DINING AREA

13'1" x 5'8" (3.99m x 1.73m)



Rear entrance door

KITCHEN

17' x 7'7" (5.18m x 2.31m)



With basic units incorporating solid fuel Rayburn Range (not tested), single drainer sink unit and base units.

GROUND FLOOR BATHROOM off rear hall

9'3" x 6'7" (2.82m x 2.01m)



With bath, wash hand basin, toilet.

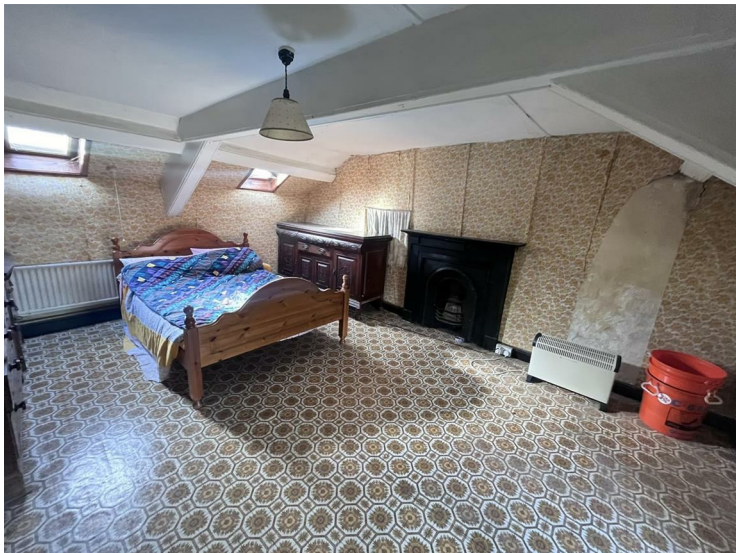
FIRST FLOOR - LANDING



Tongue and groove walls

BEDROOM 1

12'9" x 16'6" (3.89m x 5.03m)



2 rear sky lights, Victorian fireplace, radiator

BEDROOM 2

9' x 6'3" (2.74m x 1.91m)



BEDROOM 3

16'7" x 11'3" (5.05m x 3.43m)



Radiator, 2 sky lights, front window

THROUGH STORAGE ROOM

16'4" x 6' (4.98m x 1.83m)



Housing the copper cylinder.

EXTERNALLY



TWO STOREY BARN

60' x 20' overall (18.29m x 6.10m overall)



A feature of this property is its attractive location approached via a shared lane, initially hard based and then tarmaced, being the part owned by the property. Surrounding the property are garden areas with a former stone and slate pig sty, various hard standing and parking areas.

With leanto to front 19' x 18'

FORMER WORKSHOP

32' x 21' (9.75m x 6.40m)

OUTBUILDINGS



The property has an 'L' shaped range of former farm buildings of stone and slate construction with cow shed 90' x 18' being part stone and part concrete block.

ADJOINING LEANTO DAIRY

12' x 9'10" (3.66m x 3.00m)



TO THE REAR OF THESE BUILDINGS ARE -

RANGE OF HAY BARN

80' x 16' (24.38m x 4.88m)



with leanto 65' x 24'.

RANGE OF LEANTO LOOSE BOXES



There is a further range of leanto loose boxes

GARAGE CAR PORT



to the front of the property IS an open fronted garage.

LAND



To the front of the property there is a level meadow laid to grass with mature hedged boundaries.
Small paddock to the rear of the property.

SERVICES

We understand the property is connected to mains electricity, private water via borehole on the property, private drainage.

DIRECTIONS



What3words: Devotion,landscape,somewhere

From Lampeter, take the A485 towards Tregaron and after passing through Olmarch and Llanio, take the next right hand turning towards Llanddewi brefi. Continue down over the bridge and further along this road for approximately half a mile, take the 2nd right hand turning onto a lane with Ochorgarth and Pistyllgwyn names at the end. Follow this lane right to its termination at Ochorgarth.

TENURE:

Freehold

RIGHTS OF WAY:

We understand the property has a right of way over the initial adjoining farm lane and then on to the second part of the lane which is owned by the property. We understand the adjoining farm also has rights of access over this lane, please refer to the legal pack.

COUNCIL TAX BAND - C

Amount Payable - £1870.00 <http://www.mycounciltax.org.uk/>

AUCTION GUIDELINES

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn 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/>

The purchase is also subject to a buyers premium of £750 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees.

GUIDE PRICES

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.

REGISTERING FOR THE AUCTION

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website www.evansbros.co.uk search for "Llanddewi Brefi" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the Thursday 13th June 2024 and closing at 7.30 pm on Thursday 13th June, 2024 (subject to any bid extensions).

EPC - ON ORDER



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	98
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
39	
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.,