

# EVANS BROS.

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**Cwm Canol Farm, Cwmann, Cwmann, Lampeter, Carmarthenshire, SA48 8HA**

**Guide Price £900,000**

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 roadway, 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



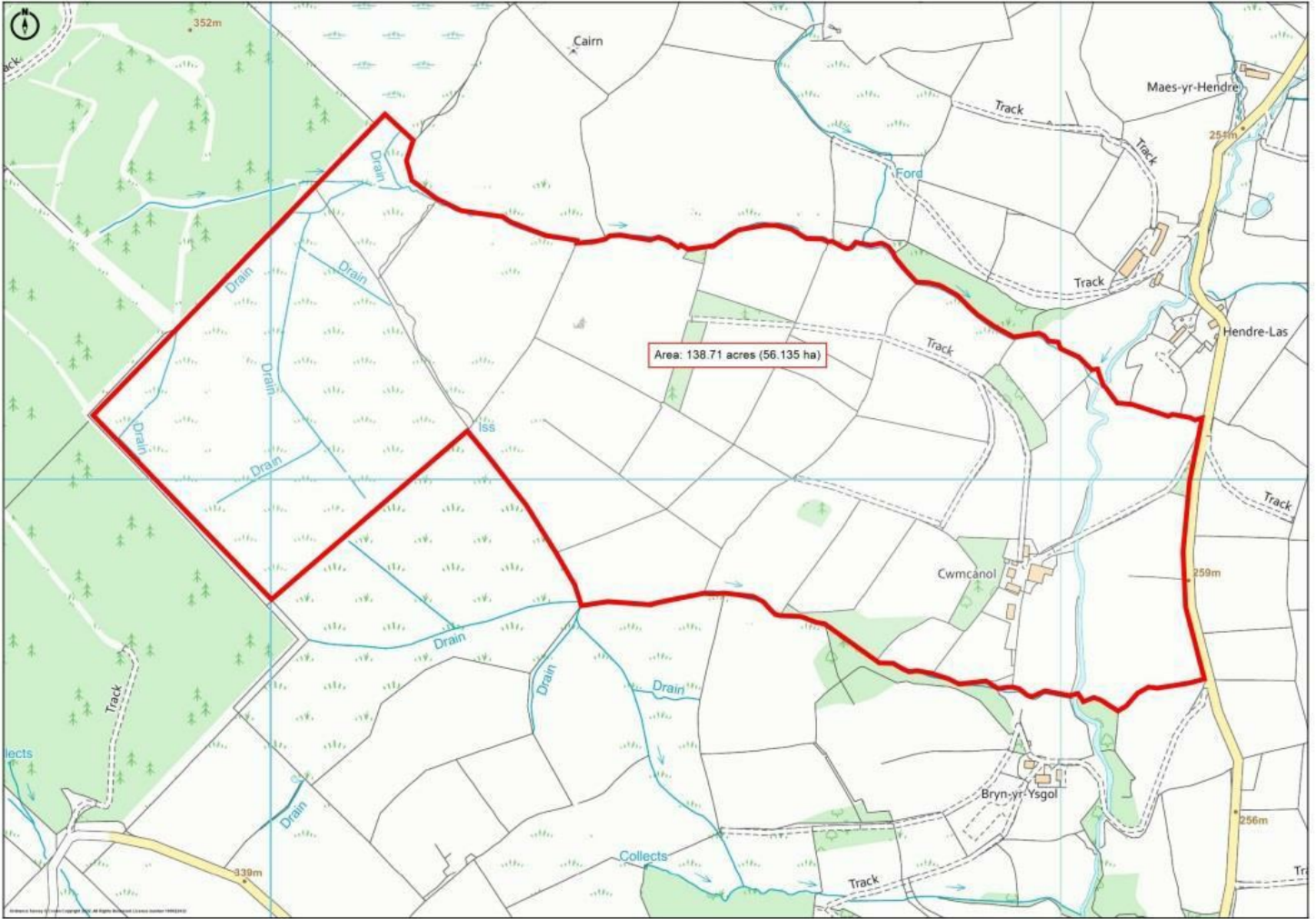
We are informed the property benefits from connection to mains water with natural water supplies for livestock drinking purposes, mains electricity, private drainage.

### **DIRECTIONS**

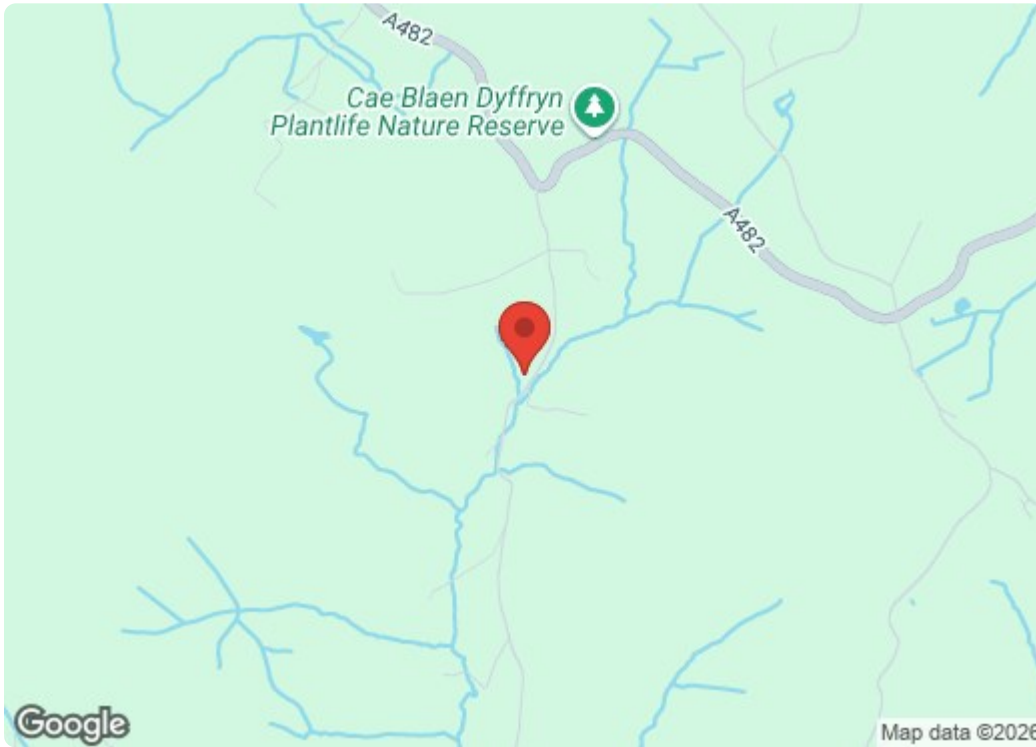
From Lampeter, take the A482 out towards Pumpsaint, continue for approximately 2 miles and after passing a former quarry on your left hand side at a sharp left hand bend, take a right hand turning i.e., straight on, continue along this lane passing the former Lampeter Eggs on your left hand side, down 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.



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Easting number 18052473  
Grid scale: 1:5000 Paper Size: A3



**Energy Efficiency Rating**

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

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>12</b>	<b>67</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



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