

Ref: Open24

Penlan Farm, Rhydlewis, Llandysul, Ceredigion.

Most Appealing Country Property, 4 Bed Farmhouse, 1 Bed Annexe and 4 Bed Cottage, Outbuildings and Prolific Pastureland, c.11 Acres in all. Peaceful Private location with fabulous panoramic views, a short drive from market towns and the Cardigan Bay coast.

Newcastle Emlyn 4 miles, Llandysul 7 miles, New Quay 11 miles, Cardigan 11 miles, Carmarthen 20 miles.



Superb opportunity for an extended family or holiday letting enterprise. A 4 Bedroom Farmhouse and self-contained annexe with disabled access, additional detached Cottage, currently, 4 bedrooms but with additional rooms offering huge scope to completely reconfigure to suit the new owners requirements. Established formal gardens, large vegetable production area, chicken run, polytunnel and excellent pastureland, ideal as a smallholding or equally suitable for equestrian use.

Penlan Farmhouse – Ground Floor: Entrance Hall/Boot Room, Breakfast Room, Kitchen, Cloakroom, Living Room, Study, Conservatory. First Floor: 4 Bedrooms and Bathroom. (EER: F).

Adjoining Annexe Apartment – Ground Floor: Kitchenette, Dining Area, Double Bedroom and Shower Room.

Swallow Cottage – 4 Bed Detached Cottage – Ground Floor: Entrance lobby, Open Plan Kitchen/Living Room, Dining room, 2 Bedrooms, Wet Room (disabled access). First Floor: Bedroom, Shower Room and spacious Living Room/Bedroom with private balcony. Believed to be of modern construction with stud partition walls this cottage could easily be re-configured to create more bedrooms, or perhaps two apartments. (EER: E).

Outbuildings & Land – Modern Multi-Purpose Barn currently two workshops and utility room, Storage Barn/Garage. Circa 9 Acres of excellent level and very gently sloping pastureland, wildlife ponds, formal gardens, large area for vegetable production, polytunnel, in all circa.11 acres (to be confirmed).

Location – Situated in a completely private and peaceful location with no close neighbours, yet easily accessible to the small village of Penrhiw-Pal. The market towns of Newcastle Emlyn and Llandysul are 4 and 7 miles distant, providing essential amenities including primary and secondary schools. The larger town of Cardigan is 11 miles away and Carmarthen is 20 miles distant with excellent shopping amenities, general hospital, main line railway station and access to the A48/M4-link road. This lovely region offers numerous places to visit, especially along the River Teifi Valley and the magnificent Cardigan Bay coast with great beaches and walking routes. The popular seaside resorts of New Quay and Aberaeron are only 11 and 13½ miles distant.

Price: £510,000

PENLAN FARMHOUSE

This attractive farmhouse is of stone construction, with a later addition, partially rendered elevations, all under a slate roof. Double glazing and LPG gas fired central heating. Fabulous panoramic views can be enjoyed from all front facing windows.

Ground Floor –

- ENTRANCE LOBBY / BOOT ROOM:** 8'1" x 5'2". Front door, with window to the side, leads into the entrance lobby/boot room. Work surface with stainless steel sink. Wall cupboard. Worcester LPG Gas boiler. Plumbing and space for a washing machine and tumble dryer. Wood effect flooring. Door to the breakfast room.
- BREAKFAST ROOM:** 10' x 7'10". Window to the rear and side aspect. Wood effect flooring. Built in cupboard. Door to the kitchen.
- KITCHEN:** 13'10" x 9'6". Range of medium oak units, 1 ½ bowl stainless steel sink with mixer tap. Feature exposed stone recess with built in electric oven with gas hob and concealed extractor fan over. Space for a fridge freezer, exposed wood flooring. Door to the inner hall.
- INNER HALL:** Staircase to the first floor, understairs storage area. Doors to:-
- CLOAKROOM:** 8'10" x 3'. Wash hand basin, low level W.C. extractor fan.
- LIVING ROOM:** 14' x 11'. Window to the side aspect, Victorian style fireplace with timber mantle and surround, housing a coal effect LPG Gas fire on a slate hearth. Wood effect flooring. French doors to the conservatory and double doors to the study.
- CONSERVATORY:** 15'2" x 10'. Tiled floor. Windows on three sides, double doors to the patio and gardens. Currently used as the dining room having a lovely light aspect.
- STUDY:** 9'10" x 9'. Shelved alcove, window to the rear.

First Floor –

- MAIN LANDING:** The staircase from the inner hall leads up to the first floor landing, with built in linen cupboards. Feature timber panelling and exposed stone. Doors off to:-
- BEDROOM 1:** 12'6" x 10'6". Built in wardrobe and airing cupboard. Window to the front.
- BEDROOM 2:** 13' x 10'2". Dual aspect, windows to the side and rear. Loft access.
- INNER LANDING:** Velux roof window to the rear. Linen cupboard. Doors to:-
- BATHROOM:** 7'1" x 6'10". Pale cream suite comprising panelled bath with shower over, shaver point and medicine cabinet. Pedestal wash hand basin, low level W.C. Velux roof window to the rear.
- BEDROOM 3:** 13'2" x 8'4". Dormer window to the front.
- BEDROOM 4:** 12'2" x 9'8". Dormer window to the front and Velux roof window to the rear.

ANNEXE APARTMENT

Lovely self-contained ground floor annexe which is ideal for extended family or, as has been used in the past, as holiday accommodation. The annexe is wheelchair friendly.

Ground Floor –

ENTRANCE:	Pathway with hand rail leads to the private front door. Half glazed front door opening into the kitchenette.
KITCHENETTE:	8' x 5'. Windows to the front and side. Range of white units with Beech wood work surface over. Circular stainless steel sink with mixer tap. Traditional tiled floor. Door to the main farmhouse and doorway to the inner hall/dining area.
INNER HALL/DINING AREA:	8'10" x 4'. Window facing into the kitchenette. Wood floor, built in fold down table. Doors to the shower room and bedroom.
DOUBLE BEDROOM:	13'4" x 12'6" Built in wardrobe. Exposed wood floor, large window to the side overlooking the formal gardens, window to the front and French doors to the front patio from where you can sit and take in the panoramic views.
SHOWER ROOM:	9'7" x 7'7". Large shower enclosure with drencher head shower unit, pedestal wash hand basin, shaver point, extractor fan. W.C. Window to the rear. Built in linen cupboard. Marble effect wall panels. Tiled floor.

SWALLOW COTTAGE

Located away from the main residence, this former barn was, we understand virtually re-built and we believe is of block cavity wall construction, with rendered elevations under a slate roof, with double glazing and electric heating, (separate meter). Whilst currently configured as follows, the dividing walls are stud partition and the cottage could therefore be easily changed to suit requirements. On the first floor there is a large room in which you could put in two double bedrooms and bathrooms or have as one large living room or home office.

Ground Floor –

ENTRANCE LOBBY:	Fully glazed front door leads into the lobby which opens out into the open plan living room. Built in storage cupboard and display recess. Door to bedroom 1.
OPEN PLAN LIVING ROOM & KITCHEN:	20'10" x 14'6" max. Window to the front. Multi fuel stove on a slate hearth with mantel shelf over. Door and staircase to the first floor. Understairs cupboard. Door to the side hall and further door to the dining room.
KITCHEN AREA:	9' x 6'6". Shaker style fitted kitchen with granite effect work surfaces, stainless steel sink, and tiled splashbacks. Space for an electric oven, concealed extractor over. Integrated dishwasher and fridge.
DINING ROOM:	11' 4" x 11'. Window to the rear.
BEDROOM 1:	11' x 9'2". Window to the front.

INNER HALL: Doors to bedroom 2 and the wet room.

BEDROOM 2: 14'10" x 6'10". Window to the rear. Built in cupboard.

WET ROOM: 10'1" x 5'2". Large tiled shower area with electric shower unit and curtain rail, pedestal wash hand basin, low level W.C. Medicine cabinet, extractor fan. Tiled floor. Door to the front for wheelchair access.

First Floor –

SMALL LANDING: Loft access, Velux roof window to the rear. Doors to:-

BEDROOM 3: 15'8" x 6'10". Window to the side and Velux roof window to the rear.

SHOWER ROOM: 10' x 5'. Pedestal wash hand basin, low level W.C., fully tiled shower enclosure with curtain rail and electric shower unit. Airing cupboard, dormer window to the front.

LIVING ROOM /BEDROOM 4: 28' x 21'2". Superb light and airy room which is currently used as a bedroom/living room, but offers easy scope to create two further bedrooms and bathrooms if required. Two dormer windows to the front and two Velux roof windows to the rear. Side door leading out to a private balcony.

PRIVATE TERRACE GARDEN: This cottage has its own enclosed terrace garden to the front, from where you can enjoy the lovely panoramic views.

EXTERNALLY

THE APPROACH: The property is approached along the B4571 and then via a long track track which serves this property and neighbouring farmland. There is a large area for parking numerous vehicles, serving both the farmhouse, annexe, cottage and outbuildings.

DUTCH BARN: 30' x 15'. Concrete base and wall, corrugate curved roof and side panels, being open fronted ideal for storage/garaging.

GENERAL PURPOSE BARN: Currently used as two workshops and a utility room but would suit small livestock housing or stabling. Partial block construction with corrugated roof and side panelling.

Workshop 1: 42' x 17'.

Workshop 2: 28' x 16'6".

Utility Room: 10'6 x 10'.

GARDENS & LAND: The property lends itself to a variety of smallholding and or horticultural uses, with formal gardens, established shrubs and pond, an orchard, vegetable growing areas, a polytunnel, timber shed, chicken runs. In one enclosure an attractive summerhouse with decked area to the front has a brick built barbeque overlooking a wildlife pond with panoramic countryside views beyond. We understand that the grazing land amounts to about 9 acres, being level to very gently sloping and ideal for livestock or horses. In all, the property has circa 11 acres (to be confirmed).

LOCALITY:

Newcastle Emlyn is 4 miles away, a quaint old market town with a good variety of independent shops including antique, craft and book shops, as well as supermarkets, schools, restaurants, etc. The ruins of a medieval castle overlook the river on three sides.

Llandysul is 7 miles from the property on the banks of the River Teifi, a busy little market town with essential amenities including primary and secondary schools, and there is an angling association (the river is well known for its trout, sea trout and salmon) and a canoe centre with a white-water slalom course.

The Cardigan Bay Coast is within easy driving distance – famous for porpoises, grey seals, bottlenose dolphins, abundant bird life, wonderful coastal walks and clean, sandy beaches. The A486 leads to **New Quay**, about 11 miles northerly, a charming fishing village and popular seaside resort with lovely beach and cliff top walks. The larger resort of **Aberaeron** is 13½ miles northerly, a vibrant harbour town with Georgian architecture, good shopping and craft centres. Several other resorts are 11 miles or so away, including **Llangrannog**, **Penbryn Sands**, **Tresaith**, **Aberporth** and **Poppit Sands**.

Cardigan is 11 miles westerly, an attractive market town at the north of the Pembrokeshire Peninsula on the Teifi estuary, with good shopping and leisure amenities including an 18-hole golf course with stunning views. The famous 186-mile Pembrokeshire Coastal Trail begins at nearby **St. Dogmaels**, along the dramatic Pembrokeshire coastline. **Carmarthen** is 20 miles south with excellent shopping amenities, multi-screen cinema, general hospital, main line railway station, and access to the **A48/M4-Link** road.

SERVICES:

We understand that the property is connected to mains metered water and mains electricity and has two private drainage systems. The farmhouse and annexe has LPG gas central heating and hot water and the cottage electric heating. Telephone with broadband (Fibre optic), is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the Council Tax for the main residence Penlan Farmhouse, is Band E. and Swallow Cottage is Band E.
(Ceredigion County Council)

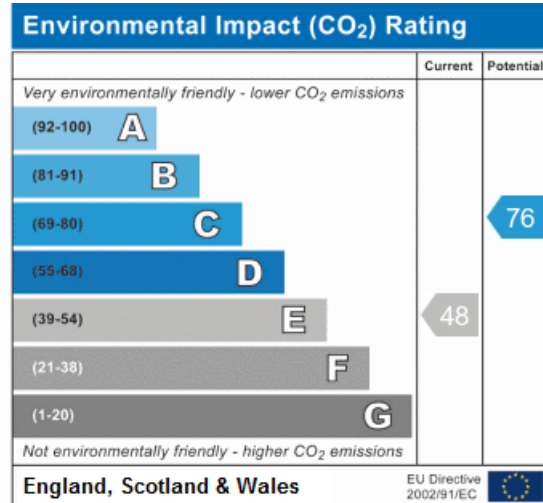
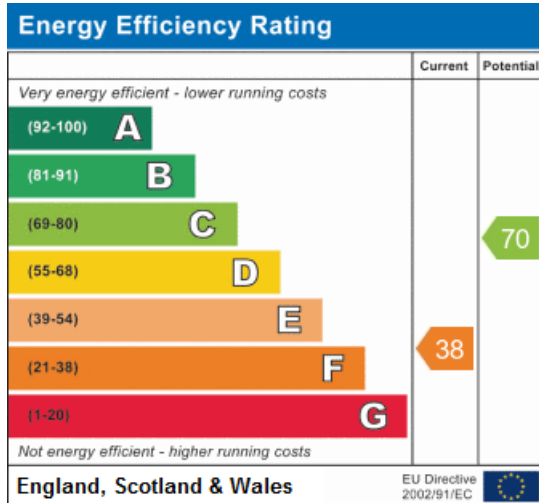
FIXTURES & FITTINGS:

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

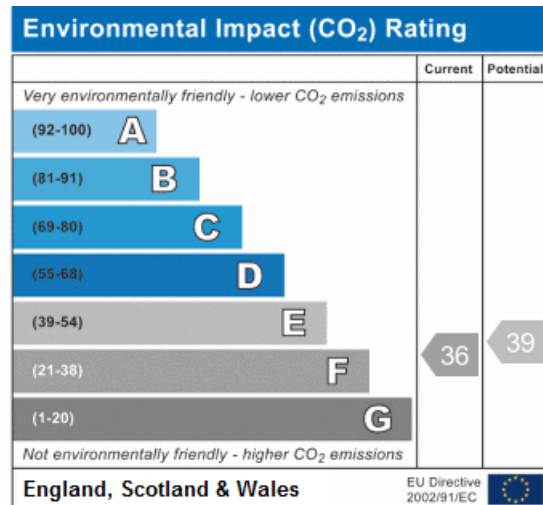
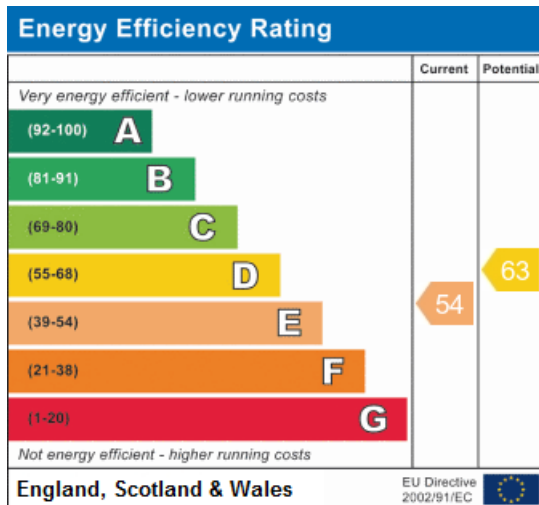
WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

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

Penlan Farm – Main Residence



Swallow Cottage



VIEWING - By prior appointment only with PROFILE HOMES Tel: 01550 777790

Email: contact@profilehomes.com

Website: www.profilehomes.com

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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