



PANT Y GELLI FARM

LLANFYRNACH · NR CRYMYCH
PEMBROKESHIRE/CARMARTHENSHIRE BORDER · SA35 0DA

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Idyllic west Wales farm with amenity appeal

Delightful west Wales farm

With amenity appeal

Registered Organic farm

Recently renovated farmhouse

2 reception rooms. 3 bedrooms.

Traditional & modern outbuildings

Idyllic valley position

Adjoining the River Tâf

Pastureland & woodland

In all, about 171 acres (stms)

SITUATION

Pant Y Gelli farm occupies an idyllic location about a mile and a half to the south-west of the hamlet of Llanfyrnach on the Pembrokeshire/ Carmarthenshire border and just under 5 miles from the small town of Crymych that lies to the north-west with schools, shops etc. The A478 at Crymych provides quick access to other neighbouring towns including Cardigan to the north and the nearby coast (about 13 miles). The Pembrokeshire Coast National park and the famous Preseli Mountains are also very close lying just to the west of Crymych and provide a beautiful area to walk and explore.





DESCRIPTION

Pant Y Gelli farm has been in the ownership of the current owner for many years and has been used as a sheep farm but is now offered for sale due to retirement. The farmhouse has undergone some recent renovation but is ripe for purchasers to continue this work and decorate to their own tastes. The farmhouse offers 2 reception rooms, kitchen breakfast room and 3 bedrooms. To the rear of the house is a traditional farm courtyard with traditional outbuildings and some modern ones beyond. The farm extends to about 171 acres (stms – subject to measured survey) and includes a mix of valley meadows bordering the River Tâf, sloping and level pastureland together with some woodland.

ACCOMMODATION

GROUND FLOOR

The front entrance leads into the reception hall with doors leading off to main reception rooms. On the right is the dining room with beamed ceiling, fireplace and window overlooking the front. A door leads off to the sitting room with a wood burning stove and again with window overlooking the front. On the left of the reception hall is the generous kitchen breakfast room a cooking range and beamed ceiling.

FIRST FLOOR

Stairs rise up from the reception hall to the first floor accommodation that includes 3 bedrooms and a family bathroom.

EXTERNALLY & THE OUTBUILDINGS

A traditional old farmyard is situated to the rear of the house and includes a traditional stone barn to the right with a modern open fronted extension. To the rear is an old Dutch barn with attached open fronted livestock shelters. Opposite across the yard is a workshop with two sets of double doors, an adjoining garage (again with double doors). Attached to the rear of the workshop is an old summer house.



THE LAND

The farm extends to about 171 acres (stms – subject to measured survey) and includes a mix of delightful valley meadows bordering the River Tâf, sloping and level pastureland together with some picturesque areas of woodland.

Option to purchase flock of sheep

Unless sold beforehand, there is an option to purchase the current owner's flock of sheep (at time of writing approximately 190 sheep – majority Hampshire Down cross breed, majority cull ewes) by separate negotiation.

GENERAL REMARKS AND STIPULATIONS

Basic Payment Scheme (BPS)

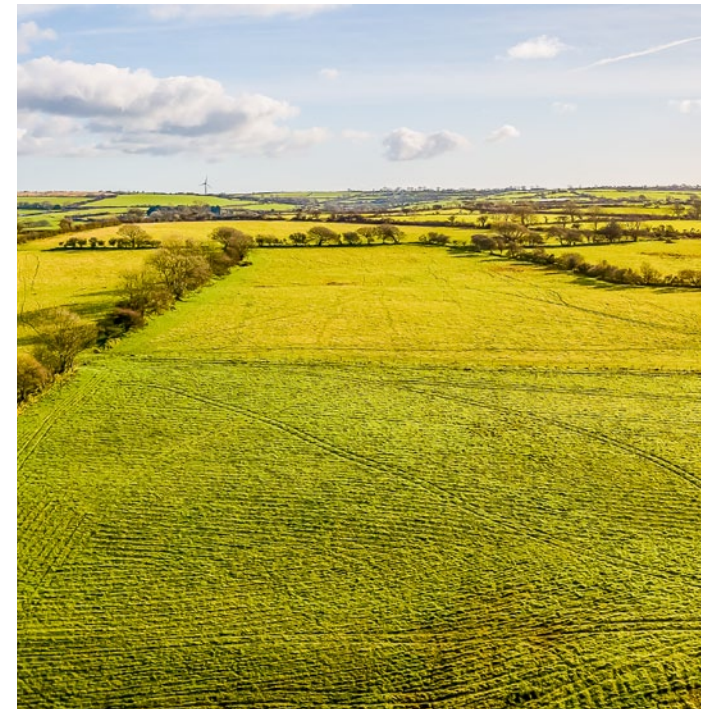
The land is registered for the Basic Payment Scheme and the Entitlements are included in the sale. The Vendor will make reasonable endeavours to transfer the relevant Entitlements to the Purchaser(s) after completion of the sale. The 2017 Basic Payment will be retained by the Vendor.

Value Added Tax (VAT)

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Machinery, Fixtures & Fittings

Unless specifically described in these particulars, all farm machinery, vehicles fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the Vendor's agents.



Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support,

drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

Plans, Areas and Schedules

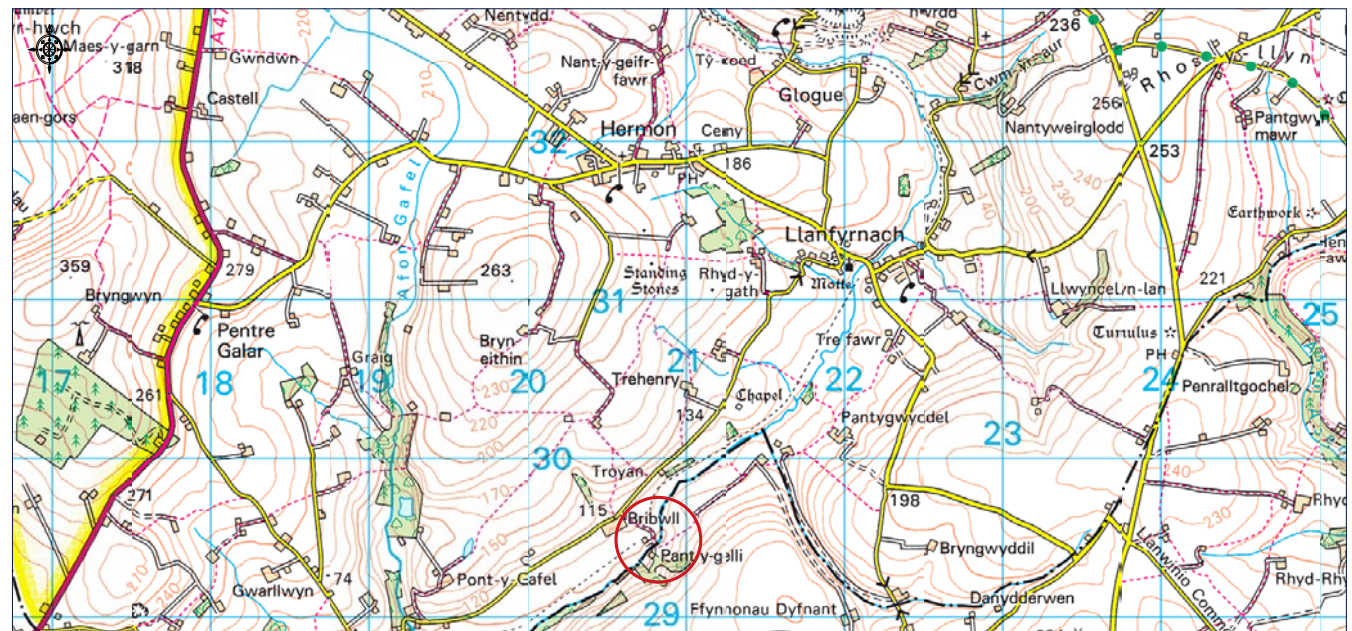
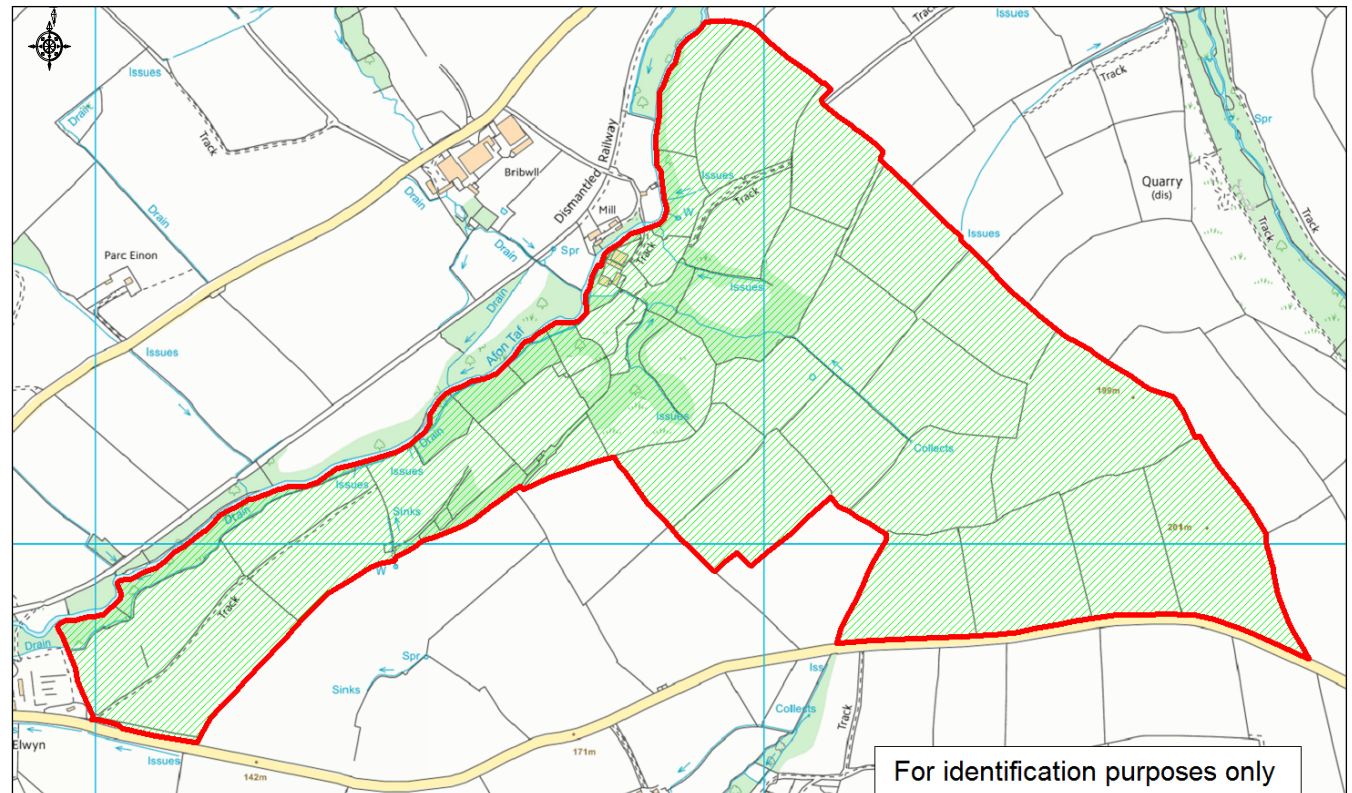
Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Viewing

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

Health & Safety

Given the potential hazards of a working farm, viewers should take care and precaution with regard to their personal safety when viewing the property, particularly around any livestock, farm machinery and buildings.



FLOORPLANS

Main House gross internal area = 1,670 sq ft / 155 sq m

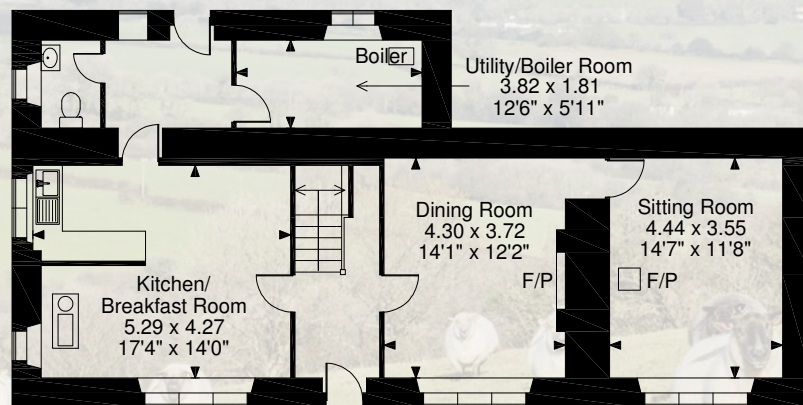
Garage gross internal area = 210 sq ft / 20 sq m

Workshop Building gross internal area = 1,166 sq ft / 108 sq m

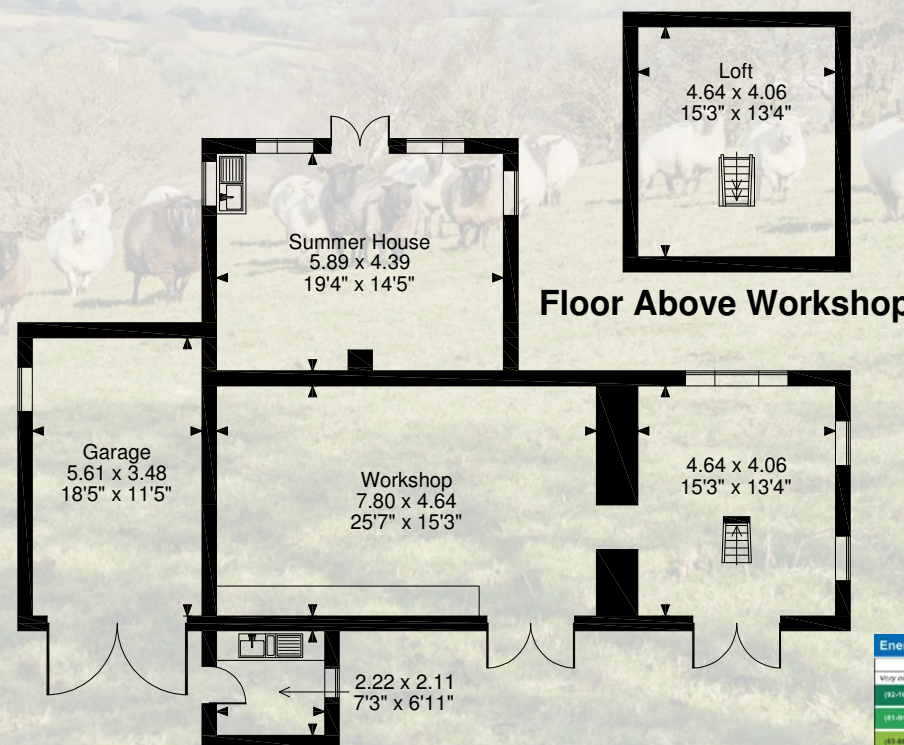
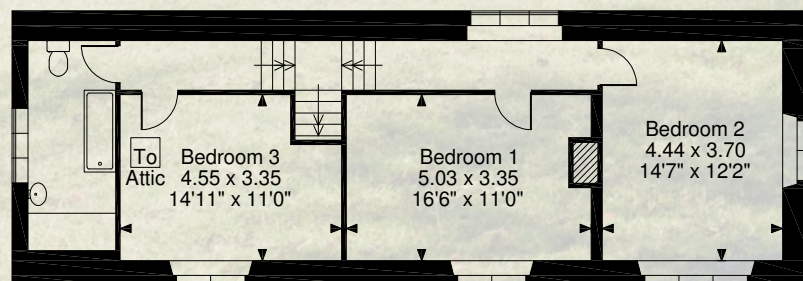
Cattle Pens/Dutch Barn gross internal area = 3,851 sq ft / 358 sq m

Car Porch & Cow Shed gross internal area = 1,194 sq ft / 111 sq m

Total gross internal area = 3,046 sq ft / 283 sq m



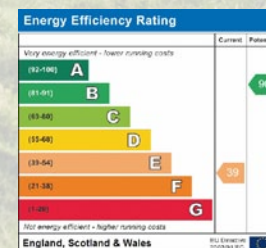
Ground Floor



Floor Above Workshop

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



IMPORTANT NOTICE - Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 171005SJ



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