



Ffosyrodyn , Blaenpennal
Aberystwyth Ceredigion SY23 4TS
Guide price £975,000



Situated on the edge of the Cambrian Mountains, a delightful lifestyle farm extending to 67 acres or thereabouts comprising of a traditional 4 bedroomed farmhouse together with modern and traditional outbuildings some of which are highly equipped for weddings, other events or as a workshop.

Ffosyrodyn enjoys a superb rural location with uninterrupted views over the Cambrian Mountains some 15 miles or so inland from the university and market town of Aberystwyth. The scenic market town of Tregaron is but 5 miles further inland, the town providing for everyday amenities to include public houses and secondary schools.

The outbuildings although are well equipped for weddings and other events are best described as multi purpose with ample car parking areas with the modern agricultural buildings isolated from the commercial enterprise. The land is highly in conservation with part of the land designated to SSSI, with about 17,000 tree's recently planted.

TENURE:

Freehold

SERVICES:

We are informed by the current Vendors that the property benefits from private water supply with a private borehole, mains electricity, private drainage, LPG gas available at the farmhouse, telephone subject to B.T. Telecom connection with broadband availability.

VIEWING:

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com or our joint agent Morgan & Davies, 12 Hardford Sq, Lampeter, Ceredigion 01570 423623

GROUND FLOOR ENTRANCE DOOR LEADING TO:



HALLWAY



With radiator and under-stairs cloak hanging area. Staircase leading to first floor accommodation.

LIVING ROOM

15'2 x 13'7 (4.62m x 4.14m)



With stone fireplace with a 'Charnwood' multi-fuel stove incorporated, exposed beams, TV and Telephone point.

DINING ROOM

15'7 x 15'2 (4.75m x 4.62m)



With open inglenook style fireplace with a stone grate, exposed beams, radiator and built in cupboard.

UTILITY ROOM

10'10 x 7'5 (3.30m x 2.26m)

With tiled floor.

CLOAKROOM OFF

With W.C and wash hand basin.

GALLEY STYLE KITCHEN

24'2 x 7'8 (7.37m x 2.34m)



Fitted floor and wall cupboards with LPG 4 ring gas hob and fan oven, 1 ½ bowl sink unit with Terrazzo flooring. Plumbing in place for washing machine. Rear entry door.

FIRST FLOOR LANDING

Mahogany staircase to galleried landing at first floor level, with radiator, Velux windows, airing cupboard with shelving and copper cylinder and immersion heater. Part boarded and insulated loft space with sliding ladder.

BATHROOM

Comprising a shower, W.C. and a pedestal wash hand basin.

BEDROOM 1

15'7 x 15'4 (4.75m x 4.67m)



With fitted bedroom wardrobe and radiator.

BEDROOM 2

15'7 x 13'9 (4.75m x 4.19m)



With exposed beams and radiator.

BEDROOM 3

15'1 x 7'8 (4.60m x 2.34m)



With radiator and access to rear loft space.

BEDROOM 4

15'0 x 7'7 (4.57m x 2.31m)



With exposed beams, built-in wardrobe with radiator.

EXTERNALLY SETTING

PRIVATE GARDEN/PATIO AREA

To the front lawned areas and raised beds. With a patio area.

DOUBLE GARAGE

21'4 x 18'9 (6.50m x 5.72m)

(POSSIBLE CONVERSION OPPORTUNITY)

With plumbing in place for appliances, water and electricity connected. With and up and over door.

MULTIPURPOSE BARN

59'1 x 45'11 (18.01m x 14.00m)



Built of steel framed construction with front entrance porch. Fully equipped bar with an extensive premises licence.

BARN KITCHEN

21'4 x 14'9 (6.50m x 4.50m)

Fully equipped stainless steel work surfaces and cupboards, 2 Sink units. LPG 6 ring hob. Inventory to be provided. 'Worcester' Combi boiler.

BARN PUBLIC TOILETS

21'4 x 14'9 (6.50m x 4.50m)

Including disabled toilets, ladies and gents toilets.

OUTDOOR BARN SEATING AREA

GENERAL PURPOSE BUILDING

59'0 x 59'0 (17.98m x 17.98m)

Steel framed construction with concrete floor. Electricity and water connected.

ADJACENT LEAN TO

6 bay loose boxes.

GENERAL PURPOSE FARM WORKSHOP

42'8 x 9'10 (13.00m x 3.00m)

Divided into several compartments including garden shed and store mower.

WATER UNIT HOUSING

16'0 x 9'8 (4.88m x 2.95m)

With water storage facilities with 7,500litres Water Tank and access to UV filters, pumps for borehole water.

ELECTRICAL INSTALLATION

9'10 x 3'3 (3.00m x 0.99m)

TRADITIONAL PERIOD STONE BARN

52' x 19' (15.85m x 5.79m)

Stone and corrugated iron roof, traditional Barn, Stable and Dairy.

THE LAND

The land comprises of 67 acres and is a particular feature of this lifestyle farm which surrounds the homestead and has generally an ease of management. The land comprises of level flat hay meadows together with more gently sloping pastures. A series of water meadows beneath, upon which there is a good level of conservation and specific interest as the land in part is designated as a site of special scientific interest (SSSI).

Further pockets of land including 1 parcel at the entry to the farm, being interspersed with native broadleaves tree plantings. This has encompassed up to 17,000 individual trees, largely of native hardwood species being planted. The trees and some of the public arrival areas are post and rail fenced with hardwood chestnut range-style fencing.

THE LAKES

2 substantial lakes, with an internal waterfall and an Iris pond which is a haven for wildlife.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

TITLE NUMBER:

CYM706371

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band property – 'E'.

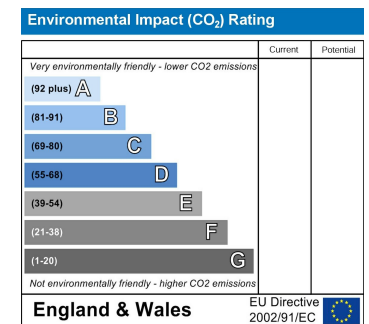
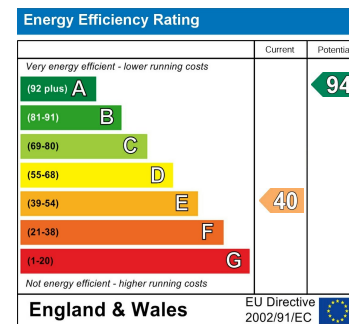
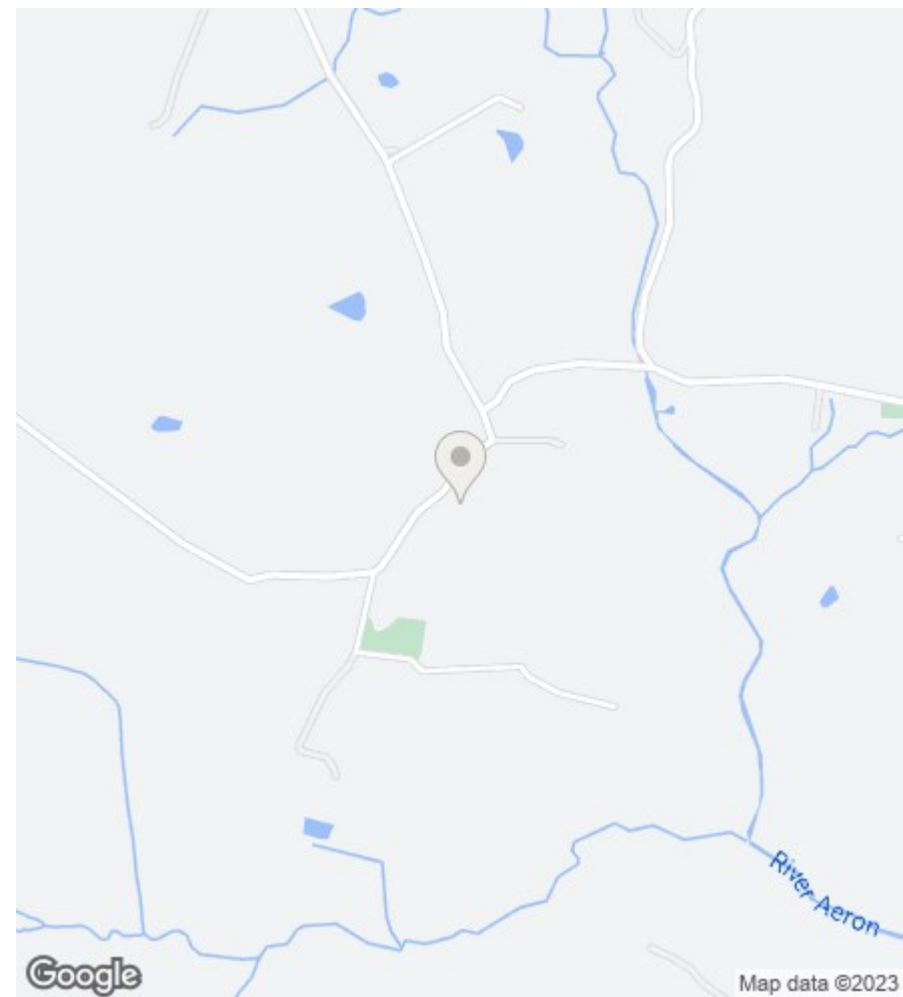
NOTE

Planning Permission has been approved for 5 individual glamping units, each 12m x 4m with power and water and infrastructure already available.

DIRECTIONS

The property is best approached by taking the A487 coastal trunk road South to Llanfarian before turning left onto the A485 road inland towards Tregaron (signposted). Proceed through the villages of Llanilar, Lledrod and Bronant for a further mile or so. Just before the village of Tynreithyn turn right (signposted Blaenpennal) Once reaching Blaenpennal pass Pentrebach on the left-hand side and continue into the dip over the bridge and up to the next 'T' Junction turning left. Continue for a further 1/4 mile turning left for Blaenpennal Church, once reaching the Church proceed straight ahead onto the private drive of Ffosyrodyn.





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