



Tancastell , Rhydyfelin
Aberystwyth Ceredigion SY23 4PY
Guide price £2,250,000



On the instructions of the vendors

For Sale by Private Treaty

North Ceredigion

In a favoured location on the edge of the town, a productive approx. 200 acre farm comprising of a substantial traditional former farmhouse (currently two dwellings) together with mainly traditional outbuildings ripe for development

TANCASTELL FARM
RHYDYFELIN
ABERYSTWYTH
CEREDIGION
SY23 4PY

JOINT AGENTS

• Aled Ellis & Co, 16 Terrace Road, Aberystwyth, SY23 5NE. 01970 626160 or sales@aledellis.com

• Morgan and Davies, 4 Market Street, Aberaeron, SA46 0AS. 01545 571600

GENERAL NOTE

The farm is located 1½ miles from the University and Coastal resort of Aberystwyth in a delightful sheltered valley setting set off a private drive with extensive frontage to a council maintained road and just a short distance from the main A487 trunk road.

Seldom do farms become available on the early growing coastal belt. Part of the land at Tan Y Bwlch is immediately adjacent to Aberystwyth South Beach. The farm is easily accessible to the cycle path along the river Ystwyth and the popular All Wales coastal path (see plan).

The imposing and substantial stone and slate Georgian style farmhouse has a sheltered south facing location and is currently two separate dwellings, but can easily be converted back to a six bedroom farmhouse with its own grounds slightly isolated from the outbuildings.

The outbuildings are mainly traditional in nature (see photographs) and are ripe for development subject to the necessary consents being obtained.

The majority of the land is level, highly prolific and all laid to pasture is capable of sustaining high stock levels throughout the year.

Approximately 63 acres on the southern boundary is a sloping Sheepwalk as highlighted on the plan.

VIEWING

Strictly by appointment through the joint selling agents.

Aled Ellis & Co, 16 Terrace Road, Aberystwyth 01970 626160 or sales@aledellis.com
Morgan and Davies, 4 Market Street, Aberaeron SA46 0AS 01545 571600

TENURE

The farm is freehold with vacant possession on completion.

SERVICES

Mains electricity and private water source. A mains supply is nearby. Private drainage.

DIRECTIONS

(OS grid reference SN58803 78908).
From Aberystwyth proceeds south for approximately 2 miles on the A487 coastal trunk road to Rhydyfelin . At the crossroads, turn right and proceed for approximately ¼ of a mile before turning right to Tancastell immediately after the bridge.

SITUATION

The land is within short walking distance of the South Beach, Aberystwyth. Aberystwyth is an important Mid Wales University and Market town with employment opportunities at the University, National Library of Wales and Bronglais hospital. There is a good range of both local and national retailers at Aberystwyth in addition to all the major banks and secondary schools.

OS PLAN

A plan of the farm is included with the sale particulars for identification purposes only.

PARTICULARS OF SALE

The farmhouses which are in need of some modernisation provide for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

TANCASTELL NO 1



SIDE ENTRANCE DOOR to

RECEPTION HALLWAY

with tiled floor and under stairs storage cupboard.

KITCHEN / DINING ROOM

8'9 x 20'2 (2.67m x 6.15m)



comprising single drainer stainless steel sink unit with mixer tap, basic base and eye level units and oil fired Rayburn. Plumbing for automatic washing machine, quarry tiled floor and windows to rear.



LIVING ROOM

20'8 x 12'7 (6.30m x 3.84m)



with fireplace with oak mantle and slate hearth, two windows to fore and recess cupboard.



FIRST FLOOR ACCOMMODATION

LANDING

with steps to

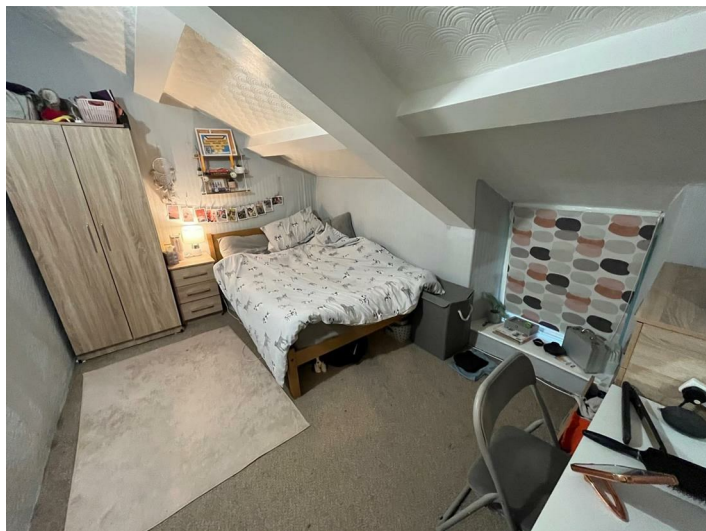
THROUGH BEDROOM

6'8 x 9' (2.03m x 2.74m)

with part sloping headroom and doors to

BEDROOM 1

12'7 x 9' (3.84m x 2.74m)



with part sloping head room and window to rear

SHOWER ROOM

11'1 x 7'5 (3.38m x 2.26m)



with Part sloping headroom, WC, wash hand basin, bath and shower. Window to rear.

BEDROOM 2

11'4 x 12'7 (3.45m x 3.84m)



with window to fore.

BEDROOM 3

12'9 x 15'3 (3.89m x 4.65m)



with window to fore.

TANCASTELL NO 2



SOLID DOOR TO

RECEPTION HALLWAY

with doors to

LIVING ROOM

16'8 x 17' max (5.08m x 5.18m max)



16'8 x 17' max with open brick fireplace and room heating range set on a slate hearth. Under stairs storage cupboard and Former access/connecting door to Tancastell 1. Door to



KITCHEN

10'5 x 8'8 (3.18m x 2.64m)



comprising single drainer stainless steel sink unit, base units with integrated electric hob and cooker. Eye level units and window rear. Tiled splashback and cooker point.

SITTING ROOM

10'9 x 17'2 (3.28m x 5.23m)



with feature stone, fireplace and Window to fore.

LANDING

with doors to

BEDROOM 1

10'9 x 17' (3.28m x 5.18m)



with feature fireplace, slimline electric heater and Window to fore.

BEDROOM 2

6'6 x 9'2 (1.98m x 2.79m)



with slimline electric heater and Window to fore.



FIRST FLOOR ACCOMMODATION.



BATHROOM

6'3 x 5'9 (1.91m x 1.75m)



comprising WC, wash, handbasin, bath with Aqua shower over and screen. Part tiled.

BEDROOM 3

10'8 x 16'3 max (3.25m x 4.95m max)



with slimline electric heater and Window to fore. Former access to Tancastell 1.



EXTERNALLY



- Former wash house/Cart house,
- Granary
- Stables and cow shed, some with loft over with in a courtyard.
- Cavity block loose boxes 15 x 32 ,
- 4 bay brick built loose box 48 x 22
- Former cowshed 16 x 65
- 5 Bay hay barn and further the corrugated Iron Hay barn.



THE OUTBUILDINGS



Slightly isolated from the farmhouses and briefly comprise of a range of traditional outbuildings comprising of:



THE LAND



A single block of land extending in total to approx. 200 acres or thereabouts. The land extends from the public highway on the eastern boundary to the Tanybwllch beach or Cardigan Bay to the West and the river Ystwyth and cycle path towards the Northern boundary.

63 acres along the coastal boundary is elevated and sloping in nature and best described as useful sheep walk rising to about 144 m above sea level and bordering the popular All Wales Coastal Path.

The remainder of the land is level in nature appearing to be highly productive and more suitable for growing a range of forage crops. The land is suitable for grazing livestock most of the year. Approximately 32 acres extending to the High Water Mark is designated as a SSSI.

EXTRA GROUND



The 11 acre enclosure (under different ownership) on the same side of the River Ystwyth is also available. (Edge in Blue)

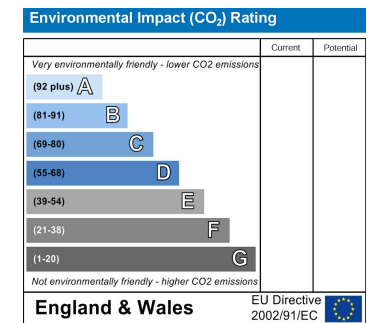
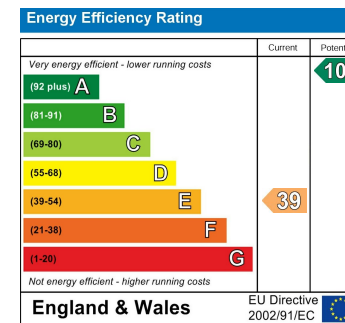
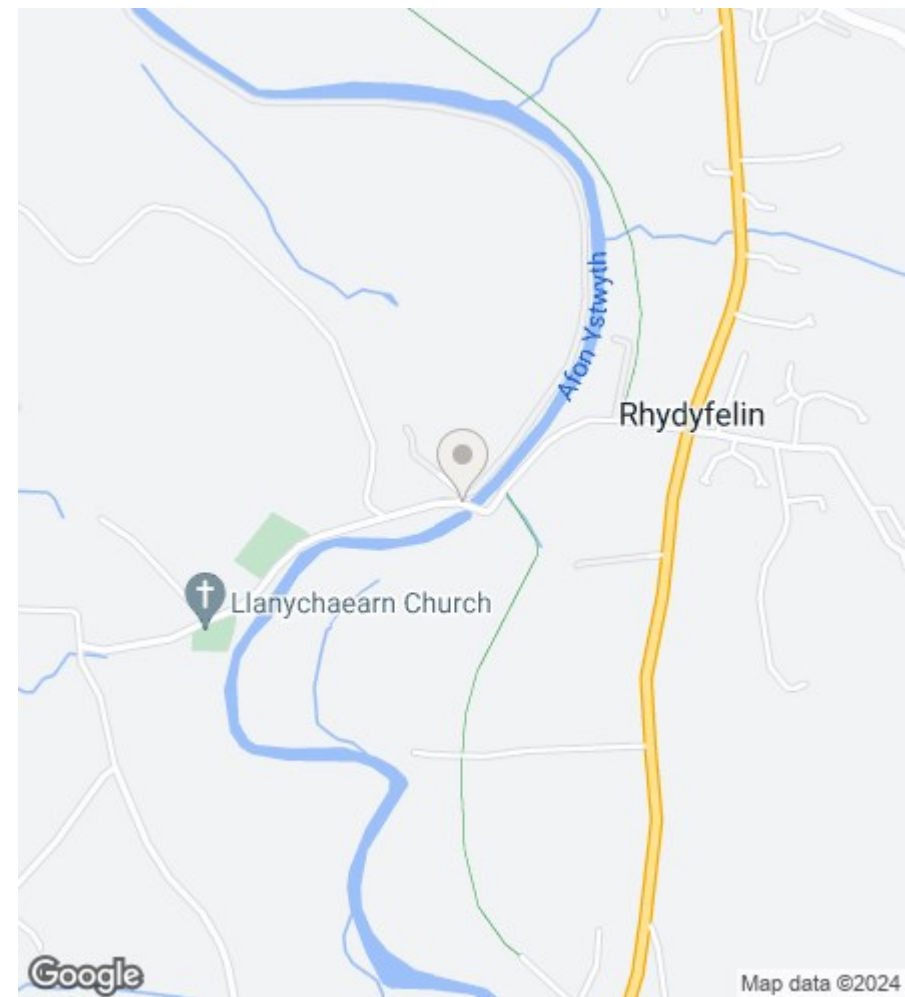






ALL ANNOTATIONS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY

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