



RHODMAD FARM
LLANFARIAN | ABERYSTWYTH | SY23 4EU





RHODMAD FARM

LLANFARIAN | ABERYSTWYTH | SY23 4EU

Llanilar 1.5 miles | Aberystwyth 5 miles
(all mileages are approximate)

A PRODUCTIVE AND VERSATILE GRASSLAND FARM IN THE UNSPOILT WEST WALES COUNTRYSIDE

Beautifully presented four bedroomed farmhouse
Delightful garden with a multitude of features
Range of useful modern and traditional farm buildings
Approximately 191.83 acres of productive grassland

For sale as a whole or in lots, by Private Treaty



Head Office

Halls Holdings House, Battlefield,
Shrewsbury, SY4 3DR

T: 01743 450700

E: louise@halls.gb.com
k.oakes@halls.gb.com

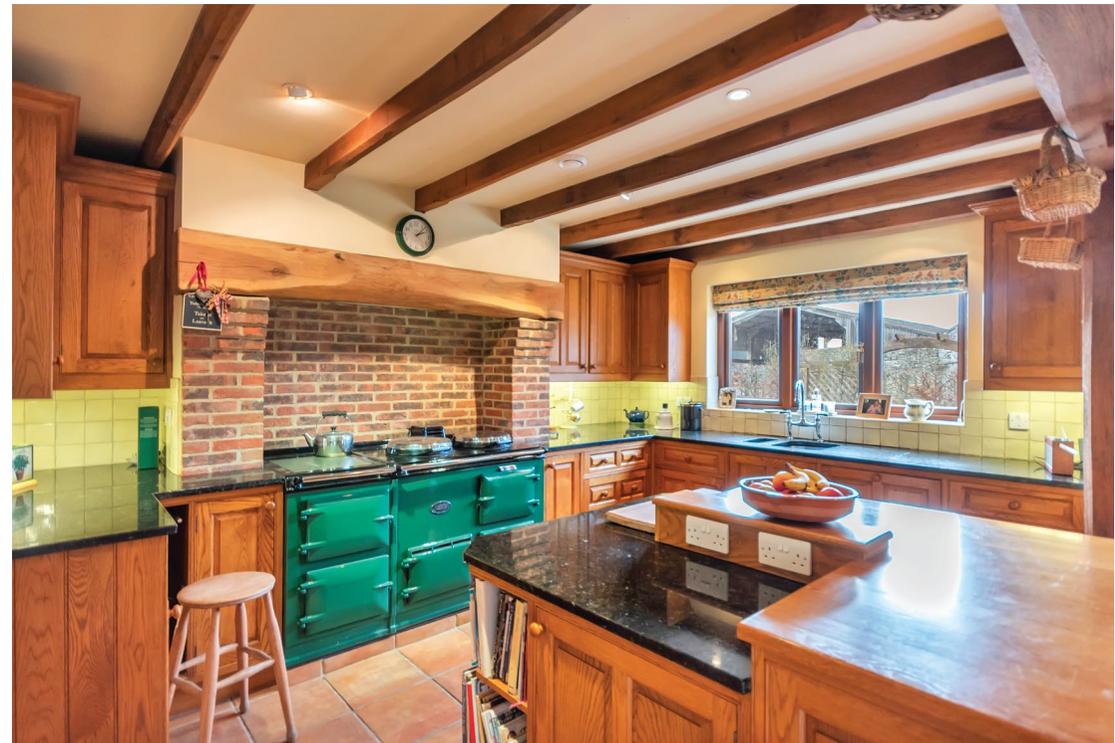
Viewing is strictly by appointment with the selling agents

SITUATION

Rhodmad Farm is conveniently located adjacent to the B5476 in a picturesque and undulating landscape, just 1.5 miles from Llanilar, with its thriving village community including a shop selling local produce, a primary school, health centre and an annual agricultural show. The University seaside town of Aberystwyth lies approximately 5 miles away and provides an array of cultural attractions including the National Library of Wales and Art Centre. It has a full range of facilities and amenities including a main line railway station with links to the West Midlands.

DESCRIPTION

The sale of Rhodmad Farm offers purchasers a rare opportunity to acquire a complete farm with an abundance of sought-after attributes including a beautifully presented four bedroomed farmhouse; extended and renovated to a high specification, a useful range of modern and traditional farm buildings and approximately 191.83 acres of grassland. The farm is available as a whole or in suitable lots.



FARMHOUSE

The farmhouse lies adjacent to the farmyard and buildings and is a detached dwelling of rendered brick construction under a slated roof. It enjoys views over the garden and surrounding countryside and is approached over a private driveway directly off the roadside.

The original house underwent a full scheme of renovation in 1996-1997, at which point extensions were also added, to provide the modern-day living accommodation and present the beautiful family home we see today, with charm and character throughout.

The accommodation is divided across two storeys and upon entering through the front door, you are welcomed by a warm and spacious Main Hallway with a tiled floor and fitted shelving and cupboards in arched inglenooks. The hallway is open to the Dining Room which provides ample space for entertaining.

Leading off the hallway is an impressive Sitting Room with exposed timber framing and beams, an open fireplace, full height windows overlooking the garden and a door to the garden.

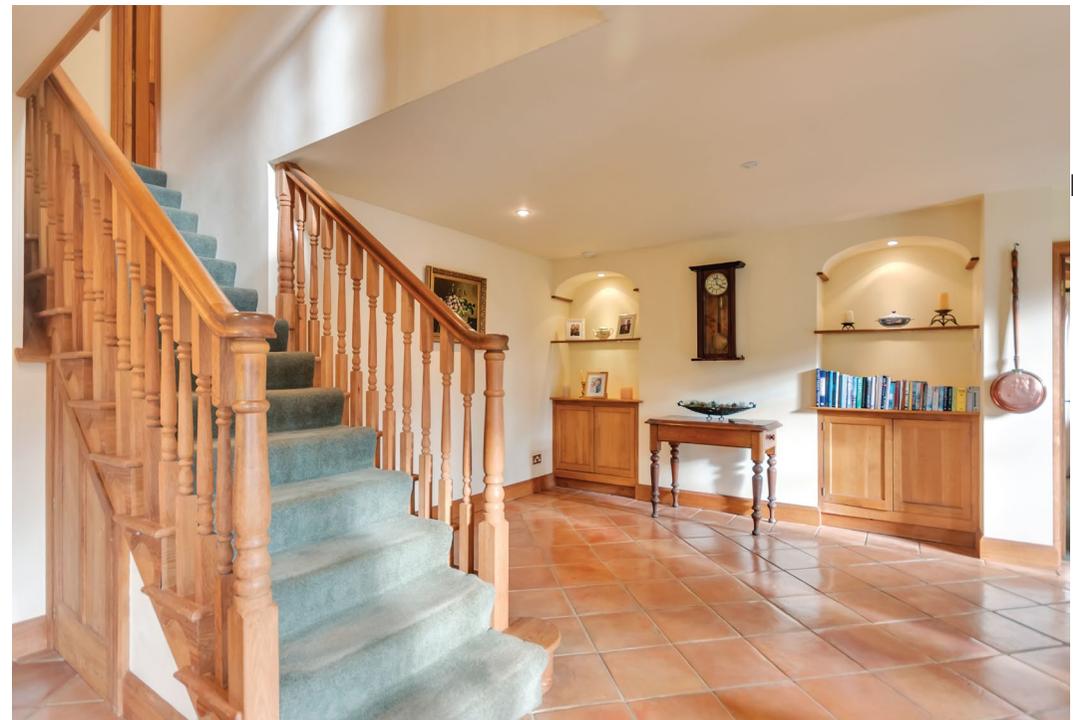
Also off the hallway is the open-plan and well-equipped Kitchen/Breakfast Room which boasts solid oak fitted units with granite work tops, a central island, double sink, four oven oil-fired Aga, and plenty of character, together with a stable door providing access directly to the garden. Adjacent to the kitchen is a useful Pantry with kitchen units, stainless steel sink and electric hob.

Leading from the kitchen is an internal Hallway, with door leading to the outside covered car port, and doors to the Utility with units on floor level, storage cupboard and sink, Cloakroom with a basin in vanity, WC and corner shower, Office/Snug with a tiled floor and Boot Room with a tiled floor and door to the garden.

A staircase leads from the internal hallway to the Basement level, which comprises of a large and useful basement storage area which has potential for use as additional living area and a door leading to the Workshop/Garden Store.

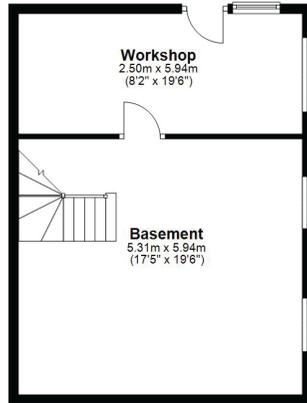
The first floor comprises of a spacious split-level galleried Landing which has the benefit of built-in storage. Off the landing there are four en-suite double bedrooms. The Master Bedroom benefits from a dual aspect providing views over the garden and farm, and has fitted wardrobes and drawers, together with an impressive en-suite bathroom with corner jacuzzi bath, and 'his and her's' basins in a vanity unit, shower, WC and bidet.

The loft is boarded and skimmed and has two Velux windows, which provides further useful storage space.

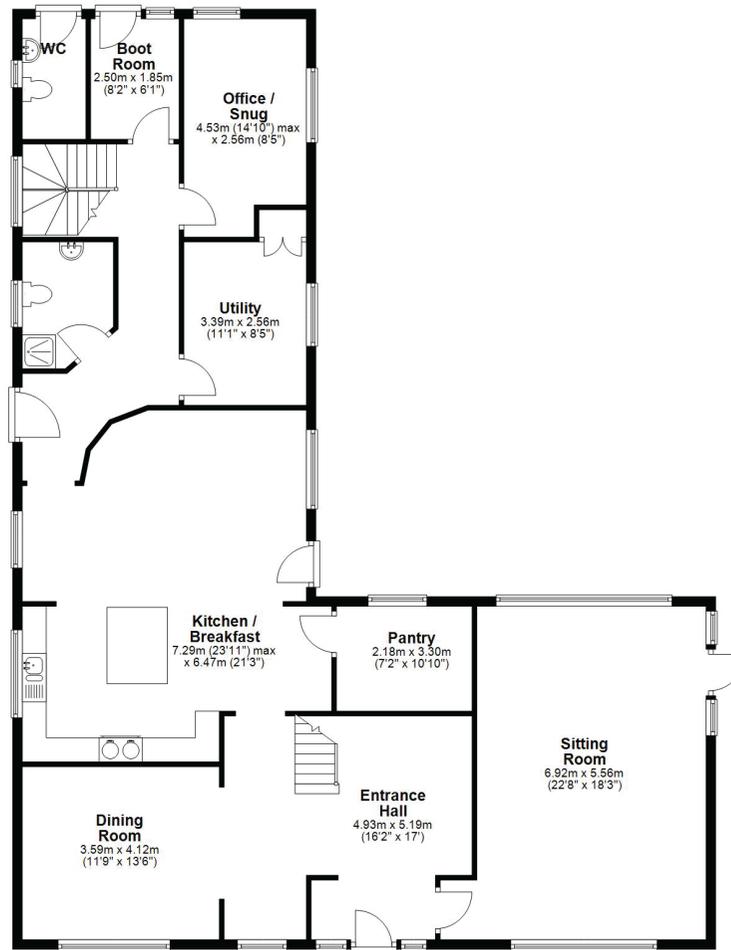


Lore

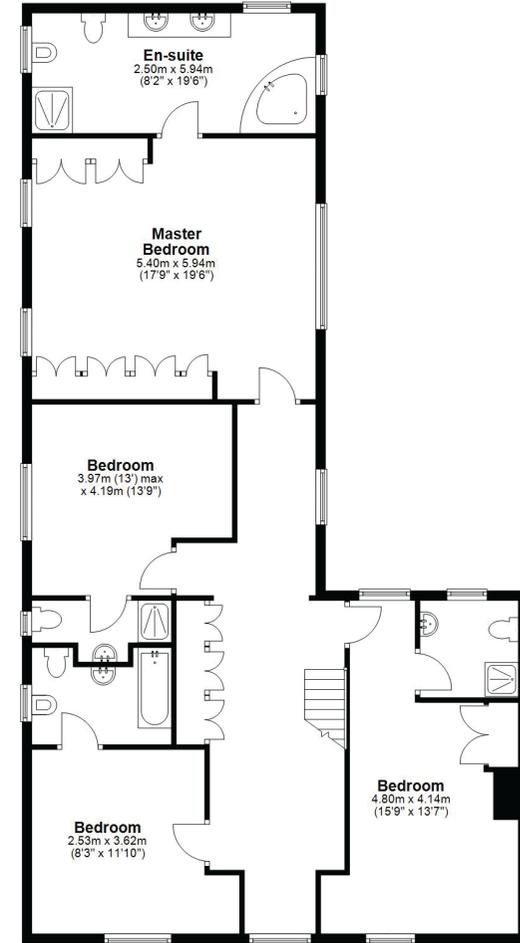
Basement



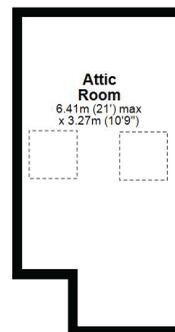
Ground Floor



First Floor



Attic



OUTSIDE

A private driveway leading off the road, provides access to the rear of the property where you'll find ample parking, including covered parking beneath a carport.

The gardens at Rhodmad were a source of much-pleasure for the previous owners and we are sure the delightful features will provide great enjoyment for the new owners.

A decoratively stoned area fronts the house and stepping stones lead around to a crazy paved patio area and covered log store. The garden surrounds the farmhouse on three elevations, with the main garden being predominantly laid to lawn with tree, shrub and flower borders. A babbling stream together with a waterfall, passes through the garden and is crossed by a bridge to a wooded and shrub wildlife area.

The remnants of a former stone pig-sty under a slate roof are in situ.



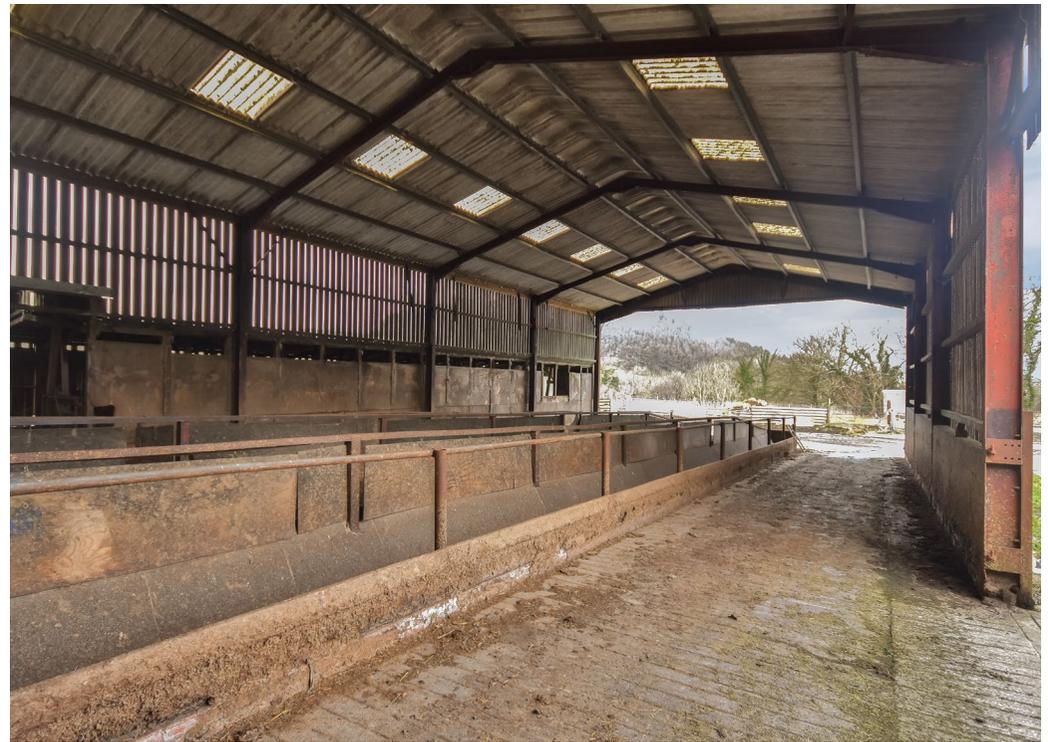
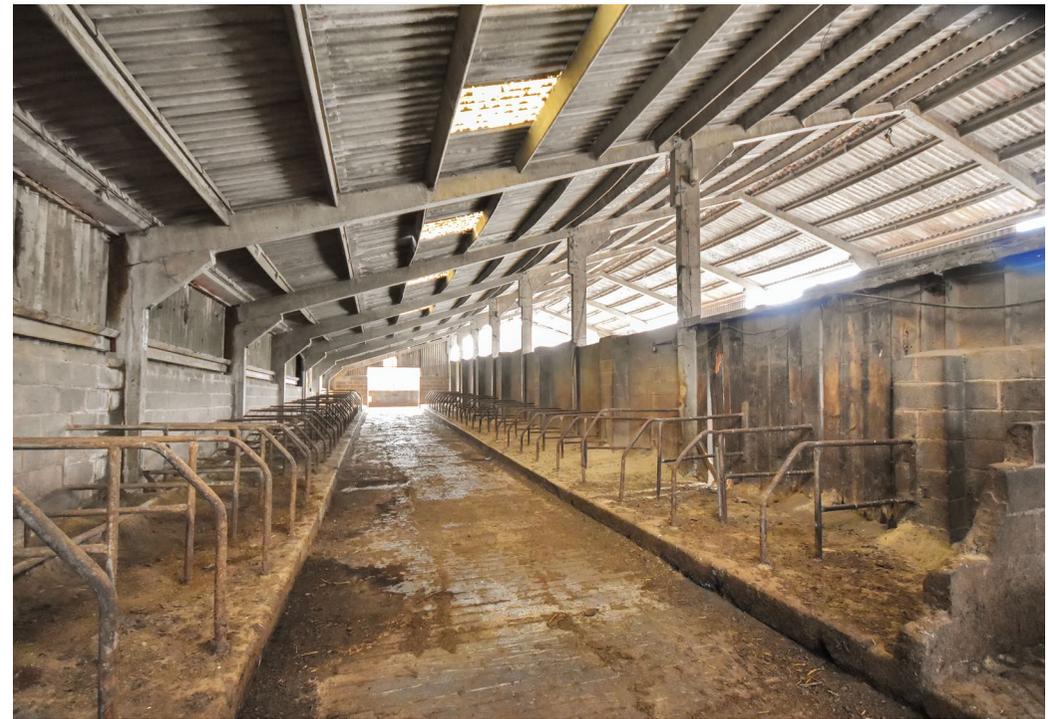
FARM BUILDINGS

The farmyard and buildings range at Rhodmad have excellent access over a gated concrete driveway off the B4576, into the concrete yard.

The farm buildings range comprises of:

- Mono-pitch 4 bay former straights store of steel frame construction
- Two outdoor silage pits/bale store with earth-bank walls and concrete base
- Mifflin steel framed shed with block walls and Yorkshire boarding above and central raised feed passage with lean-to bull pen and adjacent cow kennels of timber and block construction
- Crendon shed of concrete upright and beam construction providing loose housing with lean-to former cubicle shed
- Original stone under slate roof ranges
- Stone under slate roof five arch stock shed
- Youngstock kennels with yard and feeding area

There is an extensive level yard area beyond the main range of buildings which provides suitable space for expansion of the farmstead if required.



LAND & LAND SCHEDULE

The land at Rhodmad comprises of approximately 191.83 acres of undulating or sloping permanent pasture and a small area of dingle, which lies to the north-west and south-east of the B4576, with many parcels having roadside access or internal track access.

The land is productive having been part of a dairy farm for many years and is capable of grazing and mowing. The parcels are bounded by mature hedgerows and fences. A large reservoir is located at the peak of the higher ground.



Field Number	Description	Area (acres)	Area (ha)	Field Name
8750		3.98	1.61	Cytir Bank
0550		7.68	3.11	Underwood
1649	Dingle	3.27	1.32	
1536		1.14	0.46	
3836		7.93	3.21	Behind House
8039		6.75	2.73	Cytir
0639	Track	0.57	0.23	
9531		9.51	3.85	Uplane
1623		7.88	3.19	Barn Field
0413		8.67	3.51	Middle
8020		5.71	2.31	Behind Abernant
9003		9.14	3.70	Abernant
5432		5.76	2.33	Brynmad
4912	Dingle	4.27	1.73	
4216	Track	0.47	0.19	
3616		3.73	1.51	House Bank
4104		5.44	2.20	Top of Lane
5592		6.77	2.74	Tynlon
3991		5.76	2.33	Square Field
2203		6.94	2.81	Middle Bank
2798	Reservoir	0.57	0.23	Reservoir
2291		5.31	2.15	On Top
6597		10.55	4.27	Peat
4304		5.86	2.37	Peat Bank
3295		5.86	2.37	Penrhiw Bank
3146		13.74	5.56	Three in One
1883		7.41	3.00	Pantygog
3819		4.10	1.66	Bottom Crossroads
5211		7.54	3.05	Top Crossroads
6807		5.51	2.23	Llain
8408		4.40	1.78	Llain Bank
7794		4.47	1.81	Cornel
2726	House and farmyard	5.14	2.08	
Total		191.83	77.6321	

SERVICES

The farmhouse benefits from mains water and electricity, private foul and surface water drainage, oil fired central heating to radiators and the underfloor heating system, and an oil-fired Aga.

We understand that the land and farmyard benefitted from mains water together with a natural well and a borehole water supply. The mains supply is shared with the farmhouse. The supply to the farm and land is currently disconnected at an inspection pit near the entrance to the property, therefore please note, water tanks will need to be installed and connected. The purchasers will be required to verify the well and borehole supply for themselves.

The modern farm buildings were supplied by a three phase mains electricity connection. The three phase meter and fuses are still housed in a shed but we understand the supply was temporarily disconnected by the previous tenant

ENVIRONMENTAL STEWARDSHIP

Insofar as we are aware, the land is not currently subject to any Environmental Stewardship schemes.

SPORTING RIGHTS

As far as we are aware, the sporting rights are in hand. Buyers must verify this for themselves.

BASIC PAYMENT SCHEME

Upon completion, Basic Payment Scheme entitlements will be transferred to the Purchaser(s), subject to regulations at the time of completion and RPW approval.

TENURE

The property is freehold and vacant possession will be given on completion.

EPC RATING

The farmhouse has an EPC rating of 'E'.

BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

COUNCIL TAX

The farmhouse is currently in Council tax band 'E'.

RIGHTS OF WAY, EASEMENTS AND COVENANTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

LOCAL AUTHORITY

Ceredigion County Council, Canolfan Rheidol, Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3EU.

VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

METHOD OF SALE

The property is for sale by Private Treaty

SOLICITOR

Helen Lock, Clarke Willmott, Blackbrook Gate, Blackbrook Park Avenue, Taunton, TA1 2PG

SOLE AGENTS

Halls Holdings Ltd
Halls Holdings House,
Bowmen Way,
Battlefield,
Shrewsbury,
Shropshire, SY4 3DR

louise@hallsgb.com
davidg@hallsgb.com
k.oakes@hallsgb.com
01743 450700

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

- regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



