

# EVANS BROS.

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**Moelifor Talgarreg, Talgarreg, Llandysul, Ceredigion, SA44 4XF**

**Guide Price £850,000**

A rare opportunity of acquiring a traditional 86 acre Livestock farm with the benefit of traditional farmhouse and useful ranges of traditional outbuildings and barns for livestock.

Located some 2 miles north of the village of Talgarreg 2.5 miles inland from the A487 at Synod Inn. Approximately 7 miles Aberaeron.

## Location



Located at grid reference SN 435530 some 2 miles north of the village of Talgarreg approximately 2.5 miles inland from the community of Synod Inn located on the A487 trunk road and some 7 miles south of Aberaeron. The farm has a generally south westerly aspect lying approximately 260 meters above sea level at the homestead.

## Description



A rare opportunity of acquiring an approximately 86 acre holding in a popular agricultural locality close the West Wales coastline at New Quay.

## Moelifor Farmhouse



Which is located at the termination of a hard based drive being a hard based farm type track off a council maintained

roadway. This leads to a traditional farmyard overlooked by the farmhouse of traditional construction with Upvc windows with solid stone elevations which have had an external insulated cladding.

The accommodation which has LGP central heating and provides the following:-

(Please note the internal pictures are historic and may not reflect the current presentation of the inside of the farmhouse)

## Hallway



## Living Room

15'2 x 15'5 (4.62m x 4.70m)



With fireplace

**Kitchen / Dining Room**  
23'4 x 10'8 (7.11m x 3.25m)



With base units having sink unit, space for range,  
Dining area

**Utility & Store Room**  
7'1 x 9'3 & 7'1 x 10'9 (2.16m x 2.82m & 2.16m x 3.28m)  
Rear hallway with rear entrance door and further utility room  
and store room

**First Floor**



Landing

**Bedroom 1**  
14' x 12'9 (4.27m x 3.89m)



**Bedroom 2**  
11'7 x 11'5 (3.53m x 3.48m)



**Bedroom 3**  
8'11 x 12'8 (2.72m x 3.86m)



## Bedroom 4

6'6 x 9'4 (1.98m x 2.84m)



## Dutch Haybarn



With additions to provide cattle loose housing, further cubicle housing.

## Open Fronted Barn



Used as loose housing

## Earth Banked Slurry Store



## Bathroom



A large room with bath wash basin and toilet, airing cupboard with copper cylinder.

## Outbuildings



The homestead is relatively central to main holding being accessed via a hard based track. The yard has a traditional arrangement surrounded by the farmhouse and two stone ranges and further livestock building

## The Land



The land is divided into 2 types. The more level productive land to the Northern and eastern sides and the more sloping land with some wooded coppices to the south and western areas. The land includes some fields in the valley bordering the Cletwr fawr river and bisected by a lane leading to another farm.

## Land Opposite Moelifor

13 acres (3.96m acres )



A block of some 13 acres off set across the road to the entrance of Moelifor being sloping to level in nature with extensive roadside frontage to both sides and fronting the Synod Inn to Gorsgoch roadway. This could be available by separate negotiation from the main farm. Interested parties to contact the agents to discuss - price by negotiation.

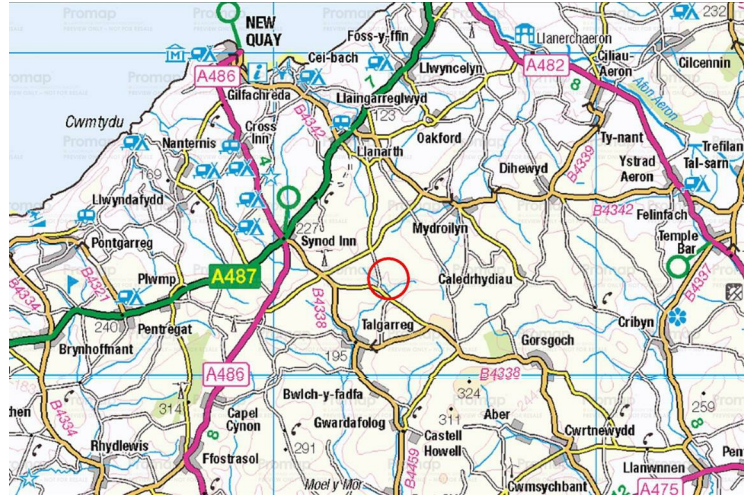
## Services



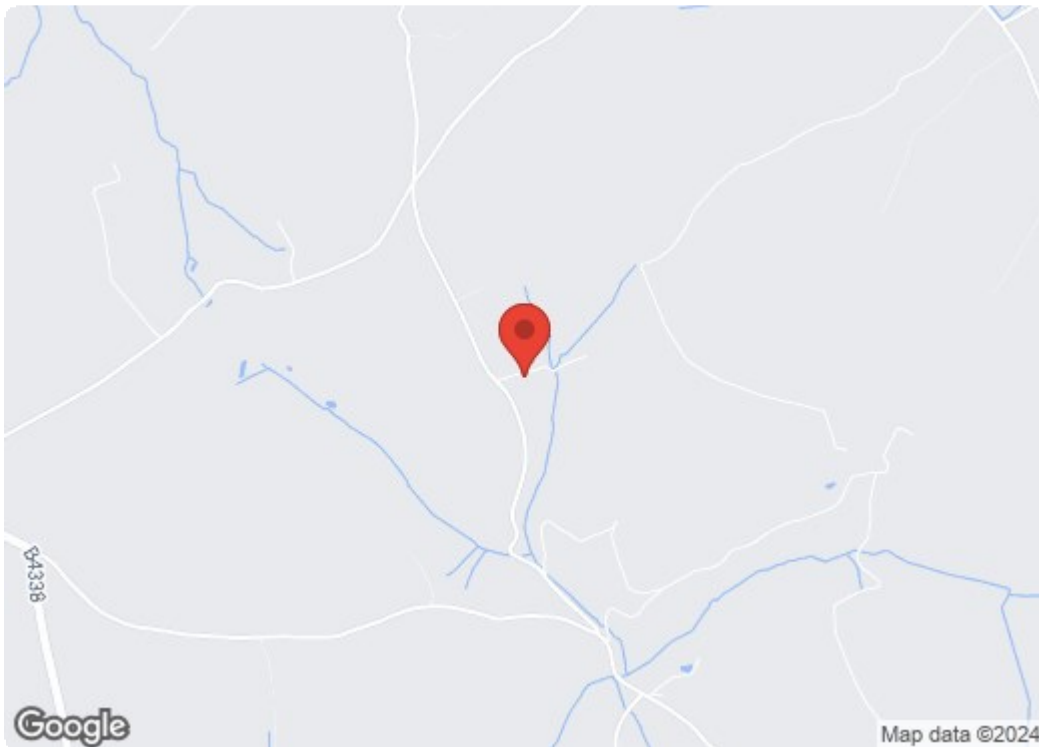
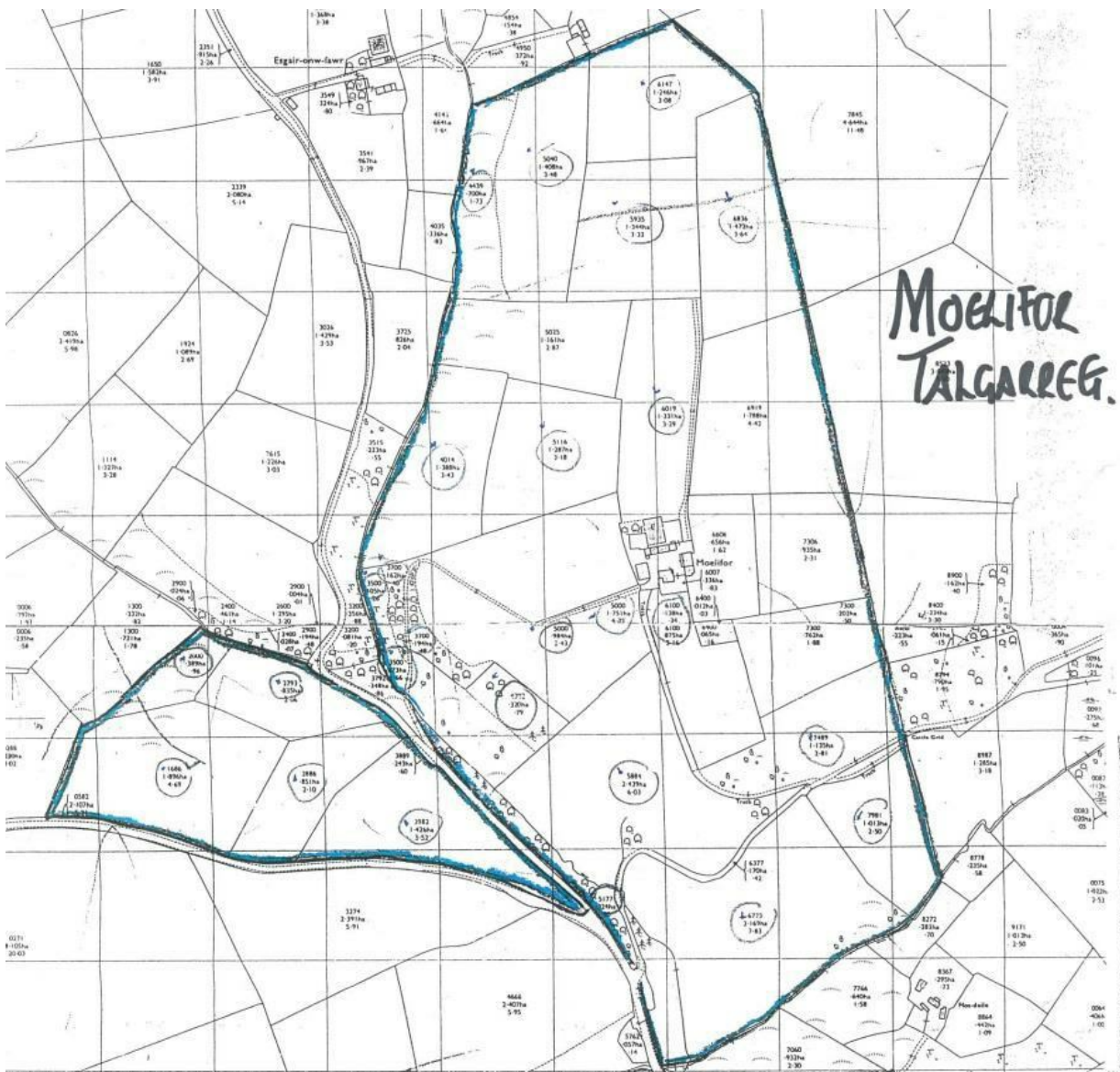
Moelifor - We are advised the that the property is connected to mains electricity, private water from 2 spring supplies,

private drainage to farmhouse. LGP Central heating recently installed

## Directions



From Aberaeron take the A487 south to Synod Inn turning left and immediately left again towards Talgarreg and continue for approximately 1 mile and on the sharp right hand bend continue straight on towards Gorsgoch and on descending a hill take the first sharp left hand Turning the entrance to Moelifor is on the right handside.



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	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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