

EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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



Wern Newydd, Llanfihangel Ar Arth, Pencader, Carmarthenshire, SA39 9LB

By Auction £400,000

*** To be offered for sale by Online Auction ***Ending at 7.30pm on 18th July 2024 ***

*** Guide Price £400,000 - £450,000 ***

A fantastic opportunity of acquiring an unspoilt 43 acre small farm with an improvable detached farmhouse, attractive stone ranges and portal frame barn, set in a secluded private location yet not being remote, approximately 1.5 miles from Llandysul, in the mid reaches of the Teifi valley.

DESCRIPTION



A rare opportunity of acquiring an unspoilt small farm offered in its entirety completely surrounded by its own lands for privacy and seclusion and an ideal opportunity for somebody to create a great property. The homestead is approached initially via a shared lane and then private lane leading exclusively to the property with a traditional homestead overlooked by the farmhouse and flanked by the two stone ranges. The farmhouse which is deserving of sympathetic renovation is a complete blank canvas with the benefit of uPVC double glazing and provides more particularly the following -

REAR ENTRANCE DOOR to



REAR HALLWAY

10' x 4'8" (3.05m x 1.42m)

UTILITY ROOM off

24'10" x 4'9" (7.57m x 1.45m)



Divided into two rooms, one with the original slate salting slabs

KITCHEN

14'6" x 10'1" (4.42m x 3.07m)



With basic units incorporating single drainer sink unit, front entrance door, beamed ceiling

LIVING ROOM

12'3" x 12' (3.73m x 3.66m)



With fireplace, front window, beamed ceiling, recessed cupboard, stairs to first floor with understairs storage cupboard.

SITTING ROOM/RECEPTION ROOM 2

12' x 10'2" (3.66m x 3.10m)



Beamed ceiling, front window

FIRST FLOOR -

BEDROOM

14'4" x 12' (4.37m x 3.66m)



Front window

BEDROOM 2 off

12' x 10'2" (3.66m x 3.10m)



Front window

REAR LANDING

BATHROOM

13'9" x 5' (4.19m x 1.52m)



Having, bath, wash hand basin, toilet

UNDEREAVES STORAGE ROOM

10' x 5' (3.05m x 1.52m)



Rear window.

THE FARM BUILDINGS:



The property is complemented by an attractive range of traditional farm buildings with Coach House/Stable range 30' x 18' having side leanto and further rear leanto.

COWSHED RANGE

60' x 18' overall (18.29m x 5.49m overall)



Divided in to two areas with front leanto dairy, side former pig sty.

LOOSE BOXES



Loose boxes/stables of concrete block and corrugated iron construction 28' x 21' concreted floor, hay rack.

PORTAL FRAME BARN



To the rear of the cowshed is a useful portal frame barn 34' x 30'.

THE LANDS



Which surround the property are a mix of good quality level pasture with mature hedge boundaries, in good heart and considered to be productive. There is a small area of woodland and further area of scrubland.

SERVICES



We understand the property is connected to mains electricity, mains water, private drainage (not inspected).

DIRECTIONS

From Llandysul take the B4336 east towards Llanllwni, after passing the Pencader turning on your right hand side, past the

next left hand turning and just after the brow of the hill the entrance to Wern Newydd can be found on the left hand side as identified by the agents for sale board.

What3words: swells.ivory.track

COUNCIL TAX BAND - D

Amount Payable: £2048 <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/>

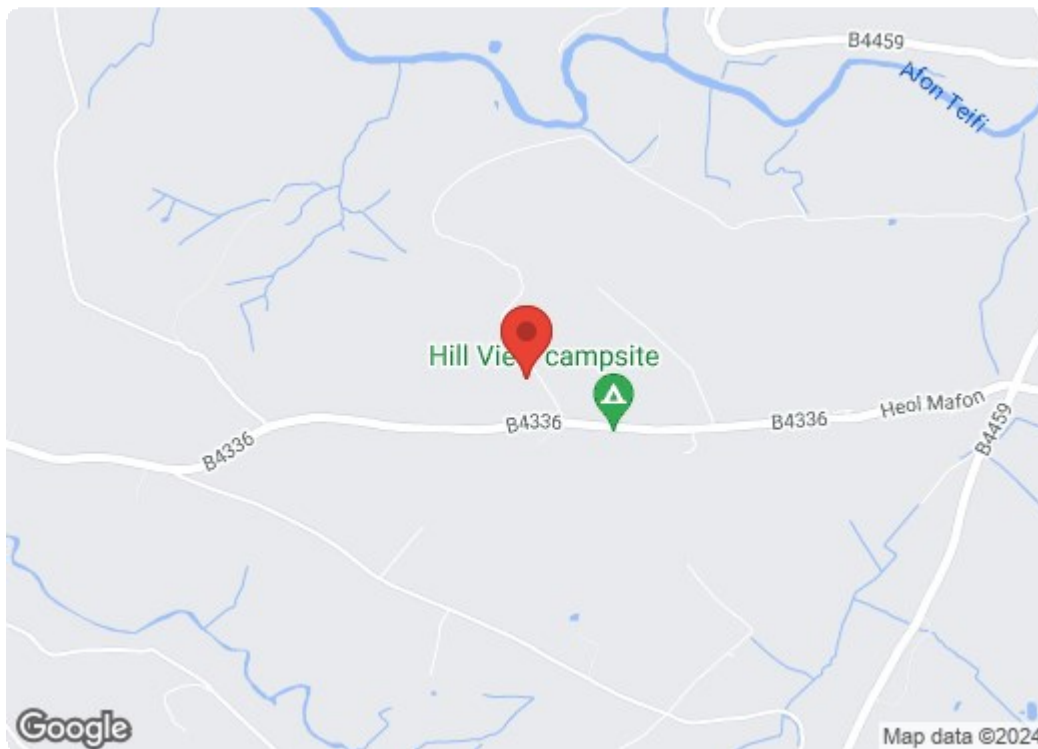
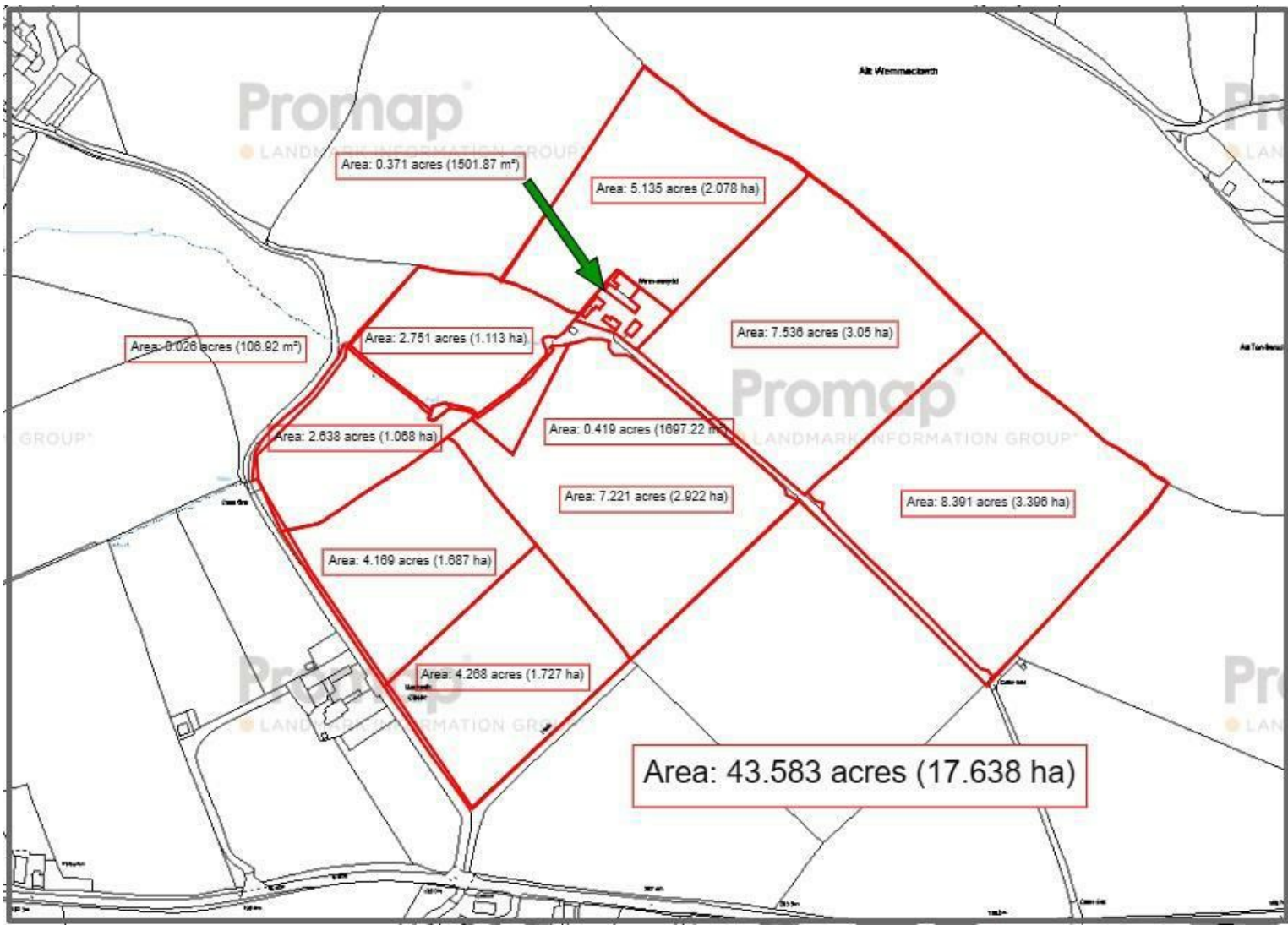
The purchase is also subject to a buyers premium of £1500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

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 "Llanfihangel ar Arth" 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 18th July 2024 and closing at 7.30 pm on Thursday 18th July, 2024 (subject to any bid extensions).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		

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



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.,