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Blaen Cyswch  
Llanfair Clydogau | Lampeter | Ceredigion | SA48 8ND



# BLAEN CYSWCH

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An amazing smallholding complex for sale in a spectacular rural West Wales location with far-reaching and unique 360 degree views over the Cambrian Mountains and the River Teifi Valley. Rural and secluded yet not remote, being just 1 mile from the village of Llanfair Clydogau, 4 miles from the university town of Lampeter and within easy reach of the beautiful Cardigan Bay area including the heritage harbour towns of Aberaeron, Aberystwyth and New Quay.

# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



The estate comprises of a beautiful detached period character 3 bedroom farmhouse and 2 delightful semi-detached cottages with ample parking, a large general-purpose agricultural building incorporating a segregated stable and all set in 7.7 acres of magical gardens, landscaped grounds, bluebell woodland, orchard and paddocks, with outstanding views and a fantastic array of wildlife

Ty Fferm, the Farmhouse, offers attractive, well-presented accommodation with farmhouse kitchen, large character living/dining room with huge inglenook fireplace, bathroom and 3 first floor bedrooms.

The cottages each offer character features including beamed ceilings, wood-burning stoves, private gardens and much more. Ty Barcud offers 3 bedroom accommodation whilst Ty Twt offers 1 bedroom accommodation.

The estate is ideal for multi-generational living or business use. For over the last decade the estate has been operated successfully as a holiday letting business and has huge potential to be expanded further to include additional buildings, yurts and camping areas, subject to planning consent.

The Farmhouse has potential for conversion of the attic storage room in to a 4th bedroom and bathroom and both the double bedrooms could facilitate an Ensuite with the kitchen and bathroom converted in to a larger kitchen and downstairs cloakroom.





## The Farmhouse – Ty Fferm

### Front Entrance

The front entrance door leads into characterful sitting room/dining room

### Sitting Room/Dining Room

8.53m x 4.57m (28'0" x 15'0")

Dual Aspect. A lovely room full of character with huge inglenook fireplace with wood burning stove, UPVC double glazed windows to front and side with lovely views, dining area, understairs cupboard, and access to the first floor via staircase and door to the kitchen

### Kitchen

4.37m x 2.74m (14'0" x 9'0")

Farmhouse style kitchen with a range of eye and base level units with electric cooker, electric hob and extractor hood, plus a range cooker, plumbing for dishwasher, sink unit with mixer tap, part tiled walls, space for table, two UPVC double glazed windows, access to utility room with plumbing for automatic washing machine, tiled flooring. Rear door to garden.

### Large Bathroom and Shower Room

With panel Jacuzzi bath, separate shower cubicle with shower set, low-level WC, wash hand basin, UPVC double glazed window, half tiled walls, airing cupboard.

### 1st floor landing

Approached via original staircase, there is access halfway up to a large eaves area which could be converted to a 4th bedroom, enlarging the bedrooms to the first floor or the installation of another bathroom or shower room subject to relevant planning permission...

### Eaves area

8.53m x 2.74m (28'0" x 9'0")

Boarded with restricted headroom, dual aspect UPVC double glazed windows. An area of future potential development.





### Bedroom 1

3.66m x 2.74m (12'0" x 9'0")

Character double bedroom with UPVC double glazed window, front aspect with beautiful views, loft access.

### Bedroom 2

4.57m x 2.44m (15'0" x 8'0")

Character double bedroom with UPVC double glazed window, front aspect with beautiful views

### Bedroom 3

2.13m x 1.83m (7'0" x 6'0")

Single bedroom with UPVC double glazed window, front aspect with beautiful views

### Outside - Ty Fferm

The pretty partly walled garden that completely surrounds Ty Fferm offers seclusion with glorious views across the valley and mountains. The gardens are imaginatively planted with mature trees and shrubbery and offer privacy from the other two properties. The garden has its own Well and the garden gates lead onto the paddocks giving access to an attractive seating area, the orchard and the parking area. The oil tank is located within the stone walled area of the garden grounds.







## Cottage 1 - Ty Barcud

Ty Barcud offers characterful 3 double bedroom accommodation with a large open-plan reception/kitchen/dining area, wood-burning stove, attractive mature private rear garden and parking to the front.

### Reception Room/Dining Room /Kitchen

5.79m x 4.88m (19'0" x 16'0")

Spacious open-plan room with 'A' frame ceiling, UPVC and double glazed windows, lounge area with wood burner and double glazed patio doors to rear garden, dining area and kitchen area comprising gas cooker with extractor hood, plumbing for dishwasher, sink unit with mixer tap and a range of base level and eye level units.

### Bathroom

Panel bath with shower over, low-level WC, wash hand basin, UPVC double glazed window.

### Bedroom 2

3.35m x 2.74m (11'0" x 9'0")

Double bedroom with front aspect double glazed window

### Bedroom 3

3.66m x 2.13m (12'0" x 7'0")

Double bedroom with rear aspect UPVC double glazed window

### Utility Area

Storage area with plumbing for washing machine, cupboard containing heating and hot water tank, front aspect double glazed window and stairs leading up to Bedroom 1

### 1st Floor

#### Bedroom 1

5.49m x 4.57m (18'0" x 15'0")

Double/twin bedroom with two Velux windows with some restricted headspace, loft access. Max measurements

### Outside - Ty Barcud

To the rear of Ty Barcud there is a pretty and secluded rear garden with a patio and barbeque area, surrounded by mature hedging and with access through the garden gate to the larger grounds beyond









### Cottage 2 - Ty Twt

Ty Twt is a characterful 1 bedroom cottage adjoining Ty Barcud with open-plan reception/kitchen/dining area, wood-burning stove, attractive mature private rear garden and parking to the front.

#### Entrance Hall

Leading to reception/kitchen/dining room and staircase to 1st floor

#### Reception Room/Dining Room/Kitchen

4.88m x 4.57m (16'0" x 15'0")

Character room with wood burning stove, double glazed patio doors to rear garden, dining area and access to kitchenette with sink unit, mixer tap, range of eye and base level units, plumbing for washing machine, gas cooker with extractor hood and double glazed window to front.

#### 1st Floor

##### Landing Area

Seating area with Velux window and double glazed window to front.

##### Bedroom

4.37m x 2.44m (14'0" x 8'0")

Double bedroom, dual aspect with Velux window and UPVC double glazed window. Loft access.

##### Bathroom

Panel bath with shower over, wash hand basin, low-level WC, Velux window, tiled walls. Bathroom cupboard containing hot water tank.

#### Garden - Ty Twt

To the rear of Ty Twt there is a pretty and secluded rear garden with a patio and barbeque area, surrounded by mature hedging and with access through garden gate to the larger grounds beyond.





## Grounds

Set in 7.7 acres the estate offers equestrian opportunities with excellent riding out available in the area. There is a large general-purpose agricultural building incorporating a segregated stable and all set in magical gardens, landscaped grounds, bluebell woodland, orchard and paddocks with outstanding 360 degree views and a fantastic array of wildlife notably Red Kites, Buzzards, Owls and a myriad of garden birds.

The estate is ideal for multi-generational living or business use. For over the last decade, it has been operated successfully as a holiday letting business and has huge potential to be expanded further to include additional buildings, yurts and camping areas, subject to required planning consents.

This is an amazing opportunity to secure these properties in this wonderful location in West Wales.

## Agricultural Shed

8.84m x 5.79m (29'0" x 19'0")

Spacious shed with segregated stable area, offering multiple storage options for vehicles and equipment. Lighting and electrical sockets. There is a fenced and gated area for livestock in front of the shed leading onto the paddocks.

## Features

Character Welsh Farmhouse

Two additional character holiday cottages

Idyllic Location

7,7 acres of fenced and gated gardens and paddocks

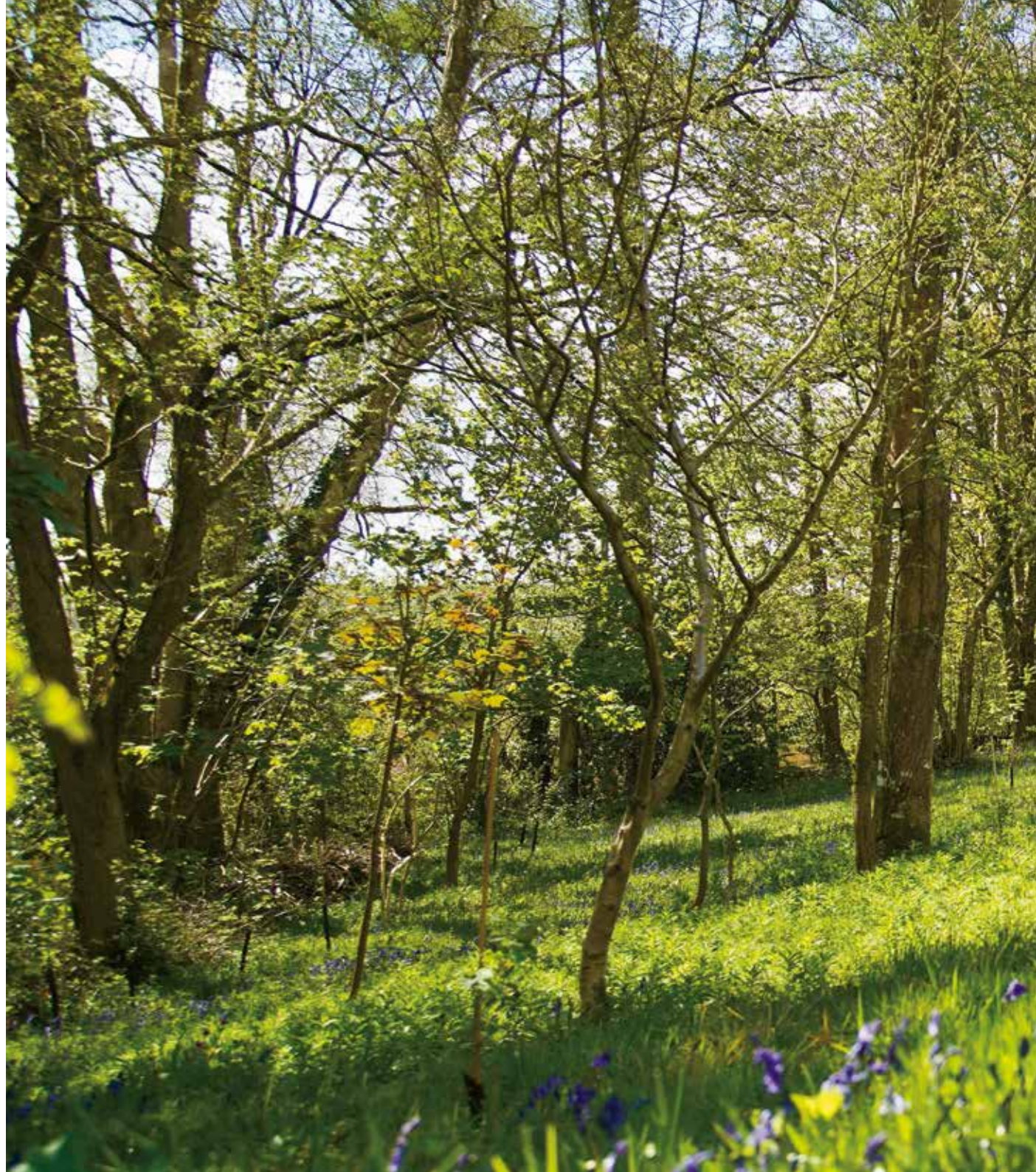
Potential to build on existing footprints of former outbuildings

Ideal for lifestyle business

Ideal for Equestrian pursuits

Close to shops and facilities

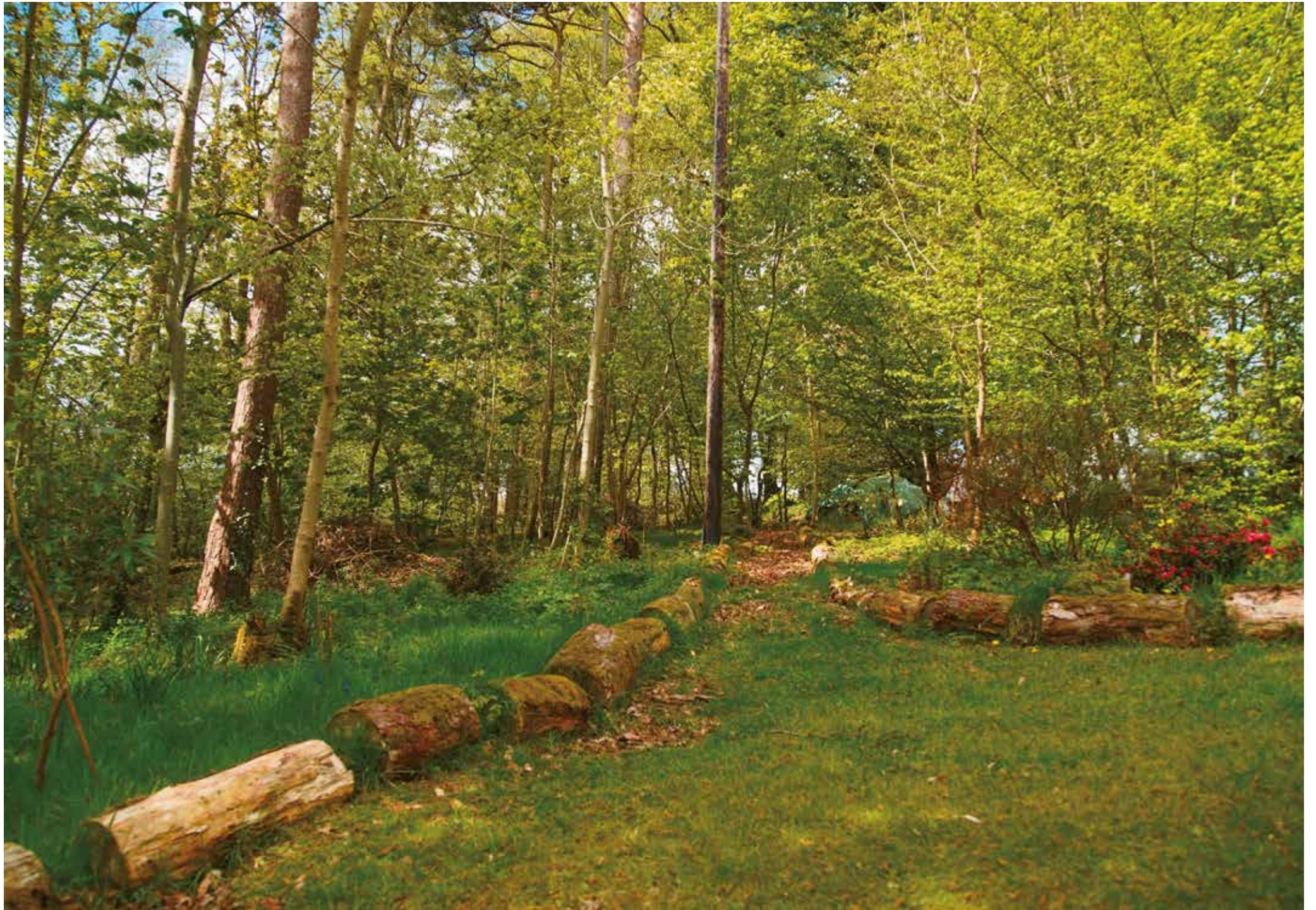
Totally secluded







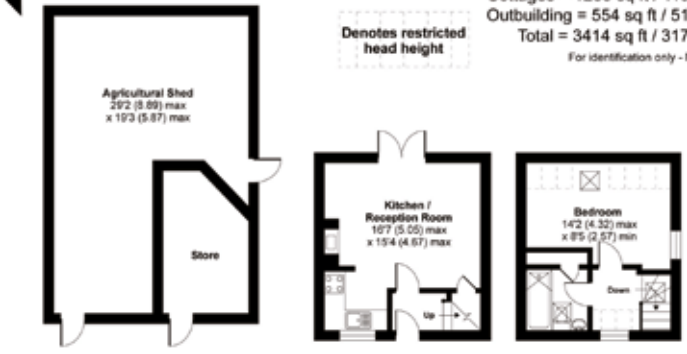




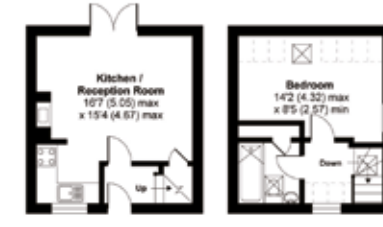


# Llanfair Clydogau, Lampeter, SA48

Approximate Area = 1147 sq ft / 106.6 sq m  
 Limited Use Area(s) = 430 sq ft / 40 sq m  
 Cottages = 1283 sq ft / 119.2 sq m  
 Outbuilding = 554 sq ft / 51.5 sq m  
 Total = 3414 sq ft / 317.2 sq m  
 For identification only - Not to scale



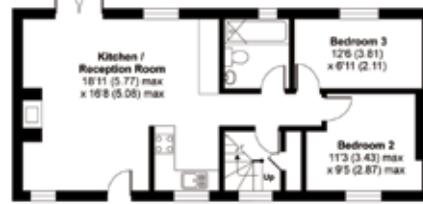
OUTBUILDING



COTTAGE TY TWT / Y STABL  
GROUND FLOOR



COTTAGE TY TWT / Y STABL  
FIRST FLOOR



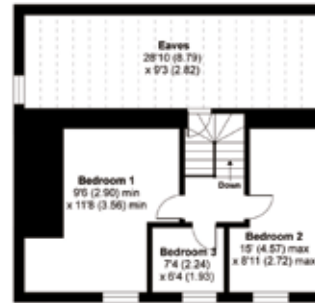
COTTAGE TY BARCUD / Y BEUDY  
GROUND FLOOR



COTTAGE TY BARCUD / Y BEUDY  
FIRST FLOOR



FARMHOUSE TY FFERM / BLAEN CYSWCH  
GROUND FLOOR



FARMHOUSE TY FFERM / BLAEN CYSWCH  
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Fine & Country West Wales. REF: 720433

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24   F	
1-20	G		

TY FFERM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

TY TWT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

TY BARCUD



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 12.06.2021



