

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Cwm Canol Farm, Cwmann, Cwmann, Lampeter, Carmarthenshire, SA48 8HA
Guide Price £850,000

An attractively positioned 140 acre traditional livestock farm, set only some 3 miles from Lampeter with a well maintained 5 bed farmhouse and mainly traditional barns with conversion potential (stp). Sheltered homestead with good grazing land, in a noted agricultural locality.

For sale on retirement of current vendor

LOCATION



Attractively situated in a sheltered position approximately half a mile off the A482 Lampeter to Pumpsaint road, approximately 3.5 miles from the Teifi valley and market town of Lampeter.

Lampeter provides a good range of everyday amenities with primary and secondary schooling, shops, banks, leisure and health centre etc. The property is located in the renowned Teifi valley being a renowned stock rearing locality.

DESCRIPTION



The farm comprises a traditional well managed unit with an unspoilt homestead benefitting from a detached 5 bedroom stone and slate farmhouse, together with two well maintained stone and slate ranges with significant potential subject to any planning consents, further barns and outhouses.

The land surrounds the homestead with some attractive valley meadows rising up to more level land with a further area of extensive grazing, in all approximately 140 acres or thereabouts.

The Farmhouse offers well maintained accommodation with part uPVC double glazing and solid fuel fired Range and affords more particularly the following -

FRONT ENTRANCE HALL to

SITTING ROOM/PARLOUR

15'4" x 9' (4.67m x 2.74m)



Modern tile fireplace

LIVING ROOM

19'9" x 15'8" (6.02m x 4.78m)



With traditional red and black quarry tile floor, brick fireplace and open flue, front and side windows, access to understairs storage cupboard

REAR DINING ROOM

16' x 9' (4.88m x 2.74m)



Quarry tile floor, solid fuel fired Rayburn range

KITCHEN

9' x 6'6" (2.74m x 1.98m)



Quarry tile floor, base units incorporating wash basin, cooker point etc. rear door leading to external w.c

UTILITY ROOM

9' x 9' (2.74m x 2.74m)

with fitted slate slabs

FIRST FLOOR - LANDING

BEDROOM 1

15'4" x 9'1" (4.67m x 2.77m)



Modern tile fireplace

BEDROOM 2

7'9" x 6'2" (2.36m x 1.88m)

BEDROOM 3

15'4" x 15'2" (4.67m x 4.62m)



Modern tiled fireplace, built-in cupboard

REAR LANDING -

BEDROOM 4

10' x 9' (3.05m x 2.74m)



BEDROOM 5

10'6" x 6' (3.20m x 1.83m)



Radiator

BATHROOM

18' x 9'3" (5.49m x 2.82m)



With part tiled walls, panelled bath, pedestal wash hand basin, low level flush w.c. .

EXTERNALLY



The farm is approached by a private drive to a traditional farmstead flanked by two stone barns and the house
Dutch Hay Barn
Garage

FORMER COWSHED



Of stone and slate construction with lean to dairy and re roofed.

BARN RANGE



Being a Barn and former workshop with front leanto, this is two storey with rear corrugated iron outbuilding used for feed store and tractor/implement store.

PORTAL FRAME BUILDING



To the rear of the cow shed is a modern portal frame barn 60' x 30'

THE LAND

Surrounds the homestead being some 140 acres with initial level river meadows then some sloping land and wooded copses rising to a large plateau area providing good sized traditional enclosures, hay and silage fields with mature hedge and tree boundaries, natural water supplies together with a further area of more extensive grazing.

AGENTS NOTE:

There are no foot paths or public rights of way crossing the property.

SERVICES



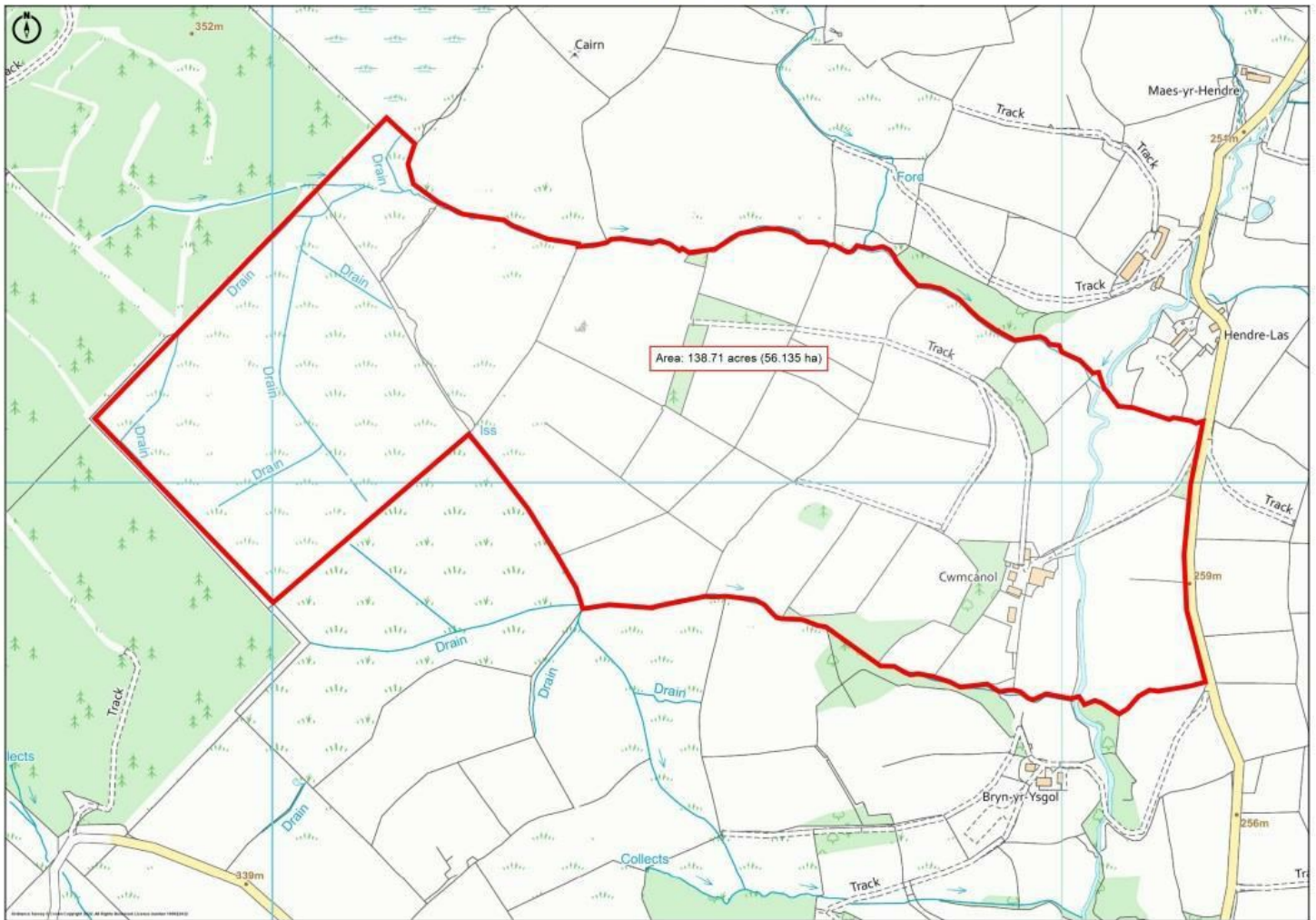
We are informed the property benefits from connection to mains water with natural water supplies for livestock drinking purposes, mains electricity, private drainage.

DIRECTIONS

From Lampeter, take the A482 out towards Pumpsaint, continue for approximately 2 miles and after passing a former quarry on your left hand side at a sharp left hand bend, take a right hand turning i.e., straight on, continue along this lane passing the former Lampeter Eggs on your left hand side, down the valley and as you start climbing out, the entrance to Cwm Canol will be found on the right hand side as identified by the agents for sale board.

AGENTS COMMENTS

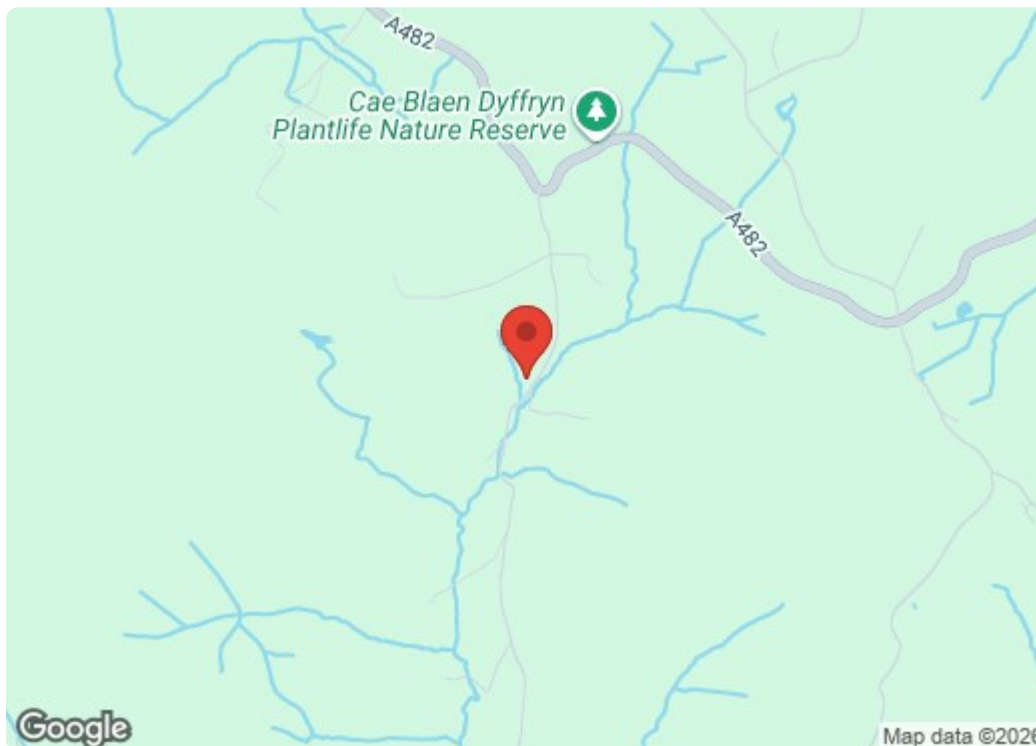
A particularly attractive unspoilt and well maintained traditional farm, genuinely offered for sale on retirement and deserving of viewing at an early date.



Promap
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2022. All Rights Reserved.
Easting number 18852475
Plotial Scale - 1:5000. Paper Size - A3

EVANS BROS.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	14	

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		
		67
	12	

England & Wales

EU Directive
2002/91/EC

EVANS BROS.

5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

EVANS BROS.

MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444

EVANS BROS.

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.,