



PENLAN FAWR FARM

CWRTNEWYDD, NR LAMPETER, CEREDIGION, SA40 9YN

Guide Price £695,000 - Freehold



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Impressive small farm • 4 bed farmhouse • 2 bed coach house • Excellent range of traditional & modern outbuildings. About 39 acres (stms).

Option to buy with less land by negotiation. EPC Ratings = B & C.

Situation

Penlan Fawr Farm is an impressive small farm in West Wales on the edge of the villages of Cwmsychpant and Cwrtnewydd, near the University town of Lampeter (about 7m). Enjoying good road links to the larger town of Carmarthen and the A40 M4 link road (about 22m) providing quick access to South Wales (Swansea (about 49m) & Cardiff (about 89m) the Severn Bridge and beyond.

Description

Penlan Fawr Farm comprises a main farmhouse, converted coach house (planning for use as a holiday let) together with an excellent collection of traditional and modern outbuildings.

A great deal of thought has gone into the farm with the gateways etc for ease of stock management and movement even for one person. There is potential to convert the traditional outbuildings to provide further accommodation. The excellent stabling and barns (one barn was previously used an indoor equestrian arena) and scope for gallop tracks etc provides an opportunity to expand this side of the business.

Accommodation

Penlan Fawr Farmhouse Ground Floor

The main farmhouse with attractive stone elevations has been newly built (with underfloor heating on the



ground floor) and provides impressive and substantial accommodation of some 3245 sq ft together with an integral double garage providing a further 403 sq ft. A smart veranda shelters the main entrance that opens out into an impressive reception hall with a grand oak staircase with a gallery landing taking centre stage. Doors lead off to the principal reception rooms. On the right is the drawing/ dining room with a large stone fireplace with a wood burning stove providing a warm focal point. This room enjoys far reaching views and French doors that open out onto a side patio and the garden. Double doors lead off to the kitchen breakfast room and the rear conservatory. The former is an elegant farmhouse kitchen with bespoke oak units and display cabinets together with a cream Aga framed by an attractive oak surround. Off the kitchen area is a comfortable sitting area enjoying a floor to ceiling height arched window providing plenty of natural light and views across the courtyard. The conservatory at the rear provides a further reception area again enjoying far reaching views and with access to the rear garden. A door leads off the kitchen area to a rear hall area with downstairs cloakroom with shower, store room, access to the double garage and a separate staircase to the bedroom area above the garage.

Penlan Fawr Farmhouse First Floor

The centrepiece oak staircase rises up from the reception hall to the gallery landing and first floor accommodation. On the right is the master bedroom suite with en suite bathroom, dressing room and superb Juliet balcony overlooking the scenic valley and surrounding countryside. Two further double bedrooms can be found on this part of the first floor (the 4th bedroom being above the garage) and these share the use of a large family bathroom with a corner bath and separate shower.

Coach House Ground Floor

Across the courtyard from the main farmhouse is a character 2 bedroom coach house conversion set over 2 floors. This has planning consent for use as a holiday let. The front entrance leads into a welcoming kitchen breakfast room with attractive fitted units. A door leads off to the left to the large sitting dining room with feature fireplace. At the rear of the kitchen is a hall with a useful utility area and downstairs cloak room with shower.

Coach House First Floor

Stairs rise up from the kitchen breakfast room to the first floor accommodation that includes a bright landing area (potential for use as a study area) and 2 bedrooms that share the use of a bathroom.

Externally

Penlan Fawr Farmhouse and the Coach House lie around an attractive farm courtyard with both traditional and modern outbuildings on the periphery. A good network of stone tracks go around the buildings to dedicated yards to allow easy use of machinery and movement of livestock. In detail the buildings include:

Traditional stone barn

Lying opposite the Coach House. Currently used for storage and housing dog kennels. This has potential for conversion to provide further accommodation subject to planning.



Triple (7 bay) open span steel frame general purpose building.

The elevation facing the farmhouse and coach house has been dressed in block and painted to provide an attractive facade. This building provides 3 distinct areas but all are internally connected. The building nearest the farmhouse is a general purpose livestock/ feed/ implement shed. The central building (together with an attached rear wing) is the core equestrian building with a superb range of Monarch stables including 8 loose horse boxes, 3 loose pony boxes and 3 stallion boxes. The latter stallion boxes open out onto a large concrete yard. The far building is again a general purpose livestock/feed/implement shed but has been used by the current owners as an excellent indoor equestrian arena when it had a woodchip surface in the past.

Pole barn field shelter

Located at the base of the valley is a useful pole barn field shelter.

The land

The land extends to about 39 acres (stms- subject to measured survey) and is mainly laid to pasture.

Option

There is an option to purchase Penlan Fawr Farm with less land by negotiation.

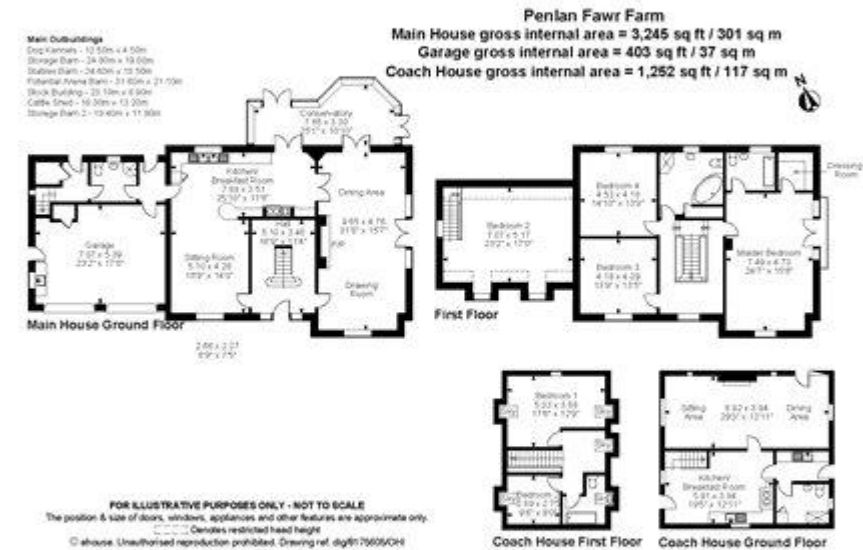
General Remarks and Stipulations

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

Plans, Areas and Schedules

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