

Llety Llwyd Llandre, Bow Street
Aberystwyth Ceredigion SY24 5AH
Guide price £1,400,000

ALED ELLIS

For Sale By Private Treaty

A 107 acre Agricultural and Equestrian Farm conveniently located within a short distance of the main A487 coastal trunk road. Maybe available with less land by negotiation.

LLETTY LLWYD
LLANDRE
TALYBONT
ABERYSTWYTH
CEREDIGION
SY24 5AH

Lletty Llwyd comprises of an imposing 6 bedroomed traditional farmhouse traditional outbuildings, stable complex and approximately 107 acres of land. Llety Llwyd maybe available with less land by negotiation.

METHOD OF SALE
Lletty Llwyd is offered for sale by Private Treaty. The farm may be offered for sale by Public Auction at a later date.

DIRECTIONS
WHAT3WORDS – dolphins.offices.objective
From Aberystwyth take the A487 trunk road North through Bow Street towards Talybont. Turn right at Maesnewydd (The Diary Farm on your right) turn left at the T junction and proceed for about ½ a mile before turning right to Lletty Llwyd.

SITUATION
The farm is located a mile to the South of the village of Talybont. The village has a good range of local amenities to include General stores, Primary school and Garage. The University and Market town of Aberystwyth is some 7 miles or so to the South and Machynlleth is 11 miles to the North. Both the aforementioned town have a good range of amenities to include Secondary schools.

TO VIEW
Strictly by appointment with the sole selling agents – Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

TENURE
Freehold

SERVICES
Mains electricity, private water, private drainage. Oil fired central heating.

POSSESSION
Vacant possession will be available on completion.

OS PLAN
A plan of the land is included with the sales particulars for identification purposes only. The farm is registered with the Land Registry - Title No - CYM38868 and this plan is to be relied upon for sale purposes.

RIGHTS OF WAY
There are rights of way over Llety Llwyd in favour of the neighbouring farm.

SOLICITORS
The solicitors acting are – Alun Thomas & John, 17 Eastgate Street, Aberystwyth. 01970 615900.

PARTICULARS OF SALE

The farmhouse is mainly of traditional construction and provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

COVERED PORCH
with solid entrance door to

RECEPTION HALLWAY



with slate floor, stairs to first floor accommodation and doors to

LIVING ROOM
14'1 x 16'5 (4.29m x 5.00m)



fireplace with multi-fuel heating range together with recess cupboard to side, slate floor and window to fore.

KITCHEN
13'2 x 14' (4.01m x 4.27m)





comprising single drainer sink unit with mixer tap, base and eye level unit, tiled splashbacks, cooker point, storage cupboard, radiator, wooden floor and window to fore.

INNER HALLWAY



UTILITY ROOM

6'2 x 14'9 (1.88m x 4.50m)



with slate floor, plumbing for automatic washing machine, freestanding GRANT oil fired central heating boiler and radiator. Door to side.

SECOND KITCHEN

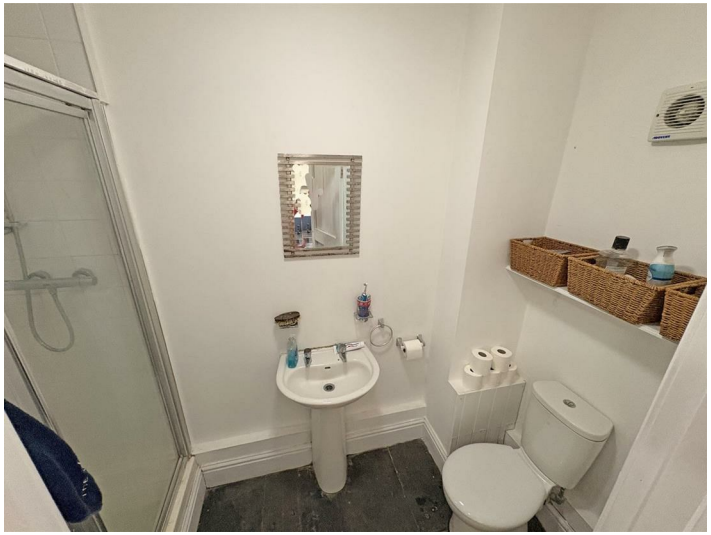
15'11 x 14'5 (4.85m x 4.39m)



with base units fitted and stainless steel sink unit and Hob.

SHOWER ROOM

3'9 x 6'4 (1.14m x 1.93m)



comprising wc, wash hand basin and shower cubicle. Slate floor, radiator and extractor fan.

BEDROOM
14'2 x 5'2 (4.32m x 1.57m)



with wash hand basin and wc. Radiator and obscured window to side.

BEDROOM 1
11'1 x 12'5 (3.38m x 3.78m)



with feature cast iron fireplace, exposed wooden floor and radiator.

BEDROOM 2
11'9 x 12'8 (3.58m x 3.86m)



with airing cupboard, exposed wooden floor, radiator and window to rear.

REAR HALLWAY
with door to rear and covered area.

FIRST FLOOR ACCOMMODATION

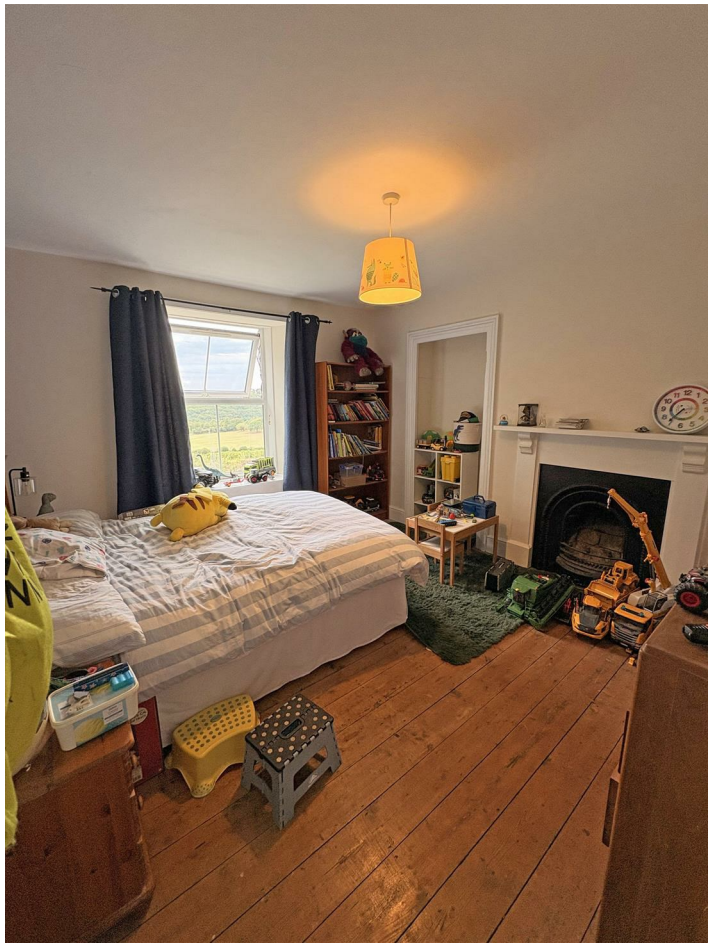
LANDING
with stairs to 2nd floor accommodation, radiator and doors to

BATHROOM
7' x 6'8 (2.13m x 2.03m)



comprising wash hand basin, wc and bath with Mira shower over and screen. Shaver point and light. Part tiled, radiator and window to rear.

BEDROOM 3
13'7 x 11'9 (4.14m x 3.58m)



with exposed wooden floor, radiator and window to rear.

BEDROOM 4
14'6 x 12'3 (4.42m x 3.73m)



with feature cast iron fireplace, exposed stone wall, radiator and window to fore.

SECOND FLOOR ACCOMMODATION

LARGE LANDING



with doors to

BEDROOM 5

18' min x 10'9 (5.49m min x 3.28m)



with exposed wooden floor, part sloping head room, radiator and 2 windows to side.

BEDROOM 6

18' x 10'7 (5.49m x 3.23m)



with exposed wooden floor, part sloping head room, radiator and 2 windows to side.

EXTERNALLY

OUTBUILDINGS



Within a short distance of the farmhouse there is an impressive range of traditional outbuildings, in various states of repair comprising of old cow shed, cart house, former wash house, granary, stables etc.

A short distance further up the track there are 16 more modern stables (planning for 20 stables) the majority of which are let for £20 per week.

There is also a former menage with a sand base and enclosed by post and rail fencing.









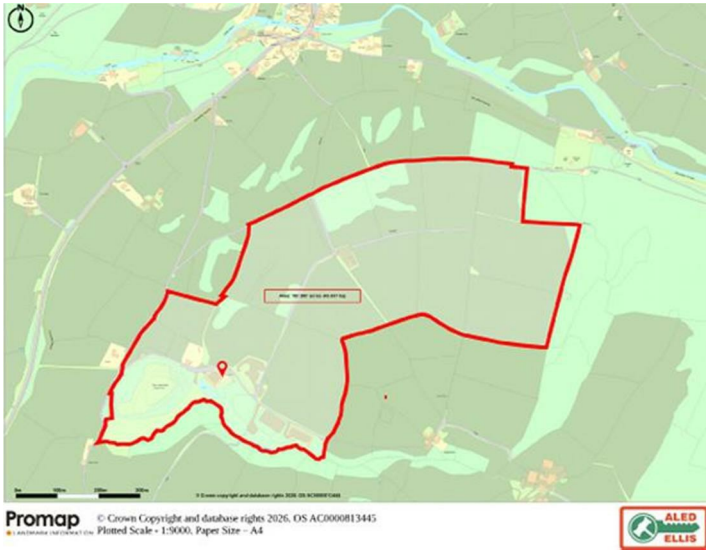
THE LAND

(See Schedule of acreages)
The land amounts to 107 acres or thereabouts inclusive of the homestead.

Ancient Iron Age Hill Fort (Caer Lletty Llwyd) which is immediately to the south of the farmhouse extends to 3.46 hectares (or 8.5 acres). The majority of the land is accessible to modern day tractors and machinery. The enclosure on the Northern boundary is North facing and sloping in nature.

There are part derelict outbuildings in the corner of enclosure 6550 and for ease of management there is a track to the outbuildings from the homestead.

PRO MAP



AGENTS COMMENTS

A desirable multi-purpose holding with a large farmhouse together with potential to develop the traditional outbuildings (subject to consent) in a convenient location just off the main coastal trunk road.







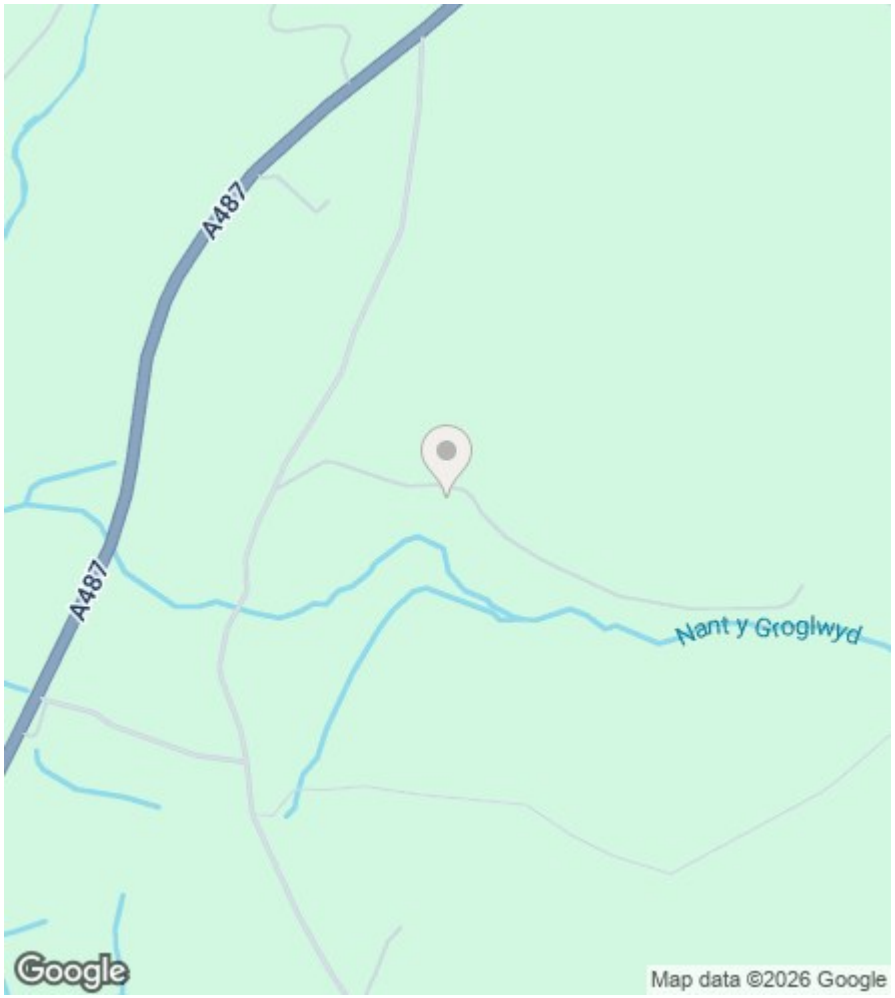


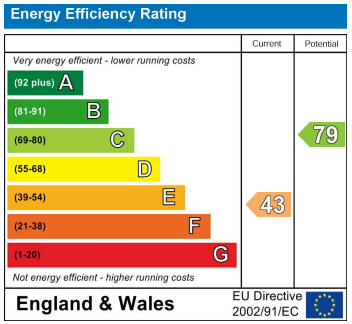


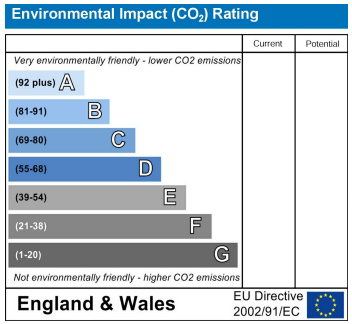
Total area: approx. 272.5 sq. metres (2933.5 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Lletyllwyd, Llandre







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