

Tirgwyn Caerwedros Llandysul

Asking Price £1,295,000

- Outstanding 80 acre coastal farm with productive, mostly level early-growing pasture in one of West Wales' most desirable farming locations
- Impressive farmhouse offering beautifully presented and spacious 4-5 bed accommodation
- Superb oak farmhouse kitchen and dining room - forming the heart of the home
- Private setting, with the residence thoughtfully positioned away from the working farmyard
- Extensive range of modern and traditional farm buildings, providing excellent facilities for livestock, machinery, storage or diversification opportunities
- Former dairy farm offering excellent potential for continued agricultural use, equestrian interests or a rural lifestyle enterprise
- Conveniently located within easy reach of New Quay, Aberaeron, Llandysul and Cardigan



An outstanding 80 acre coastal farm comprising productive, predominantly level pastureland, an impressive gentleman's style farmhouse and an extensive range of modern and traditional farm buildings. Set in an elevated position and thoughtfully separated from the working farmyard, the attractive residence enjoys privacy, mature gardens and commanding rural views.

The beautifully presented farmhouse offers spacious and versatile 4–5 bedroom accommodation with a superb oak farmhouse kitchen and dining room at its heart. Character features, including oak flooring, combine with generous living space to create an exceptional family home.

Located in a highly regarded early-growing coastal area just 2 miles from the sea, this former dairy farm presents an outstanding opportunity for agricultural, equestrian or lifestyle buyers. Despite its peaceful setting, the property is within easy reach of New Quay, Aberaeron, Llandysul and Cardigan, offering an excellent range of amenities and services.

LOCATION

Tirgwyn enjoys an enviable position in the heart of the sought-after Cardigan Bay coastal hinterland, approximately 2 miles inland from the picturesque Ceredigion coastline. Situated at an elevation of approximately 145 metres (475 feet) above sea level, the farm benefits from a mild climate, well regarded for its early-growing season and productive pasture, making the area particularly attractive for livestock and agricultural enterprises.

The property occupies a peaceful rural setting whilst remaining highly accessible to nearby villages and coastal communities. The popular seaside village of New Quay, famous for its picturesque harbour and frequent dolphin sightings, lies around 5 miles to the North while the market town of Llandysul is approximately 9 miles inland, providing a comprehensive range of day-to-day amenities, schools and leisure facilities. The larger market towns of Cardigan (approximately 17 miles) and Aberaeron (approximately 9 miles) provide an extensive range of shopping, professional and recreational services.

This renowned coastal belt of West Wales is celebrated for its attractive rolling countryside, productive agricultural land and exceptional natural beauty. The combination of fertile early-growing pasture, a favourable coastal climate and excellent accessibility to both agricultural services and the Cardigan Bay coastline makes Tirgwyn an outstanding location for farming, lifestyle or diversified rural enterprises.

DESCRIPTION

Set within approximately 80 acres of productive coastal farmland, this well-maintained holding centres around a substantial gentleman's-style residence offering flexible 4–5-bedroom accommodation. The heart of the home is an impressive oak kitchen and dining room, providing a superb space for family living and entertaining. Complementing the residence is an extensive range of modern and traditional farm buildings, reflecting the property's history as a successful dairy farm. The predominantly level pastureland lies in a sought-after early-growing coastal area, just one mile inland from the sea, making it an outstanding agricultural and lifestyle opportunity.

THE FARMHOUSE

An attractive and imposing farmhouse of considerable residential appeal, this traditional gentleman's-style residence features rendered elevations beneath a hipped slate roof. Occupying an elevated position with commanding views over the farmyard, the house is thoughtfully set apart from the agricultural buildings, enhancing its privacy and lifestyle appeal. Surrounded by extensive lawns and mature gardens, the property enjoys an attractive setting befitting its character.

Internally, the farmhouse offers spacious and well-proportioned accommodation, complemented by a wealth of appealing features, including oak flooring, oil-fired central heating, and a generous farmhouse-style kitchen and dining room. Forming the heart of this welcoming home, the kitchen is centred around a traditional solid-fuel Rayburn range, creating a warm and inviting space for everyday family life.

GROUND FLOOR ACCOMMODATION

The ground floor is accessed via a central front entrance doorway, covered by a feature columned canopy leading to an inviting reception hall having Oak flooring, radiator and stairs to first floor.

The adjacent Sitting Room benefits from a large picture window, solid Oak flooring and fireplace while the rear hallway leads to a practical Utility Room with good range of fitted cupboards providing ample storage space, having single drainer sink unit, Oil fired boiler and side entrance door.

The heart of this lovely home is the Farmhouse-style Kitchen-Dining Room, boasting an extensive range of Oak kitchen units with granite worktops and a feature central island incorporating a



Belfast sink having antique style mixer tap, electric oven and hob with extractor hood over, fitted dishwasher and feature solid fuel Rayburn Range providing both cooking and heating facilities with back boiler connected to the main heating system. The dining area provides a lovely area to relax and unwind with a large front picture window.

A useful Shower Room can be accessed via the Utility Room; providing a shower cubicle, toilet, wash handbasin and tiled floor.

FISRT FLOOR ACCOMMODATION

The first floor is approached by an impressive galleried landing leading to four well-proportioned bedrooms and a walk in airing cupboard accessed from the landing.

The bathroom has been tastefully refurbished to include a lovely roll-top bath with shower attachment, wash handbasin and toilet, with tongue and groove panelling to dado level, extractor fan and heated towel rail.

LOFT ROOM

An original staircase leads to a great space within the loft having significant potential for further accommodation, games rooms, studio, home office etc.

APPROACH

The property is approached by an attractive driveway leading to the traditional farmyard flanked by the buildings and overlooked by the farmhouse. There is also a second access lane leading to the property being ideal for agricultural access leading to the majority of the land.

GROUNDS

Surrounding the house are extensive grassed areas and grounds adding to the residential appeal of the property.

TRADITIONAL BARN

The property has a lovely range of stepped stone and slate out-buildings having in our opinion, potential for conversion into alternative usage, subject to obtaining any necessary planning consents. These provide useful storge areas and potential stabling.

MODERN BUILDINGS

One of the features of the property are the useful yet adaptable range of modern outbuildings being

Portal frame building (50' x 36') housing the milking parlour, Cattle buildings (60' x 40'), having lean-to stabling (60' x 15'). Surrounding the lower out-buildings are extensive concreted yard areas including a concrete slurry pit and bale storage area.

THE LAND

One of the most attractive features of this property is the level land that surrounds the homestead having extensive roadside frontage for ease of management purposes. The farm is located in a renowned early growing locality with the land having been improved in recent years; much of it having been re-seeded. The majority of the fields have water supplied either from the mains or spring supply and are mostly stock-proofed fenced.

SERVICES

We are advised that the property is connected to mains electricity, mains and private water supplies, private drainage and oil and solid fuel central heating.

COUNCIL TAX BAND F

Ceredigion County Council Band F

DIRECTIONS

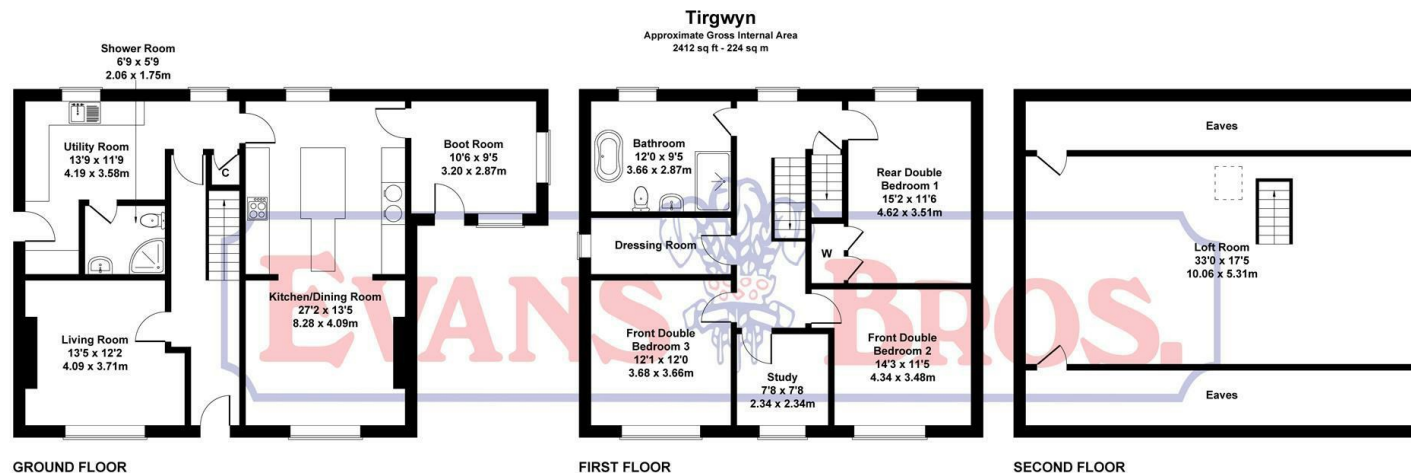
The property is best approached by taking the A487 South from Aberaeron. Continue through the villages of Llwynceilyn, Llanarth and pass through Synod Inn taking the next right hand turning at Gwenlli Church. Continue for approximately one mile, taking the next left hand turning, with the entrance to Tirgwyn being the first lane on the right hand side.



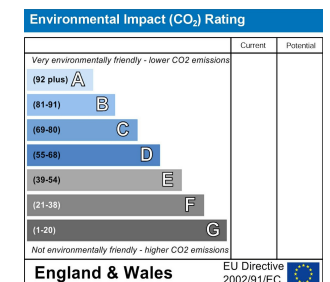
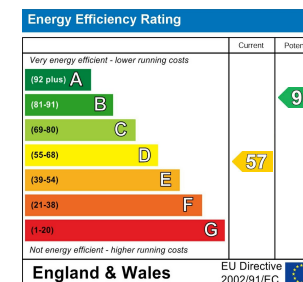


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2026



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