

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)**



## Cwmere Temple Bar, Felinfach, Lampeter, Ceredigion, SA48 8BG

**Asking Price £495,000**

A well positioned 75 acre Aeron valley farm being offered for sale as a whole or in up to 6 lots including:-

LOT 1: The homestead with a substantial 5 bedroomed farmhouse and extensive range of buildings with some 11 acres. GUIDE PRICE £495,000

LOT 2: Optional land to either lot 2 or 3, some 9 acres divided in to two fields - GUIDE PRICE £75,000

LOT 3: Two fields being approximately 7.858 acres with access off the Temple Bar roadway GUIDE PRICE £75,000 -

LOT 4: 40 Acres of Aeron valley pastureland - GUIDE PRICE £300,000

LOT 5: Some 3.94 acres of land off the Temple Bar roadway - GUIDE PRICE £50,000

LOT 6: Cae Pond (Nr. Rhydfudr), Ffynnonoer SA48 7NQ Approximately 5 acres being one attractive field with wooded valley - GUIDE PRICE £50,000



## LOCATION



The property is located in a convenient position adjoining the A482 Lampeter to Aberaeron roadway just south of the community of Temple Bar approximately half a mile from the popular Aeron valley village of Felinfach with a good range of facilities including shops, public house, new area school being constructed and being some 7 miles from the Georgian harbour and market town of Aberaeron and some 5 miles from Lampeter.. The farm is located in a noted agricultural locality in the mid reaches of the productive Aeron valley.

## DESCRIPTION



Cwmere is a well regarded farm in the Aeron valley having a substantial farmhouse being re-roofed and re-rendered and now deserving of sympathetic modernisation internally. The farmstead is complimented by an attractive range of traditional buildings, again in our opinion, ripe for conversion (subject to any necessary consents), together with further hay barns and portal frame building. This is offered with 9 acres or with further adjoining lands.

## MODE OF SALE

The farm is offered initially for sale by private treaty as a whole or as a combination of the various lots. Please refer all interest to the sole selling agents.

## VIEWING

Strictly by prior arrangement with the sole selling agents Evans Bros, Lampeter 01570 422395.

## LOT 1 - THE HOMESTEAD



The Homestead and some 11 acres of land with the option of further lots if required. The farmhouse is a substantial and imposing property with many character features and is now ripe for modernisation. The property has been re-roofed and re-rendered some years ago -

## SIDE ENTRANCE DOOR leading to HALLWAY



Tongue and groove panelled walls



## KITCHEN/LIVING ROOM

20'9" x 15'8" (6.32m x 4.78m)



Having a range of base units incorporating sink unit, oil fired Rayburn range with back boiler for domestic hot water supplies, electric cooker point, access to understairs storage cupboard, stairs to first floor

## UTILITY ROOM

17' x 7' into pantry (5.18m x 2.13m into pantry)



Fitted with base and wall units

## SHOWER ROOM/WET ROOM off

7'4" x 6'3" (2.24m x 1.91m)



With shower, w.c., wash hand basin, velux roof window

## OFF THE KITCHEN - FORMER LLAETHDY/PANTRY

22' x 7'5" (6.71m x 2.26m)

With original slate salting slabs

## FRONT LIVING ROOM

18' x 15'8" (5.49m x 4.78m)



With feature inglenook fireplace with wood burning stove inset



## OFF LIVING ROOM - STUDY/OFFICE



## FIRST FLOOR - REAR LANDING

### BEDROOM/BOX ROOM

7'8" x 6'6" (2.34m x 1.98m)

### BATHROOM

12'8" x 4'3" (3.86m x 1.30m)



With bath, wash hand basin, toilet, shower cubicle

## MAIN FRONT HALLWAY



Slate flooring, night storage heater, front entrance door. Return door to Llaethdy/Pantry.

## SITTING ROOM

15'8" x 12' (4.78m x 3.66m)



With modern tiled fireplace, front window

## FRONT LANDING -

### FRONT BEDROOM 1

15'8" x 10'6" (4.78m x 3.20m)



Night storage heater



## BEDROOM 2

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



Night storage heater, double aspect windows

## OFF THE LANDING -

Stairs continuing up to Loft Accommodation via feature oak staircase, loft with two side windows

## REAR LANDING

### BEDROOM

10'2" x 7'5" (3.10m x 2.26m)

Side window

### REAR BEDROOM

15'9" x 10'6" (4.80m x 3.20m)



With wash hand basin, radiator.

## EXTERNALLY



the property has a gated entrance leading to traditional farm yard flanked by the house and farm buildings. Gardens surrounding the house are grassed gardens and lawned area with summer house with power connected.

## TRADITIONAL RANGES



There is an attractive range of 'L' shaped buildings being the former cow shed and associated barns with cow shed 32 m x 6m, leanto loose boxes to rear.

## FORMER STABLES/COACH HOUSE



Divided in to coach house with large opening doors, part with loft area over and former stables.



## PORTAL FRAME BUILDING

60' x 30' (18.29m x 9.14m)



## DUTCH HAY BARN WITH LEANTOS



## THE LAND



Immediately adjoining the homestead are three small paddock areas with the large field to the rear having a feature lake thereon.

## LOT 2



Comprises of two attractive pasture paddocks being some 9.061 acres adjoining and either to be sold with lot 1, 3 or 4.

## LOT 3



Comprises two fields with access from the B4337 Temple Bar to Talsarn roadway to the rear of a number of properties along this road and would be an ideal opportunity to purchase an attractive parcel of land having views over the Aeron valley.

## LOT 4



Comprises the main pasture land to the Felinfach side of the farm divided in to five fields mainly level to gently sloping with a wooded corpse and pond in part, again with frontage to the A482 Lampeter to Aberaeron roadway and also with return frontage to the Felinfach to Talsarn roadway.

Please note - The vendors are retaining a small strip of land adjoining the graveyard at Capel Tyngwndwn to be transferred to the chapel. This is an ideal opportunity for purchasers to purchase a useful block of Aeron valley pastureland and with extensive road frontages for ease of access.



## LOT 5



Approximately 3.94 acres of land on the Temple Bar to Talsarn roadway divided in to two mainly level fields, with water via natural sources, again an ideal opportunity to purchase a convenient parcel of land suiting a range of purchasers.

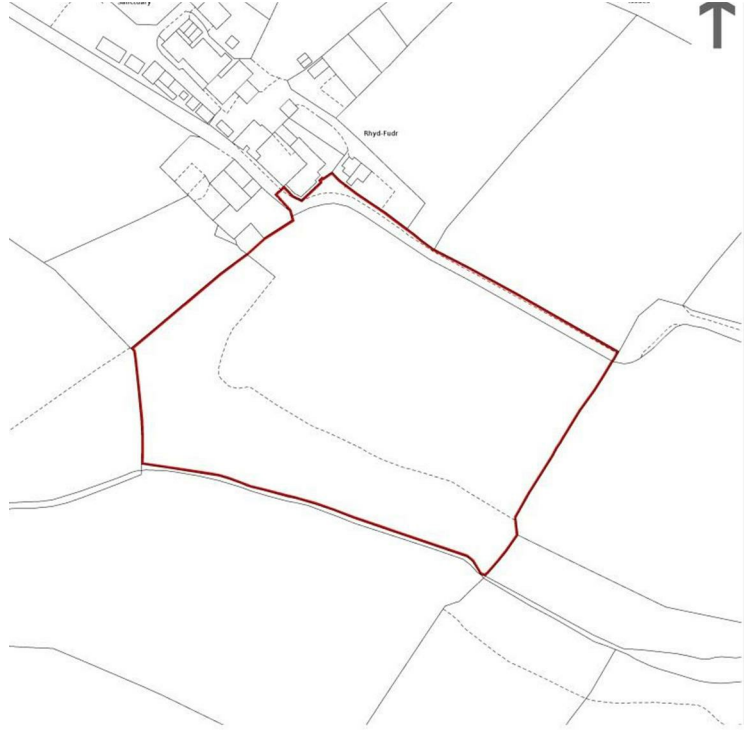
Part of this parcel of land has previously been included in the Ceredigion LDP THE VENDORS WISH TO RESERVE AN OVERAGE CLAUSE ON ANY NON AGRICULTURAL USE OF THE LAND FOR A PERIOD OF 25 YEARS PROVIDING A RESERVATION OF 30% OF THE UPLIFT IN THE VALUE OF THE LAND FOR ANY PLANNING CONSENT GRANTED – FURTHER DETAILS FROM THE SELLING AGENTS.

## LOT 6 - CAE POND



Cae Pond, near Rhydfudr, Ffynnonoer - Again an attractive parcel of some 5 acres of land being one enclosure together with a wooded cwm/copse, water via natural sources with access off the Temple Bar to Cribyn roadway just beyond Ffynnonoer as identified by the agents for sale arrow. This is accessed via a shared tarmac track.

## LOT 6 PLAN



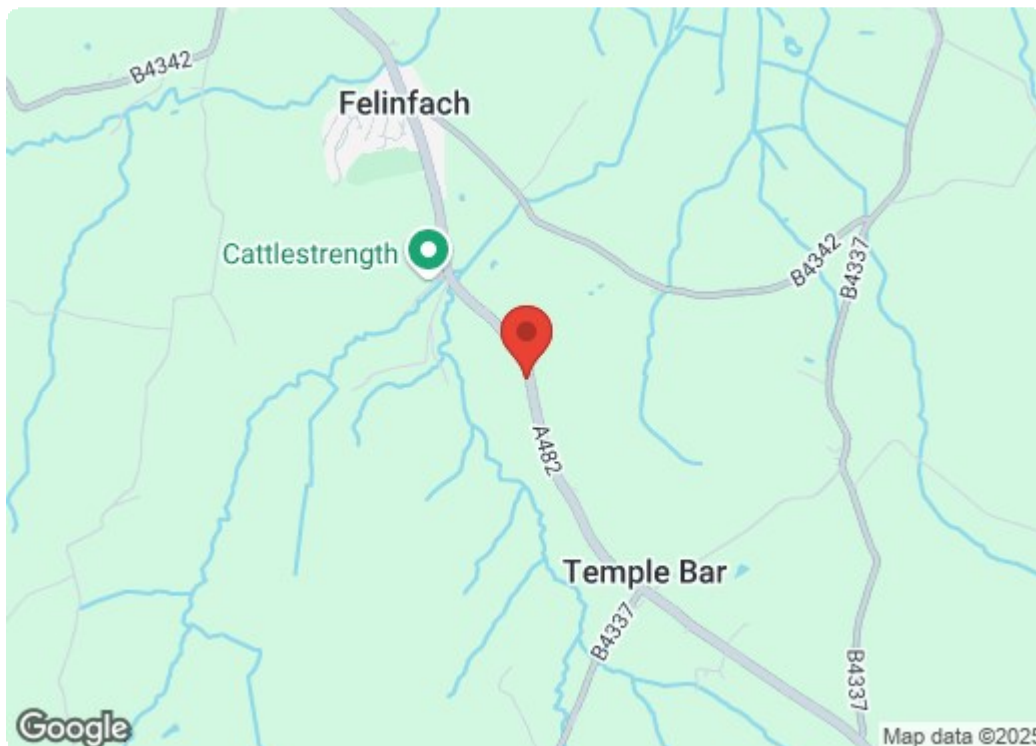
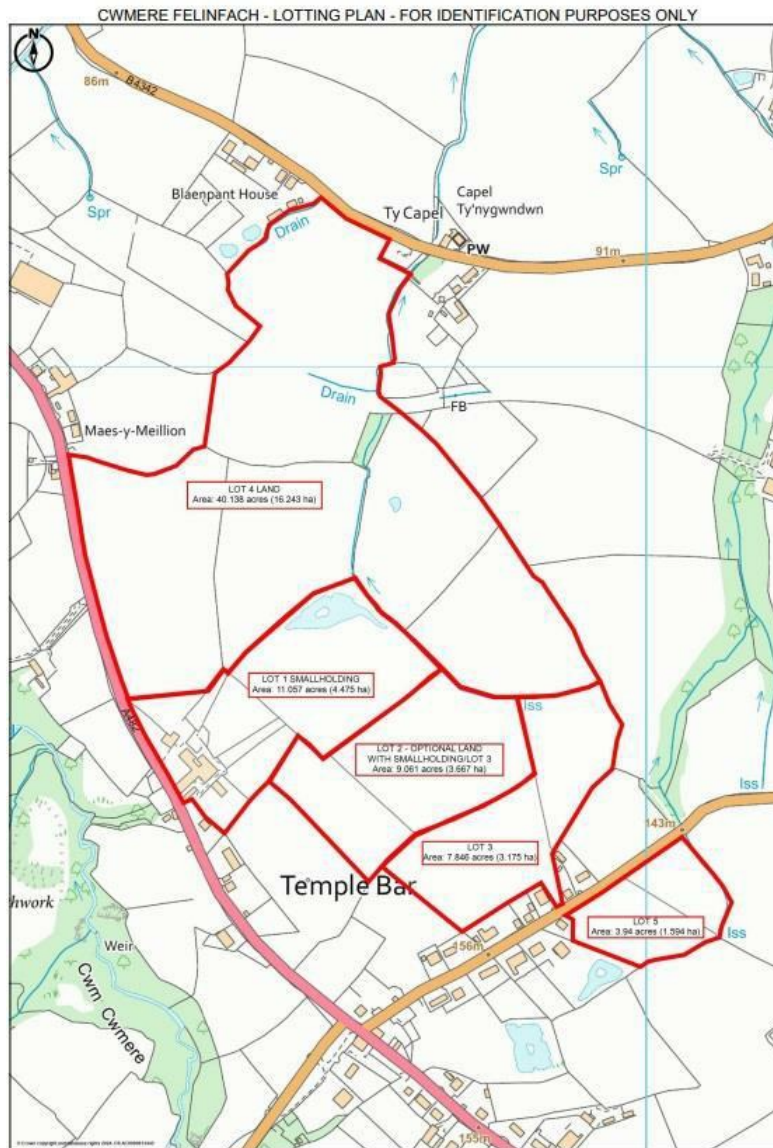
## SERVICES

Cwmere farmstead is serviced via mains water, mains electricity, mains drainage, telephone subject to BT transfer regulations.

## COUNCIL TAX BAND - G

Amount Payable: £3506 <http://www.mycounciltax.org.uk/>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	35	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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England & Wales EU Directive 2002/91/EC		



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
**Tel:** (01267) 236611



MART OFFICE, **LLANYBYDDER**,  
CEREDIGION, SA40 9UE  
**Tel:** (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462

**Partners** Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,