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Cwmberwyn, Tregaron, Ceredigion, SY25 6NN

Guide Price £375,000

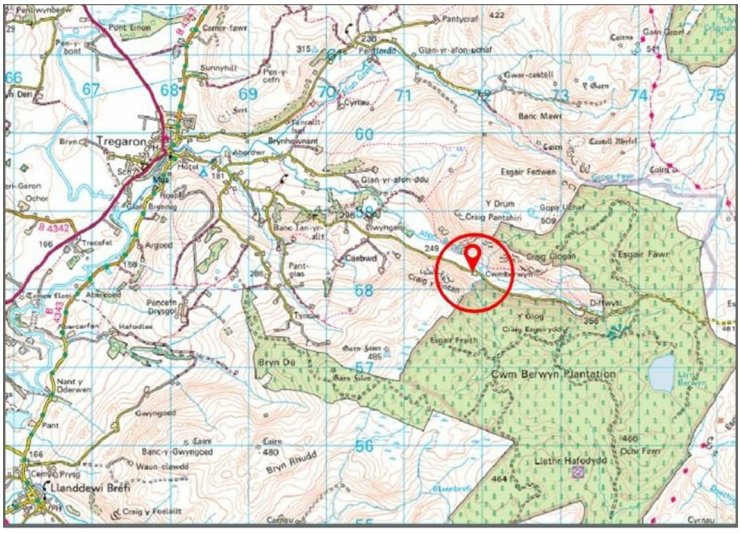
An iconic rural property set within approximately 3.9 acres, with traditional stone barn, adjoining paddocks and the option to acquire a further 206 acres of agricultural land.

Situated in the picturesque valley. The property retains a wealth of traditional character and charm, complemented by an attractive range of traditional farm buildings, including an impressive detached stone and slate barn with a magnificent internal roof truss structure, offering considerable potential for alternative use or conversion, subject to the necessary planning permissions and consents.

The farmhouse is set within approximately 3.9 acres of adjoining land, comprising two useful paddock enclosures bordered by a stream and enjoying frontage onto the scenic Abergwesyn roadway.

Additional opportunity to acquire a substantial adjoining agricultural holding of approximately 206 acres by separate negotiation, potentially creating an extensive country estate of around 210 acres in total.

LOCATION



The property occupies a particularly attractive position within the Cwmberwyn Valley, approximately 2.5 miles from Tregaron, along the renowned Abergwesyn road, one of Mid Wales' most scenic rural routes.

Tregaron is a friendly and traditional market town offering a good range of everyday amenities and facilities, including primary and secondary schooling, doctors' surgery, pharmacy, local shops, public houses and other services.

The larger towns of Lampeter and Aberystwyth are within comfortable travelling distance and provide a wider range of commercial, educational and recreational facilities.

DESCRIPTION



An iconic former farmstead occupying an enviable position within Valley, comprising a substantial detached farmhouse offering up to five-bedroom accommodation, together with a useful range of traditional agricultural buildings and approximately 3.9 acres of adjoining land.

The farmhouse retains much of its original character, including traditional flagstone flooring, exposed ceiling beams and feature fireplaces. Whilst now requiring a programme of sympathetic modernisation and refurbishment, the property offers tremendous scope to restore and enhance what could become a particularly impressive rural residence. property provides the following -

FRONT ENTRANCE DOOR TO

CENTRAL HALLWAY

Accessed via the front entrance door.

SITTING ROOM

11'3" x 9'6" (3.43m x 2.90m)



Featuring an attractive fireplace with oil-fired stove.

FRONT LIVING ROOM

11'3" x 13' (3.43m x 3.96m)



With gas fire.

REAR KITCHEN
13' x 9' (3.96m x 2.74m)



With traditional flagstone flooring and a range of base units.

DINING ROOM
14'9" x 13'2" (4.50m x 4.01m)



A characterful reception room featuring traditional flagstone flooring, beamed ceiling and multi-fuel Rayburn range..

FIRST FLOOR - LANDING
Giving access to the bedroom accommodation and bathroom.

FRONT BEDROOM 1
12'4" x 9'7" (3.76m x 2.92m)



REAR BEDROOM 2
9'6" x 13'1" (2.90m x 3.99m)



BATHROOM
11'2" x 5'6" (3.40m x 1.68m)



Fitted with bath, wash hand basin and WC, together with access to airing cupboard.

BEDROOM 3
11'4" x 8'7" (3.45m x 2.62m)



FRONT BEDROOM 4
12' x 7'9" (3.66m x 2.36m)



FRONT BEDROOM 5
8'10" x 8'1" (2.69m x 2.46m)



EXTERNALLY



THE LAND



The farmhouse is offered with approximately 3.9 acres of adjoining land, arranged in two useful paddock enclosures.

The paddocks enjoy a particularly attractive setting, with a stream forming part of the boundary and road frontage onto the Abergwesyn roadway. The land provides excellent amenity and smallholding potential, ideal for those seeking a rural lifestyle with space for equestrian or agricultural interests.

TADITIONAL STONE AND SLATE BARN



Approximately 33' x 23' overall.

A particularly appealing feature of the property, this impressive traditional building retains a substantial internal roof truss structure and offers exciting potential for sympathetic restoration and possible conversion, subject to planning permission and the relevant consents.

DUTCH BARN



Approximately 30' x 30' overall.

With adjoining lean-to and front concreted yard, providing useful storage and general agricultural facilities.

SERVICES



The property has historically benefited from a private water supply and private drainage. However, prospective purchasers should note that we have been advised that the existing arrangements would no longer be considered sufficient to meet current standards. Purchasers should make their own enquiries regarding the availability, condition and suitability of services and any requirements for upgrading or replacement.

FURTHER LEANTO BUILDINGS

30' x 14' (9.14m x 4.27m)



Providing two loose boxes/stables.

OPTIONAL ADDITIONAL LAND



An exceptional opportunity to acquire a further approximately 206 acres by separate negotiation.

The additional landholding incorporates a substantial parcel of accessible and productive valley land, Opposite the property is a predominantly level parcel extending to approximately 60 acres, which then rises through sloping improved pasture to further areas of improved upland grazing.

This represents a valuable opportunity for agricultural, livestock or equestrian interests and, when combined with the farmhouse and adjoining paddocks, would create an extensive holding of approximately 210 acres.

DIRECTIONS



From Tregaron, take the Abergwesyn road for approximately 2.5 miles and the property can be found on your right hand side as identified by the agents for sale board.

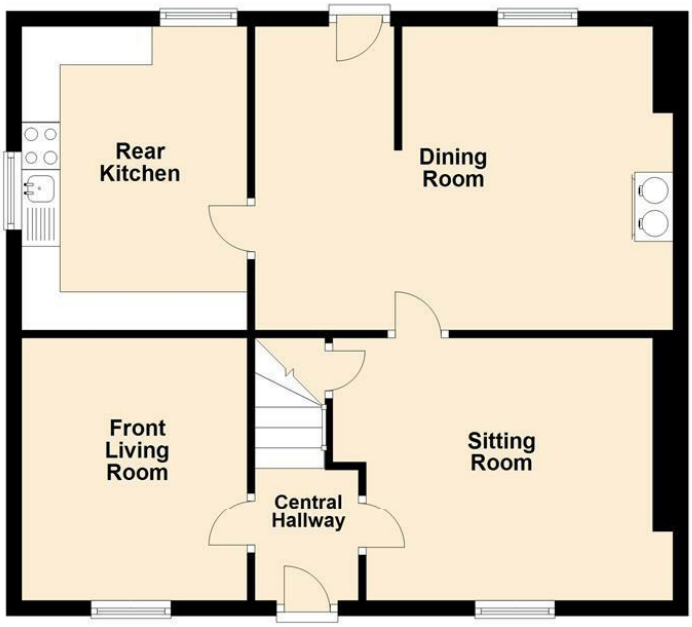
WHAT3WORDS: Earfull.scans.radiating

COUNCIL TAX

BAND D - Amount payable £2104 (source nycounciltax.org)

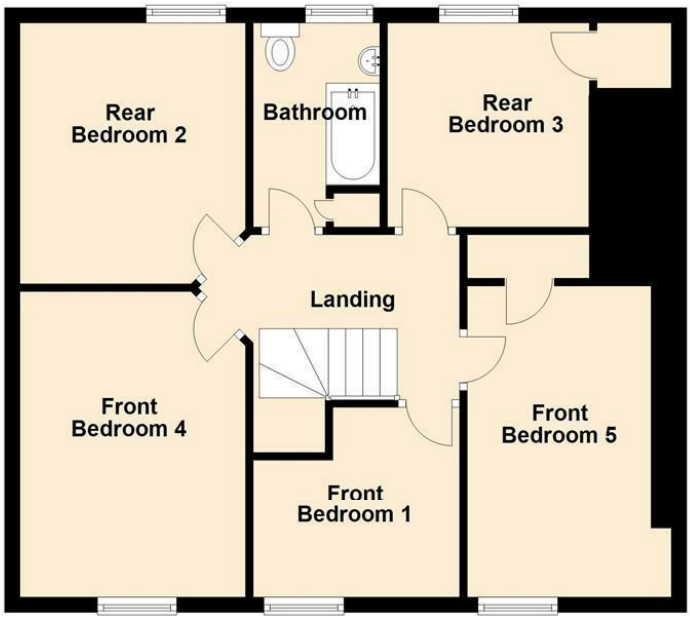
Ground Floor

Approx. 63.8 sq. metres (686.3 sq. feet)



First Floor

Approx. 63.8 sq. metres (686.4 sq. feet)

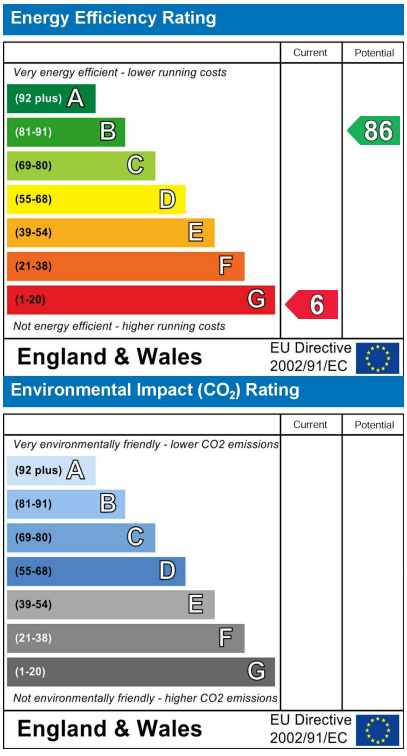


Total area: approx. 127.5 sq. metres (1372.8 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.

Cwmberwyn, Tregaron





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