



Tancoed

Drefach, Llanybydder, Ceredigion, SA40 9YD

An attractive smallholding with 3 bedroom farmhouse, traditional barn, stable block, hay barn and three paddocks



- Excellent rural location • Private position • Farmhouse requiring modernisation •
- Attractive stone barn with development potential • five box stable building •
- Extending in total to 7.50 Acres (3.04 Hectares) •



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An attractive rural smallholding package with considerable potential situated close to the villages of Drefach & Cwrtnewydd. Tancoed is located 2 miles from the popular Teifi Valley Market Town of Llanybydder. The package comprises a traditional stone under slate farmhouse with a traditional stone barn, stable block with five boxes and Hay Barn all contained centrally between three principal paddocks.

- Excellent accessible location
- Private position set back from road
- Three bedroom farmhouse requiring modernisation
- Traditional stone barn with potential for conversion to alternative uses (subject to planning)
- Useful five box purpose built stable building and hay barn with three good grazing paddocks
- Of great interest to equestrian, smallholding and developer purchasers
- EPC Rating: G

Location & Situation

Tancoed enjoys an excellent accessible location in the West Wales countryside close to the market towns of Llanybydder and Lampeter.

The property is situated in a private position, just off the B4338, between the villages of Cwrtnewydd and Drefach. Tancoed is set back from the road in a pretty wooded valley setting.

Description

The farmhouse ground floor accommodation comprises of reception porch, utility room, entrance hall, dining room, kitchen and living room. The first floor comprises of a central landing with three bedrooms with bathroom.

The property is in need of modernisation, however has recently been occupied, and has potential for an appealing rural residence to be created.

An attractive stone and slate barn is situated in a courtyard to the front aspect of the farmhouse with potential for re-development (SSTP) along with a purpose built stable block with five loose boxes and two bay open sided Dutch Barn.

The land comprises of three paddocks, being mainly level to gently sloping and laid to pasture. A steeper sloped bank lies to the south of the farmstead. Part of the land benefits from streamside frontage. In all Tancoed extends to approximately 7.50 Acres (3.04 Hectares).

A property plan is attached to these particulars.

Services

Electricity and mains water are connected (to be confirmed). Foul drainage is by way of septic tank. Oil fired central heating.

Sale Method

The property is offered for sale by Private Treaty. The Agents reserve the right to sell the property, or any part thereof, by Tender or Auction to conclude the sale process.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether they are specifically referred to in these particulars or not. It is believed that a private right of way for the benefit of the neighbouring property crosses through Tancoed.

Planning

The traditional building on site is not offered with the benefit of any planning permissions, but offers potential for alternative uses, subject to achieving the necessary planning consents. All planning enquiries should be directed to the planning team at Ceredigion County Council.

Viewings

Viewings are strictly by appointment with the Joint Selling Agents: Powells 01600 714140 or Morgan & Davies 01570 423623. People viewing the property are advised not to enter the loft space in the traditional stone building for inspection purposes.

Directions

Take the A475 from Lampeter towards Newcastle Emlyn. Continue through the village of Llanwnnen to Drefach, turning right onto the B4338 signposted Cwrtnewydd. Continue for approximately half a mile and the entrance to the lane can be found on the left hand side, by a modern bungalow. Proceed down this lane, over the bridge, and you will arrive at Tancoed.



Singleton Court Business Park,
Monmouth, NP25 5JA
Telephone: 01600 714140
www.powellsrural.co.uk

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