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Dolau Llanerch, Tegryn

£1,300,000 Freehold

103.99 Acre Farm • Modern Detached Farmhouse • Good Range Of Buildings

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Accommodation Comprises:

uPVC double glazed door leads to:

Porch

uPVC double glazed window, tiled floor, glazed doors to:

Hall

Stairs rising off to the first floor, radiator, doors to:

Living Room

Feature inglenook fireplace with inset wood burning stove on a slate hearth, dual aspect windows, radiator.

Dining Room

Tiled flooring, feature fireplace with cast open grate and wooden mantle, uPVC double glazed window, radiator, opening to:

Kitchen

Having a range of wall and base units with work surface over, inset sink unit with tiled splash back, range style cooker with plate rack over, glazed display cabinets, void and plumbing for washing machine and dishwasher, tiled flooring, uPVC double glazed window to the rear overlooking the garden.

Garden Room

Dual aspect uPVC double glazed windows, Velux roof windows, uPVC double glazed doors with matching glazed panels, tiled flooring, radiator.



Shower Room

First Floor

Landing

uPVC double glazed window, built in airing cupboard, doors to:

Bedroom One

Dual aspect uPVC double glazed windows, radiators, built in wardrobes.

Bedroom Two

uPVC double glazed window, radiator.

Bedroom Three

uPVC double glazed window, radiator, built in cupboard.

Family Bathroom

A well appointed suite comprising panel bath with mixer tap and shower attachments, vanity unit with hand wash basin, low flush toilet with concealed cistern. Tiled flooring heated towel rail, tiled walls, uPVC double glazed window.





Externally

Farm Yard & Buildings

A particular feature of the property is the impressive range of agricultural buildings arranged around an extensive farmyard, creating a highly practical and well-established working steading. The buildings comprise an excellent combination of substantial modern steel portal frame livestock buildings together with traditional stone barns and useful ancillary outbuildings, offering versatile accommodation for livestock, machinery, fodder, workshop and general storage purposes. The principal livestock building is of modern steel portal frame construction with an open-fronted design, incorporating feed barriers and internal livestock pens, providing well-ventilated accommodation suitable for a range of farming enterprises. Complementing this are a number of attractive traditional stone-built buildings, sympathetically re-roofed with profiled steel sheeting, providing further storage, workshop and agricultural accommodation whilst retaining the character of the original farmstead.



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The buildings are centred around a spacious concrete and hardcore yard, providing excellent access and ample turning space for modern agricultural machinery, trailers and commercial vehicles. The thoughtful layout allows for the efficient day-to-day operation of the holding, whilst maintaining a clear distinction between the working farmyard and the private residential gardens. The farmstead presents an attractive blend of traditional charm and modern functionality and is well suited to livestock farming, mixed agriculture, equestrian use or a range of rural diversification opportunities, subject to any necessary planning consents.

The Land

The land extends in total to approximately 103.99 acres (42.08 hectares) and comprises an attractive and productive block of gently undulating pasture, ideally suited to livestock grazing and grassland production. Divided into a useful number of well-maintained enclosures by mature hedgerows and established trees, the land benefits from excellent natural shelter and provides an appealing balance of practical farming and environmental interest. The holding has been carefully managed and is predominantly laid to permanent pasture, offering productive grazing together with quality mowing ground for silage or hay production. The fields are of a good size and shape, allowing for efficient modern farming practices, with the majority being readily accessible from the central farmstead.



Natural watercourses and mature woodland belts enhance both the amenity and biodiversity of the holding, creating an attractive rural landscape whilst providing valuable shelter for livestock.

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The gently rolling topography affords far-reaching views across the surrounding Pembrokeshire countryside and contributes to the property's outstanding setting. The holding presents an excellent opportunity as a commercial livestock farm, mixed farming enterprise or substantial rural holding, whilst equally lending itself to equestrian, conservation or diversification opportunities, subject to any necessary planning consents.

Utilities & Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Boreholes Drainage: Cesspit Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band F What3Words: [///undercuts.nervy.club](https://www.what3words.com/undercuts.nervy.club)





Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 14mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE – Good outdoor. Three – Poor to none outdoor. O2 – Good outdoor. Vodafone. – Variable outdoor. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



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