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This modern three-bedroom detached farmhouse is set within a substantial 103.99 acre farm, offering an outstanding opportunity for those seeking a rural lifestyle with modern comforts. The property presents spacious, well-appointed accommodation, featuring a welcoming entrance hall, a generous lounge with views over the surrounding countryside, and a contemporary kitchen fitted with quality appliances and ample storage. The dining area provides the perfect space for family gatherings, while three double bedrooms (including a principal suite with en-suite facilities) ensure comfort and privacy for all residents. The family bathroom is finished to a high standard, and additional utility and cloakroom spaces add convenience for every-day living. The house is thoughtfully designed to maximise natural light and panoramic views, creating a warm and inviting atmosphere throughout.


The farm benefits from a good range of outbuildings, suitable for a variety of agricultural, equestrian, or business uses (subject to the necessary consents). These include traditional barns, modern storage units, and versatile workshops, all conveniently located for ease of access. The extensive grounds are predominantly laid to productive pasture and arable land, ideal for livestock or crop production. Mature boundaries provide privacy and shelter, while well-maintained driveways and ample parking cater to multiple vehicles and machinery. There are attractive landscaped gardens immediately surrounding the farmhouse, offering space for outdoor entertaining and relaxation, as well as far-reaching views across open countryside. This property presents a rare opportunity to acquire a modern farmhouse with significant acreage and excellent facilities, all set within a tranquil yet accessible rural location.


Council Tax band: TBD

Tenure: Freehold

## Contact Cardigan Office

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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 over looking the garden.

**Garden Room**

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

**First Floor**

**Landing**



## 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.



### Cont...

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

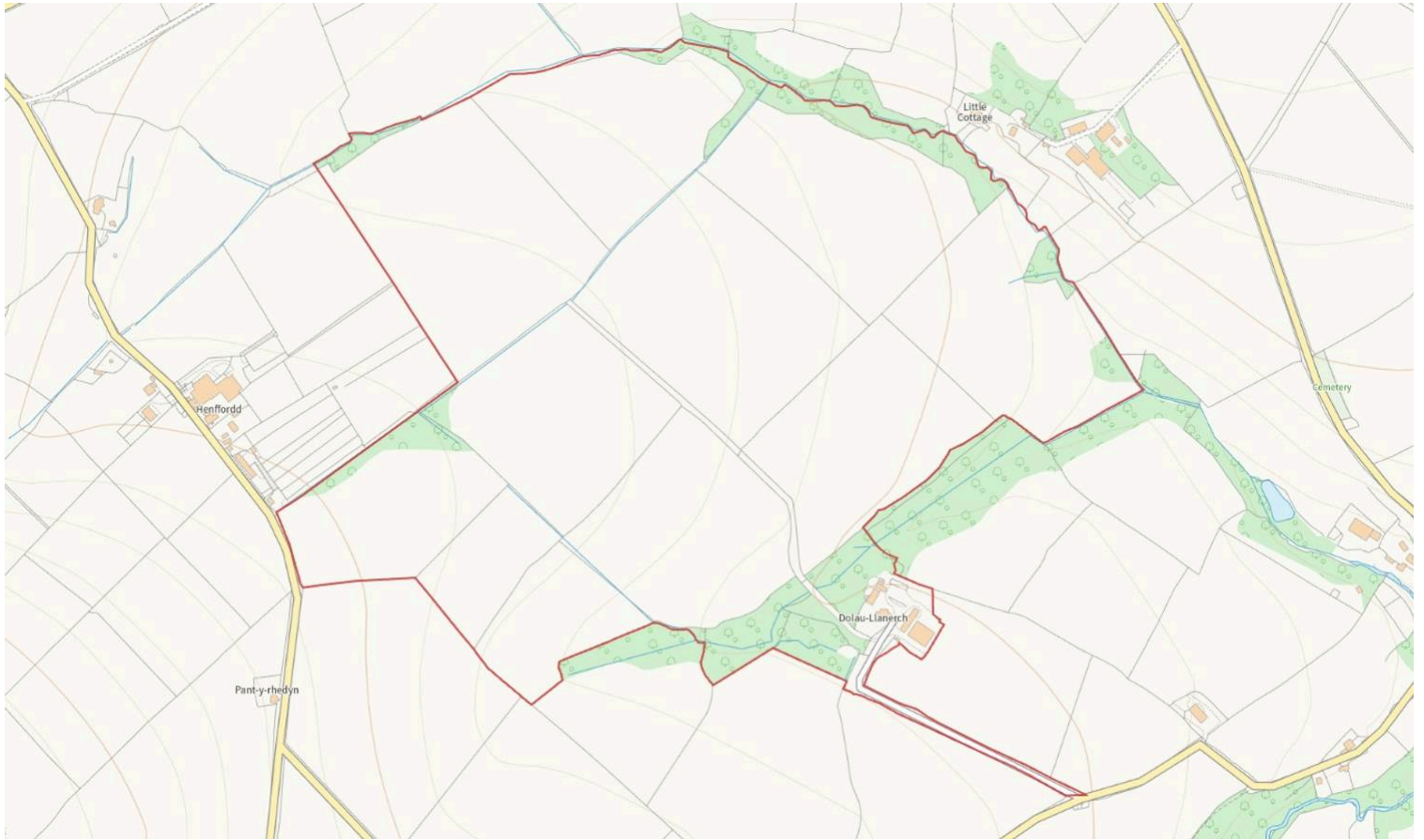
The land extends in total to approximately 103.99 acres (42.08 hectares) and comprises an attractive and productive block of gently undulating pasture, ideally suited to livestock grazing and grassland production. Divided into a useful number of well-maintained enclosures by mature hedgerows and established 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.



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For Guidance Only



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