Rhosgoch Ganol , Mydroilyn
Lampeter Ceredigion SA48 7RN
Offers in the region of £1,000,000

ALED ELLIS

On the Instructions of the Vendor

Mr N J M Kitson

RHOSGOCH GANOL, MYDROILYN, LAMPETER, CEREDIGION, S

Aberaeron 7 miles Aberystwyth 23 miles Cardigan 20 miles (All distance approximate)

*Situated on the early growing coastal belt an important dairy/ mixed stock farm

*Traditional 3 bedroomed farmhouse

*Traditional outbuildings ripe for conversion, more modern outbuilding

*Approximately 97 acres of land

FOR SALE BY PRIVATE TREATY AS A WHOLE
or
(By Auction At A Later Date)

SOLE AGENTS

Aled Ellis & Co Ltd, 16 Terrace Rd, Aberystwyth, Ceredigion, SY23 1NP. 01970 626160 or sales@aledellis.com

SITUATION

Rhosgoch Ganol is situated approximately 3½ miles inland from the A487 coastal trunk and approximately ½ a mile from the village of Mydroilyn. Local amenities are available at the near by village of Llanarth to include general stores, primary school, garage and public house. The Georgian harbour town of Aberaeron is some 7 miles to the north. The town having a good range of amenities to include banks and secondary schools. The coastal resort of New Quay is also within a short travelling distance. The university and market town of Aberystwyth is some 23 miles to the north and the market town of Carmarthen is approximately 25 miles to the south providing access to the M4 motor way.

DESCRIPTION

Rhosgoch Ganol is available on the market for the first time in over 50 years. Rhosgoch Ganol is been successfully run a one man diary enterprise but could be a most productive mixed stock farm. The traditional farmhouse and both modern and traditional outbuildings are conveniently situated in the heart of the land for ease of management with a farm track leading up to the further most enclosures. In addition to the traditional outbuildings which are ripe for conversion (subject to planning) there are modern outbuildings to include multi-purpose 8 bay shed and a number of other outbuildings which will comfortably house a large number of cattle and their followers.

BASIC PAYMENT SCHEME

There are 36.49 units for entitlements included in the sale.

TENURE

The farm is offered for sale as Freehold, with vacant possession on completion of the purchase.

INGOING

The purchaser will be offered silage at valuation.

PLANNING MATTERS

Prospective purchasers must make their own enquiries with regards to any potential diversification opportunities such as conversion of the traditional outbuildings to holiday cottages.

SERVICES

Mains electricity. Private water and drainage. Part economy 7 central heating.

BOUNDARIES, ROADS AND FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor their selling agents will be responsible for defining ownership of the boundary hedges or fences.

RIGHTS OF WAY

The property will be sold subject to any wayleaves, public or private Rights of Way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

VIEWING

The agents request that all persons wishing to view the farm to make an appointment in advance through the sole selling agents.

LOCAL AUTHORITIES

Ceredigion County Council, Penmorfa, Aberaeron, Ceredigion. 01545 570881.

METHOD OF SALE

Rhosgoch Ganol is offered for sale as a whole by Private Treaty. The vendors, and their agents, reserve the right to withdraw, amalgamate or divide any lots and vary the sale method/ process if required.

SOLICITORS

Mr Peter Brunton, Brunton & Co, 6 Upper Portland Street, Aberystwyth, Ceredigion. SY23 2DU. 01970 612567

COUNCIL TAX

Rhosgoch Ganol has been banded 'D' for council tax purposes. With the amount payable for 2015/2016 being £1281.05.

THE FARMHOUSE

The farmhouse is of traditional construction with more recent extensions with an attached garage and former cow shed to each side.

ACCOMMODATION

Rhosgoch Ganol provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

DINING ROOM

12'2 x 14'8 (3.71m x 4.47m)
with stairs to first floor accommodation, night storage heater, window to fore and exposed beamed ceiling.

DOUBLE DIVIDING DOORS LEADING TO

LIVING ROOM
15' x 14'3 (4.57m x 4.34m)

with open stone fireplace with recess airing cupboard to side, window to fore and exposed beamed ceiling.

KITCHEN
15'3 x 9'3 (4.65m x 2.82m)

with multi fuel ray-burn, base and eye level units incorporating a Stoves double oven, worktops and splash backs. Quarry tiled floor, plumbing for dishwasher, window to rear and door to

REAR HALLWAY
with plumbing for automatic washing machine and access to

BATHROOM
8'3 x 6'4 (2.51m x 1.93m)
comprising corner bath with mixer tap, low level flush wc, wash hand basin set in vanity cupboard, Goldair wall mounted fan heater, shaver point and light. Fully tiled walls.

SEPARATE WC

LEAN TO REAR CORRIDOR/ UTILITY AREA
leading to

INTEGRAL GARAGE
16'9 x 19'5 max (5.11m x 5.92m max)
with up and over door, side door.

FIRST FLOOR ACCOMMODATION

LANDING
with night storage heater and doors to

DOUBLE BEDROOM 1
8'2 x 15'6 (2.49m x 4.72m)

with window to fore

BEDROOM 2
6'5 x 9'3 (1.96m x 2.82m)

with window to fore.

DOUBLE BEDROOM 3
11'4 x 16' (3.45m x 4.88m)

with 2 windows to fore.

EXTERNALLY
The farm is approached over a private farm track leading to a part concreted yard and to the farmhouse. Immediately to the rear of the property there is a lawned garden area with greenhouse.

THE FARM OUTBUILDINGS

Traditional Range 1

16' x 48' approximate (4.88m x 14.63m approximate)

Former stables with loose boxes

Traditional Range 2

16' x 33' (4.88m x 10.06m)

Former cow shed attached to the farmhouse

(Both the above outbuildings are ripe for conversi

MODERN 8 BAY OUTBUILDING

120' x 35' (36.58m x 10.67m)

suitable as cattle loose housing, fodder or implements store.

COLLECTING YARD

45' x 120' approximate (13.72m x 36.58m approximate)

(former silage pit) – incorporating 6 Abreast gascoigne parlour, cubicle shed (wooden cubicles for 56), diary with 1500ltr milk master tank.

3 BAY DUTCH BARN

LEAN TO IMPLEMENT SHED

SCHEDULE OF ACREAGES

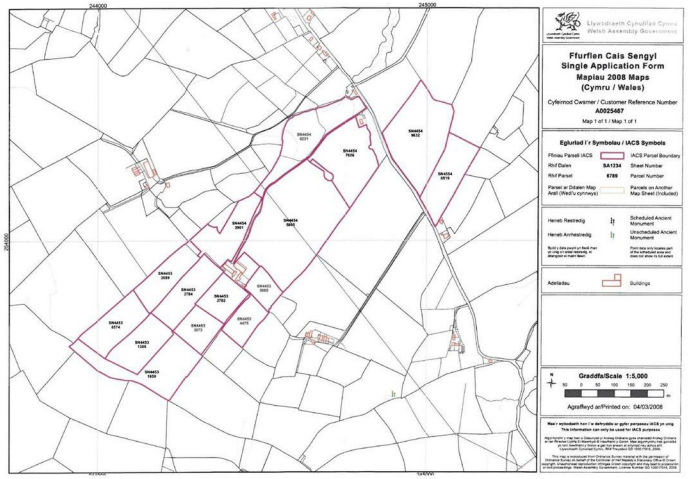
SCHEDULE OF ACREAGES
Rhosgoch Ganol, Mydroilyn

Enclosures	Hectares
0574	1.96
1368	1.85
1659	2.98
2089	1.75
2784	2.00
3073	1.21
3782	1.29
4475	1.11
5085	0.81
3901	2.28 approx
5805	7.20
6231	2.89
7626	3.44 approx
9632	4.15
0519	2.19
Homestead & yard	0.90
Total	**38.01 hectares approx 93.92 acres approx**

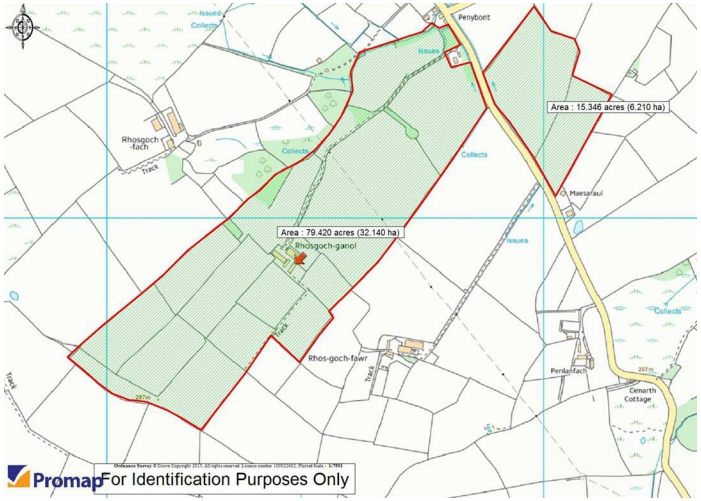
THE LAND

The land in total amounts to as listed on the schedule acreages.

Rhosgoch Ganol is north facing and appears to be an easy farm to manage. The land to the rear of the homestead is gently sloping and free draining where as the enclosures in front of the homestead are intersected by the private farm track are heavier in nature but provide for productive pasture or cropping land.



There are 2 enclosures on the other side of the council maintained road as illustrated on the OS Plan.



This is an excellent opportunity therefore to acquire a well balanced farm which has been a successful 1 man diary unit for many years or alternatively to run a mixed stock enterprise ripe for diversification convenient to the main coastal trunk road and on the early growing coastal belt.

Rhosgoch Ganol is well worthy of inspection and therefore viewing is highly recommended.

DIRECTIONS

There are several alternate routes to the farm, We suggest the following for the first inspection.
From Aberystwyth take the A487 coastal trunk road south through Aberaeron, Ffos Y Ffin to Llwyncelyn.
Approximately 1 miles after the village of Llwyncelyn at the cross roads turn left for Mydroilyn (signposted). Proceed for several miles ignoring all turnings, Turn right at the Bardsley View caravan site cross roads towards Post Bach (signposted) and after a quarter of a mile or so take the first turning left and proceed for ½ a mile or so and the entrance to the farm is on your right hand side a short distance after turning to the left.

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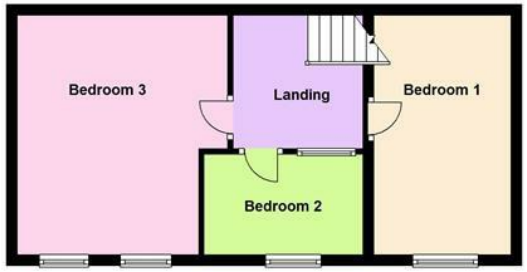
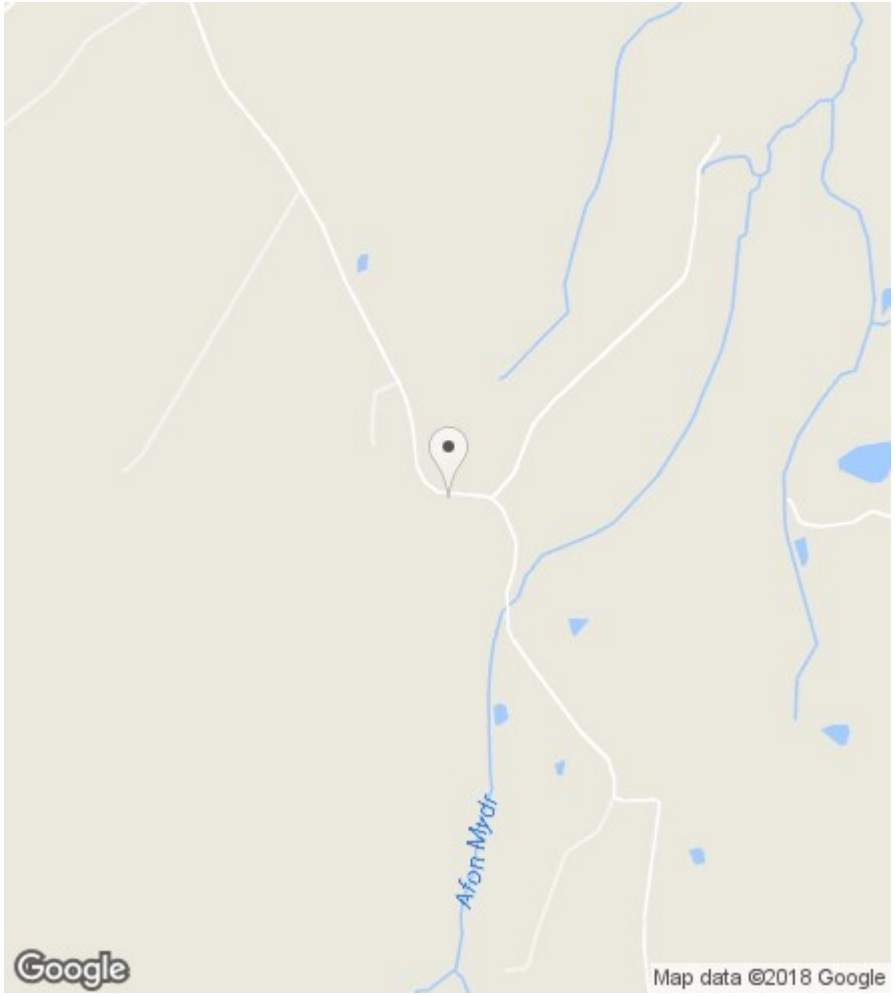
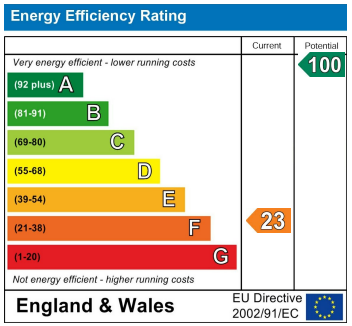
Ground Floor

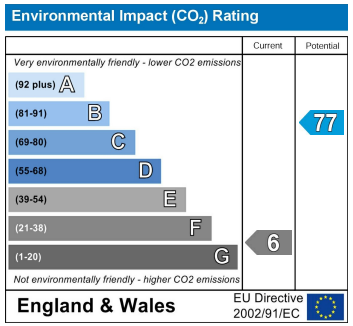
First Floor



The Floor plans are for guidance only and do not represent acurate measuremts.
Plan produced using PlanUp.







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