

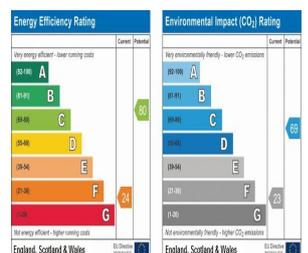


Wellewen, Llangoedmor Cardigan SA43 2LJ

Wellewen is an approx. 43.5 acre holding featuring a traditional 3 bed farmhouse, a good range of outbuildings and mainly gently sloping pasture. The house, which has been extended, is now in need of modernisation but appears structurally sound. It provides 3 bed accommodation over two stories, the bedrooms being all large doubles. Around the yard to the front and side of the house can be found a variety of modern and more traditional outbuildings. Some of the older stone barns might be suitable for conversion if desired. Apart from a small enclosure of woodland, the land is, on the whole, pasture and mainly gently sloping. Whilst there is plenty of good clean pasture, there is also some which would certainly benefit from some improvement.

- ❖ Approx. 43.5 acre holding
- ❖ 3 bed farmhouse in need of modernisation
- ❖ Good range of outbuildings
- ❖ The land is mostly pasture
- ❖ Fine views over open country
- ❖ Quiet rural location
- ❖ Close to Cardigan and the coast
- ❖ Energy Rating: F

£580,000



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Accommodation

Entrance via porch into:

Utility Room *7' 3" x 7' 4" (2.20m x 2.24m)*

Stainless steel sink; plumbing for washing machine; terrazzo tiled floor; window to front.

Cloakroom

WC; window to side; terrazzo tiled floor.

Dining Room *10' 6" x 14' 11" (3.20m x 4.55m)*

Oil fired Rayburn serving hot water; 2 windows to rear; understairs cupboard



Study *14' 1" x 9' 2" (4.30m x 2.80m)*

Multi fuel stove on tiled hearth; shelved alcove; built-in wall cupboard; window to rear.



Kitchen *11' 2" x 11' 4" (3.40m x 3.45m)*

Stainless steel sink unit; some fitted base and wall units; walk-in Pantry; window to side

Living Room *14' 1" x 14' 9" (4.30m x 4.50m)*

Window to rear and side; rear door; oil-fired stove on tiled hearth in brick surround



Living Room - Another View

First Floor

Accessing landing area with doors off to:

Bedroom 1 *11' 6" x 11' 2" (3.50m x 3.40m)*

2 windows to front and 1 to side.



Bedroom 2 *14' 7" x 14' 11" (4.45m x 4.55m)*

Window to rear side and 2 to rear with views.



Bathroom

White 3 piece bathroom suite; airing cupboard; window to rear.



Bedroom 3 *14' 1" x 13' 5" (4.30m x 4.10m)*

Window to front and rear.



Externally

The property is approached via a long farm track. This is shared with one other farm which lies between Wellewen and the road. The track leads into a yard to the front of the farmhouse. Here there is plenty of room to park and turn many vehicles. The yard continues round to the side of the house where there is a further large area of hardstanding. From the yard, there is access to the various outbuildings. To the rear of the farmhouse is a good sized garden surrounded mainly by mature hedging. From the garden there is access to a small orchard. There are good views over open countryside towards the Preseli Hills and over the town of Cardigan and out to the sea from the rear of the house.



The Outbuildings

To the side of the house is a block built Kennel and run for working dogs. To the front of this is an open fronted 2 bay Implement Store approx. 8.4m x 7.9m - of corrugated construction; with lean-to Shed/Store on rear Around the yard to the front of the house lie the remaining buildings: Barn containing a Calf Pen and 5 x Pig Pens of stone and block. At right angles to this is a further stone building, formerly a Cow Shed measuring approx. 11.8m x 3.9m. This is attached to a further stone Barn measuring approx. 13.15m x 4.35m To the rear of the stone barns there are more modern agricultural buildings comprising: Dutch Hay Barn of corrugated construction with two Lean-tos, one measuring approx. 13.8m x 6.45m and one approx. 4.5m x 7.1m Beyond these lies a Barn of block and stone construction measuring approx. 7.6m x 2.7m with a further attached corrugated section of approx. 4.5m x 2.7m



The Land

The property has approximately 35 acres of pasture, mainly clean grass with some which would benefit from some improved drainage. Along with this there is approx. 5 acres of lower quality land and a small amount of woodland. The land is largely gently sloping but there is some flat as well. On the whole, it is well ring fenced (for sheep) except for one enclosure. In total, the holding extends to approx. 43.45 acres. A Single Farm Payment entitlement is included with the property, this amounts to approx £1500



Another View of Land



Land and Views



More Outbuildings



Useful Hardstanding



Yard Area



Directions *0' 0'' x 0' 0'' (0m x 0m)*

From Cardigan, take the A484 towards Newcastle Emlyn. After a short distance, take the left fork for the B4570 towards Cwm Cou. Continue for approximately 1km into Llangoemor and you will see a sign for crossroads. Take the left turn here. Proceed down this lane for approximately 200m and the entrance to the track to this property is on the left-hand side, immediately before a white bungalow. The track bears right and then left and Wellewen is located at the end.

General Information

Viewings: Strictly by appointment with the agents, Houses For Sale in Wales

Services: Mains electricity, mains water, private drainage.

Council Tax Band: D, Ceredigion County Council

Please Note

There is a footpath that runs across the land/yard. We are advised that it is impassable at one or two locations along its length (not on the section crossing the property).

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

