

Ref: 0cae99

Cae Caradog, Ffarmers, Pumpsaint, Carmarthenshire, SA19 8NQ

Attractive Small Farm in a private and secluded picturesque location with an eclectic mix of land - c.30 Acres. Renovated 3 Bed & Study Farmhouse, Large Stone Barn, Cruck Frame Stone Building, Superb Modern General Purpose Building. Wildlife Ponds, Woodland, and Grassland with Stream & Trout River Boundary.

Ffarmers village 1 mile, Pumpsaint 4 miles, Lampeter 6½ miles, Llandovery 15 miles



The residence is a period, stone built farmhouse believed to have been built around 1882, with a sizeable later addition (1985), having an exposed stone, lime-washed front elevation to the original house, rendered elevations to the remainder, and a slate roof. The house has undergone extensive refurbishment but still retains its traditional character with a wealth of features, providing a desirable country home that has a very welcoming ambiance. (Energy Efficiency Rating: F).

Accommodation: Ground Floor: Reception Hall, Farmhouse Kitchen/Dining Room, Walk-in Pantry, Utility Room, Sun Room, Study/Library, Sitting Room with Inglenook Fireplace. First Floor: 3 Bedrooms, one with En Suite Shower Room, Study area, Family Bathroom.

Outbuildings: There are two attractive stone buildings (offering scope for conversion S.T.P.P.) – a Cruck Framed Stone Building (former farmhouse pre-1740), and a further Substantial Stone Barn – together with a Superb Modern General Purpose Building with workshop above, ideal for a variety of uses. Permission for the erection of a Hay Barn.

Circa 30 Acres (to be confirmed), the property has three wildlife ponds, an orchard, woodland that includes a young broadleaf plantation, and grassland suitable for grazing/hay crops, with a trout river to one boundary (Afon Twrch) and a stream to another – all providing mixed habitats for a wide variety of flora and fauna, a delight for nature enthusiasts. There are excellent outriding opportunities locally for the equestrian-minded.

The property enjoys a private, peaceful location, the village of Ffarmers 1 mile away with a pub and village hall. The university and market town of Lampeter, with most facilities, is 6½ away and Llandovery is 15 miles distant.

Price Guide: £575,000

THE ACCOMMODATION COMPRISES:

With predominantly Pine latched doors, slate tiled floors to the ground floor, wood-fired central heating, Victorian school-style radiators throughout, delightful countryside views.

Ground Floor –

- RECEPTION HALL:** 14'2" x 12'2". Solid oak front door with small central leaded light window leads into the Reception Hall, with slate tiled floor, working Victorian fireplace with timber mantel and surround and a slate hearth, staircase with oak uprights leading to the first floor, window to the front aspect, door leading through to the Kitchen/Dining Room.
- KITCHEN/DINING ROOM:** 23'3" x 14'1". Range of bespoke wooden base units with solid wood work surface, Belfast sink with swan-neck mixer tap, tiled splashbacks, cooker control point for an electric cooker, slate tiled floor, exposed stone Inglenook fireplace housing a wood-fired Rayburn range, which serves the central heating and hot water system, exposed ceiling beams, ceiling downlights, window to the front aspect and window to the rear, half glazed door into the Walk-in Larder, half glazed door to the Sun Room, and door to the Study/Library.
- WALK IN LARDER:** 7'7" x 7'4". Slate tiled floor, door leading into the Utility Room.
- UTILITY ROOM:** 15'2" x 4'4". Plumbing and space for a washing machine and tumble dryer, cloaks hanging area, water filtration system, external door to the rear.
- SUN ROOM:** 15'5" x 7'3". Slate tiled floor, window to the front and window to the side, and French doors to the side leading out to the terrace and gardens.
- STUDY/LIBRARY:** 10'8" x 7'6". Slate tiled floor, exposed stonework, window to the rear aspect and door leading through to the Sitting Room.
- SITTING ROOM:** 24'7" x 13'6". Slate tiled floor, impressive Inglenook fireplace with bressumer beam above, bread oven and large cast-iron wood-burning stove on a slate tiled hearth, triple aspect with window to the front, window to the side and half glazed external door to the rear.

First Floor –

- LANDING:** 9' x 7'8". Staircase from the Reception Hall leads up to the first floor Landing, with exposed oak beams, window to the rear aspect enjoying a lovely outlook across the property's land and countryside beyond, access to the loft, doors off to Bedrooms 2 and 3 and the Family Bathroom, and opening out into a Study Area with access to the Master Bedroom Suite.
- STUDY AREA:** 14' x 8'2". Partially exposed A-frame, window to the front aspect, and door into the Master Bedroom.
- MASTER BEDROOM:** 17'7" x 14'3". Feature exposed beam, oak flooring, loft access, dual aspect with superb views – to the side across the property's land and countryside beyond, and to the front across the courtyard to the large wildlife ponds. Door into the En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 14'2" x 6'4". Large fully tiled shower cubicle with drencher head shower and hand attachment, pedestal wash hand basin with tiled splashback and fitted mirror-fronted medicine cabinet, shaver point, close coupled W.C. Heated towel rail, oak flooring, exposed oak beams, ceiling downlights, window to the rear aspect.

- BEDROOM 2:** 14' increasing to 15'1" x 11'8". Built-in wardrobes / cupboard space, window to the front with views over the property's grounds, barns, and wildlife pond.
- BEDROOM 3:** 11' x 10'9". Window to the rear aspect, partially exposed A-frames, door into a cupboard housing the thermal store.
- FAMILY BATHROOM:** 8'5" x 8'3" max. White suite comprising a Victorian-style slipper bath on claw feet with shower attachment and curtain rail, pedestal wash hand basin, and close coupled W.C. Chromium towel rail/radiator, shaver/light point, ceiling downlights, exposed floorboards, partially exposed A-frame, extractor fan, window to the rear.

**FORMER PLANNING
CONSENT:**

Planning Permission was granted in October 2010 for an annexe (7.8m wide x 7.9m deep) to be added to the farmhouse for a dependent relative, to comprise living room, utility room, and bedroom with en suite bathroom. Whilst this planning has recently lapsed, there may be an opportunity to seek planning along similar lines, if required.

Please refer to the vendors or agent for further details and plans.

THE APPROACH, OUTBUILDINGS, & LAND:

THE APPROACH: The property is approached off a quiet country lane and has a gated entrance over a cattle grid into a long sweeping hard-surfaced driveway leading up to a five-bar gate accessing the large gravelled arrival courtyard, where there is plenty of parking and turning space.

WOOD STORE: Situated at the rear of the house near the Lounge door, handy for accessing wood for the log burner.

CRUCK STONE BUILDING 1: (former Farmhouse) 27'8" x 14'10" internally. We are informed that this building was the original farmhouse (dating back to pre-1740), stone built with lime-washed elevations, corrugated roof, concrete floor, original exposed A-frames and timbers, power and lighting, two pedestrian doors, window to one gable end, and further opening to the other end elevation. Presently used as a Workshop/Store.

This building would be ideal for conversion to annexe living accommodation or perhaps a holiday let, subject to the necessary planning permission being obtained.

Adjoining Store Room: 12'2" x 11'6". Stone built with corrugated roof.

STONE BARN : Also ideal for conversion, subject to planning permission being obtained.

Main Section: 35'10" x 16'10" internally. Stone built with a corrugated cement fibre roof, concrete floor, power connected, double timber vehicular doors to the front, further unused doorway, opening into adjoining Lean-to Store Room at the rear, and double doors into Rear Lean-to.

Former Coach House Section: 17'10" x 10'6". Double vehicular timber doors to the front. Opening to the gable end and window.

Rear Store: 11'2" x 9'6". Stone built lean-to Store Room with door to the rear and windows either side.

Rear Lean-to: 33' x 9'10". On a block base with windows along two sides, polycarbonate roof, and double external doors.

Side Lean-to: Small stone built store.

MODERN GENERAL PURPOSE BUILDING with UPPER WORKSHOP:

35'6" x 36'. A superb, light and airy, aesthetically pleasing building, being steel framed and timber clad with fully insulated walls, an insulated box profile roof, a concrete floor, and three sets of timber clad steel double vehicular doors at the front, one with integral pedestrian door. Power and lighting connected, ceiling downlights. Presently providing garaging for approximately seven vehicles, but suitable for a variety of uses.

A staircase at the rear leads up to the First Floor – a 35'6" x 22' mezzanine – presently used as a Workshop/Craft Room, with power and lighting connected, and double timber doors at the rear leading out to a purpose-built ramp.

There is also a multi-bay wood store along one side of the building.

Rainwater is harvested from the roof of this building into large storage tanks.

HAY BARN:

We are informed that Planning Permission was originally sought for a circa' 80 sq.m. Hay Barn to be erected. The planning authority have confirmed that prior approval is not required.

THE LAND:

We are informed that the property amounts to approximately 30 Acres in all (to be confirmed), a delightful mix of managed and natural land.

There is a very large, attractive wildlife pond in the grounds beyond the stone barns, fringed by irises, grasses and other marginal plants and a second large pond and a third smaller pond edged by mature trees. A circa 12 Acre portion of the property's land has SSSI designation (Site of Special Scientific Interest), an important conservation area safeguarding a variety of habitats and species vital to natural heritage.

Around 1600 broadleaf trees have been planted, and the property also has established areas of mature woodland (the fuel for the Rayburn range is all sourced from the property's woodland), and there is an orchard. (We are informed that the young woodland plantation amounts to approximately 5 acres, and the mature woodland also amounts to circa 5 acres.)

Most of the land is suitable for summer grazing, being well fenced and gated. The river to the western boundary is the minor River Twrch – we understand that the river contains salmon and sea trout and the property owns both banks of the river where it runs along its boundary. The Twrch is a tributary of the larger River Cothi to the south, the confluence of the two being at Pumpsaint. A stream runs along another boundary and joins the Twrch.

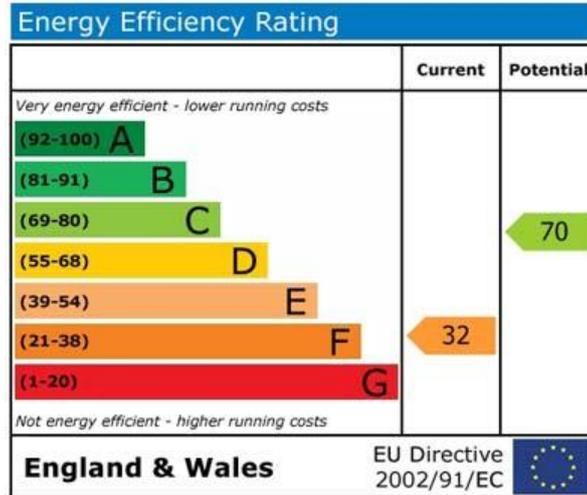
There are informal, easy to maintain lawned areas immediately around the homestead, and a terrace with seating area.

The property is a rural idyll and a delight for wildlife enthusiasts. (For interested parties, the vendors have compiled an extremely comprehensive list of Flora and Fauna, together with information about the orchard, etc.)

HORSE RIDING:

Horse riding opportunities are available locally via country lanes and off-road tracks which lead to an extensive network of trails in the nearby hills and forestry. (There is a Riding Centre a quarter of a mile or so from the property.)

ENERGY PERFORMANCE:



SERVICES:

We understand that the property is connected to mains electricity and has a private, filtered and UV treated) water supply, and a private septic tank drainage system. The farmhouse has a wood-fired central heating system via a Rayburn range (we are informed that the wood is all sourced from the property). Telephone (with Broadband available) is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the property is within Council Tax Band "E" (Carmarthenshire County Council)

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING ... By prior appointment with – PROFILE HOMES
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THE LOCALITY:

Travel – Access to the A482 (Aberaeron-Lampeter-Llanwrda road) is about 2½ miles away and the A485 and A475 can be joined at Lampeter. Access to the A40 trunk road is 12 miles away at Llanwrda. Access to the M4 Motorway is 29 miles distant at Pont Abraham.

Bus – Lampeter offers a good bus service (X40 bus, Carmarthen-Cardiff, and Aberystwyth)

Rail – Main line train stations are at Carmarthen (Cardiff-London) and Aberystwyth (Midlands-North). There is a country line railway station at Llandovery (Swansea-Shrewsbury line)

The property is situated in the Twrch Valley amidst beautiful upland countryside in the southern reaches of the Cambrian foothills, a region of rolling hills, sparkling streams and rivers, stretches of woodland, wonderful scenery and abundant wildlife, with quiet country lanes. To the north are higher, wilder areas of moorland with old cattle droving routes, mountain trails, and dramatic scenery. Villages and towns are within easy driving distance, as is the coast and numerous visitor attractions. The little river Twrch is a tributary of the pretty Cothi river to the south – noted for salmon and sea trout, colourful kingfishers and otters. In its turn, the Cothi is the largest tributary of the river Towy.

Ffarmers village is a mile or so southwards on the old Roman road Sarn Helen, with post office, public house and village hall with I.T. facilities. The village was once an important meeting and resting centre for cattle drovers as they journeyed to the English markets. There is a petrol station with a small mini-market about 3 miles away on the A482 and a fishery with four trout and coarse fishing lakes about 4 miles away.

Pumpsaint is about 4 miles southerly, with an agricultural merchants, builders' merchants and timber yard, as well as a pub with restaurant. Standing near the confluence of the River Cothi with its tributary, the River Twrch, the village is named after five saints who rested against a rock here while on a pilgrimage long ago ("pump" is Welsh for five). Legend has it that impressions of the saints' heads can be seen in the rock, which stands on a green near the Roman Gold Mines (the Carreg Pumpsaint Standing Stone). There is also a Red Kite information centre.

Lampeter is 6½ miles north-westerly – a traditional market town surrounded by picturesque countryside, where the little river Dulas meets the Teifi river – a rural town, but well known because of its University of Wales campus on the eastern side, where the main building is around a quadrangle (dating back to 1827, although the original university was founded in 1822; Lampeter is the smallest university town in the UK). There is a Co-op food store, a Sainsbury's supermarket, a selection of individual shops and businesses, post office, cafes, restaurants and pubs, doctors and dentists, primary and comprehensive schools, church, council offices, police station, and a leisure centre with swimming pool. A castle stood on the university site in medieval times (destroyed in the late 12th Century), and markets and horse fairs were regular events in the high street up until the early 20th Century. Lampeter's summer events include a Food Festival, the Rhys Thomas James Eisteddfod, the Drovers Arts Festival, a Carnival, and an agricultural show. The Welsh language and culture thrive in this bustling town, which nestles on the border of Ceredigion and Carmarthenshire. The River Teifi valley offers delightful towns and beauty spots along its length.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

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