

John. Francis

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The Property
Ombudsman



**NEW
INSTRUCTION**



Lletty Farm, Penrherber, Newcastle Emlyn SA38 9RW

Offers in the region of £735,000

**A Life Changing Opportunity Not To Be Missed
Exceptional Setup Of Main House & 2 Glorious Cottages
Outstanding Far Reaching Views
Approx 9 Acres With Grazing, Woodland & River Fishing
Stunningly Tranquil & Private Location**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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DD/BT/65191/250718

DESCRIPTION

Are you looking for a different way of life? Do you wish to be in an exceptionally beautiful location that is private and has no near neighbours? Do you want spectacular breathtaking views? Fancy having a go at animal rearing with your own grazing land? Want a safe place for children to play or go fishing in your own woodland with river and fishing rights? And how about living in a large character house with 2 excellent holiday cottages bringing in some extra income? If this sounds like the dream home you want for yourself and your family, then this property is for you!

We are delighted to offer for sale this unique opportunity comprising a traditional detached 4 bedroom master residence, 2 charming detached holiday cottages, large gardens and approximately 9 acres of land to include woodland and fishing rights. Situated in a stunning country location with incredible views in a private location. Make sure you watch the Property Tour on our website!

EER - F34

SITUATION

The property is privately situated in an area of outstanding natural beauty with spectacular far reaching countryside views spanning down the Cych Valley. Although the property is secluded and away from neighbours, it enjoys a location that is near numerous attractions, places of interest, villages and towns. The nearby village of Cenarth is a tourist attraction due to its water rapids and waterfalls and has been featured on recent TV programmes such as Extreme Wales with Richard Parks (2016). The village also has a choice of pubs selling good food, visitor shops and tea rooms. Also nearby are Caws Cheese and Shiral Equestrian Centre, both also popular tourist attractions. The nearby market town of Newcastle Emlyn has a good range of independent shops, cafes and pubs and the Ceredigion Coast with its sandy beaches and safe bathing is also within easy driving distance making this an excellent location.

LLETTY FARMHOUSE

Front door with arched fan light over opens into:

ENTRANCE HALL

Quarry tiled flooring, doors open to:

CLOAKROOM

Continuation of quarry tiled flooring, WC, wall hung wash hand basin, radiator, beautiful Gothic style stained glass window.

STORE ROOM

Fitted with shelving, matching Gothic style stained glass window.

DINING ROOM AREA

16'9 x 13'9 (5.11m x 4.19m)

Exposed beamed ceiling, double-glazed window to front, stairs to first floor, understairs storage cupboard, radiator, doors to further rooms, large opening to:

SNUG AREA

14'11 x 5'6 (4.55m x 1.68m)

Double-glazed window to side, radiator.

KITCHEN/BREAKFAST ROOM

13'8 x 11'9 (4.17m x 3.58m)

Fitted with a range of wall and base storage cupboards with worktops over, stainless steel single drainer sink, 5 ring Smeg gas hob with stainless steel extractor hood, Neff microwave oven, Neff single electric oven, plumbing for dishwasher and washing machine, twin double-glazed windows to rear elevation, radiator, part tiled walls, opening to:

UTILITY ROOM

10'11 x 5'5 (3.33m x 1.65m)

Double-glazed external door to rear, double-glazed window to side, quarry tiled flooring, Worcester oil fired boiler servicing the domestic hot water and central heating system for the farmhouse.

LIVING ROOM

28'1 x 12'11 (8.56m x 3.94m)

Large room with impressive stone feature wall, fireplace housing a wood burning stove set on a slate hearth with feature beam over, double-glazed windows to side enjoying superb far reaching countryside views, exposed beamed ceiling, radiator, double-glazed door to:

CONSERVATORY

10'11 x 9'6 (3.33m x 2.90m)

Double-glazed windows enjoying the stunning beautiful views, tiled flooring, double-glazed external door, electric wall heater.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

15'5 x 12'9 (4.70m x 3.89m)

Fitted with full length wardrobes, twin double-glazed windows to side elevation enjoying the glorious countryside views, radiator, door opens to:

EN SUITE

9'9 x 5'4 (2.97m x 1.63m)

Comprising a panel bath with mixer shower over, WC, fitted storage cupboards, wash hand basin set in vanity storage unit, part tiled walls, heated towel radiator, double-glazed window to side enjoying excellent views.

BEDROOM 2

13'10 x 9' (4.22m x 2.74m)

Double-glazed window with views over neighbouring fields, radiator.

BEDROOM 3

11'7 x 10'4 (3.53m x 3.15m)

Double-glazed window, radiator, fitted wardrobe, airing cupboard housing the hot water cylinder and immersion heater.

BEDROOM 4

12'9 x 7'3 (3.89m x 2.21m)

Double-glazed window to rear, radiator.

FAMILY BATHROOM

7'10 x 6'7 (2.39m x 2.01m)

Comprising a panel bath with Mira power electric shower over, WC, pedestal wash hand basin, part tiled walls, frosted double-glazed window, radiator.

LLETTY COTTAGE

Double-glazed front door opens to:

LOUNGE

22'2 x 13'10 (6.76m x 4.22m)

Large living room, dual aspect double-glazed windows to front and rear, wood burning stove set on a tiled hearth, exposed beamed ceiling, radiator, stairs to first floor with understairs storage cupboard, part wooden flooring, opening to:

KITCHEN/DINER

14'8 x 9'11 (4.47m x 3.02m)

Exposed beamed ceiling, dual aspect double-glazed window to front and rear elevations, radiator, feature part exposed stone wall and wooden beam, fitted storage cupboards with work surfaces, space for cooker, plumbing for washing machine and dishwasher, tiled splashback.

FIRST FLOOR GALLERY LANDING

Exposed "A" frame feature beams, spindle balustrade, fitted storage cupboard, fitted airing cupboard with hot water cylinder and immersion heater, doors open to:

BEDROOM 1

13'11 x 9'10 (4.24m x 3.00m)

Exposed feature "A" frame beams, dual aspect double-glazed windows to front and rear, radiator.

BEDROOM 2

15'1 x 8'1 (4.60m x 2.46m)

Exposed feature beams, double-glazed window to front, radiator.

BATHROOM

10'6 x 5'6 (3.20m x 1.68m)

Comprising panel bath with mixer shower over, WC, pedestal wash hand basin, part tiled walls, heated towel radiator, exposed feature beams, double-glazed window to rear.

CYCH COTTAGE

Double-glazed front door opens into:

LOUNGE

14'9 x 12'10 (4.50m x 3.91m)

Exposed feature "A" frame beams, multi-stove set on tiled hearth, external double-glazed French doors to rear enjoying the most incredible uninterrupted far reaching countryside views, electric wall heater, doors open to:

KITCHEN

11'5 x 4'9 (3.48m x 1.45m)

Galley style kitchen fitted with wall and base storage cupboards, single drainer stainless steel sink with worktop, space for cooker, plumbing for dish washer and washing machine, space for white goods, exposed beamed ceiling, double-glazed window to front, electric wall heater.

BEDROOM 2

11'4 x 9'5 (3.45m x 2.87m)

Double-glazed windows to rear enjoying uninterrupted fabulous countryside views, exposed feature beamed ceiling, electric heater.

INNER HALLWAY

Recess storage space for hanging coats, fitted wardrobe/storage cupboard, fitted airing cupboard with hot water cylinder and immersion heater, access to loft space, doors open to:

BEDROOM 1

14'8 x 11' (4.47m x 3.35m)

Exposed feature "A" frame beams, triple aspect double-glazed windows to front, side and rear elevations enjoying the sensational countryside views, electric wall heater.

BATHROOM

6'10 x 6'2 (2.08m x 1.88m)

Comprising a panel bath with mixer shower over, wash hand basin set in vanity storage cupboard, WC, tiled walls, heated towel radiator, double-glazed windows with exceptional views.

EXTERNALLY

The property is accessed by its own private concrete driveway which leads down to a large gravel parking area with ample car parking space

for visitors of each cottage and the main house. There are well tended colourful gardens surrounding with a variety of lawns, colourful plants and shrubs. Each cottage enjoys its own garden area. There is a large area that the current owner uses for growing vegetables with **POLYTUNNEL** 19' x 11', **GREENHOUSE** 12' x 8' and **WORKSHOP/OUTBUILDING** 21'11 x 9'4 of modern block construction with a pitched roof, double doors, pedestrian door and windows. Adjoining Lletty Cottage is a further **RED BRICK OUTBUILDING** 16'7 x 15' which houses a wall mounted Worcester gas boiler which serves Lletty Cottage's hot water and central heating system, double-glazed windows, vaulted ceiling, power and lighting and 2 pedestrian doors. There are further lawns with 2 wildlife ponds, mature trees and the beautiful old ruins of an old stone building which is now a feature to the gardens.

THE LAND

To one side of the long driveway there is a small grazing paddock with the bulk of the land being below the properties in the immediate adjoining field which comprises an area ideal for grazing and which is fenced and benefits from its own natural water supply. There is a large area of woodland which extends down to the River Cych, identified as an area of special scientific interest with large variety of wildlife. This property is fortunate enough to have its own fishing rights on the River Cych where there are brown trout and salmon. Please refer to the boundary plan for identification of where the land is situated. The grazing land amounts to approximately 3.7 acres. The woodland amounts to approximately 4.2 acres. The house and cottages with gardens amount to approximately 1.4 acres.

PLEASE NOTE

The two holiday cottages are offered for sale with the option of purchasing the entire contents by separate negotiation. Both cottages have planning which stipulate that they are for holiday use only. There is potential to change the use to residential subject to application and

approval.

SERVICES

Main House - We are advised that mains water and electricity is connected. Oil fired central heating. Private drainage.

Lletty Cottage - We are advised that mains water and electricity is connected. LPG gas central heating. Private drainage.

Cych Cottage - We are advised that mains water and electricity is connected. Electric heating. Private drainage.

The septic tank is located in the grazing field.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

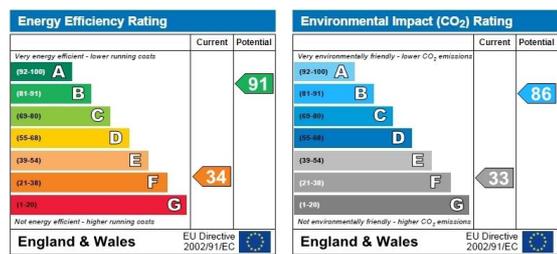
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Cardigan, proceed on the Newcastle Emlyn Road. Proceed to Cenarth and go over the stone bridge by the waterfalls. Turn right by the White Hart Public House and go onto the B4332. Travel towards Abercych passing the Penlan Holiday Village on your right and take the second left turn which is also signposted for Caws Cenarth Cheese and Shiral Equestrian Centre. At the next junction, turn left and pass a lovely old church. Keep following the signs for Caws Cenarth Cheese and Lletty Farm is found along this road on the right-hand side down its own entrance lane which is the next entrance immediately after Caws Cenarth Cheese.

Lletty Farm, Penrherber, Newcastle Emlyn SA38 9RW



**John.
Francis**