EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**









Tir Bach, Ffarmers, Llanwrda, Carmarthenshire, SA19 8JG

Guide Price £300,000

** Delightfully situated off grid opportunity in a secluded no near neighbours location **

** An approximately 30 Acre improvable holding **

Having a farmhouse currently under refurbishment and in need of completion and re-building of pine end wall together with a detached stone barn offering two roomed accommodation together with bathroom, with the benefit of a Certificate of Lawful Use authorising its occupation ancillary to the main dwelling house.. The property enjoys attractive views, at the end of a hard base lane including pastureland, woodland, in a super location in the foothills of the Cambrian mountains.

LOCATION



The property is located at the termination of a hard base drive over which we are informed the property benefits from a right of way. The property has a fantastic no near neighbours secluded location, being tucked away, approximately a mile and a half from the village of Ffarmers, being convenient to the nearest town of Lampeter which provides most every day amenities..

An ideal property for those looking for peace and seclusion in open countryside and with the homestead surrounded by its own land.

DESCRIPTION



** An Off Grid Opportunity **

An attractive former farmhouse with a great amount of potential which has been partly renovated and awaiting completion but not habitable providing the following -

REAR ENTRANCE DOOR to LOBBY
8'1" x 7' (2.46m x 2.13m)
Door to -

POTENTIAL BATHROOM
17'6" x 13' (5.33m x 3.96m)

15'6" x 14'2" (4.72m x 4.32m)

RECEPTION ROOM
13'5" x 15'8" (4.09m x 4.78m)

ROOM 2
15'6" x 14'2" (4.72m x 4.32m)

LADDER ACCESS TO FIRST FLOOR -

BEDROOM
15'7" x 14'9" (4.75m x 4.50m)



Exposed 'A'frames

BEDROOM 2
14'4" x 15'6" (4.37m x 4.72m)



Y BWTHYN:



The barn is a stone barn having been converted some years ago with the benefit of a Certificate of lawful use for the use as ancillary accommodation

DOOR TO LOBBY
with tiled floor

OPEN PLAN LIVING/KITCHEN/DINING ROOM
17'2" x 17' (5.23m x 5.18m)



With solid fuel Rayburn, base units incorporating double drainer sink unit

BEDROOM
17'4" x 16'1" (5.28m x 4.90m)



Wood burning stove, beamed ceiling, side entrance door.

OFF LOBBY - BATHROOM
10'6" x 10'5" (3.20m x 3.18m)



With bath, wash hand basin, toilet, copper cylinder.

EXTERNALLY:

ADJOINING BARN AREA:
14' x 175" (4.27m x 53.34m)

DUTCH HAY BARN



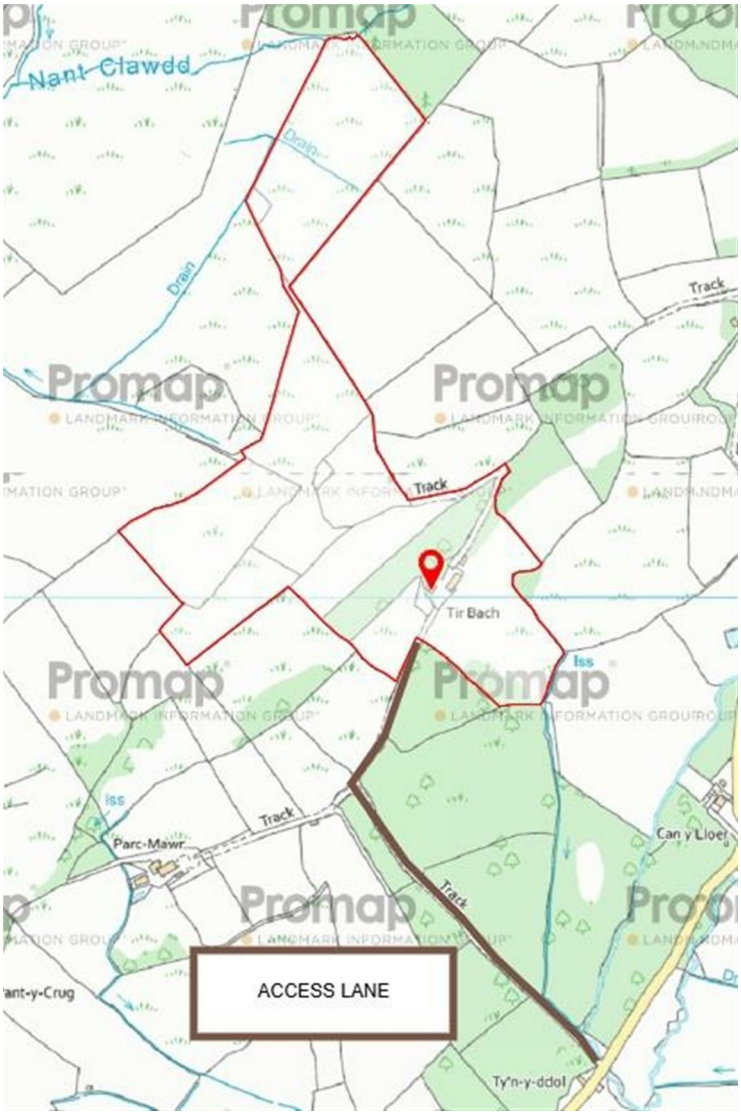
There is a Dutch hay barn at the property providing valuable storage.

THE LANDS



The lands comprise a mixture of sloping pasture to the field to the front of the property with a further area of sloping woodland to the rear , having been disected by a hard base lane leading up to some higher fields being pasture and then more moreland type fields, in all approximately 30 acres,

PLAN

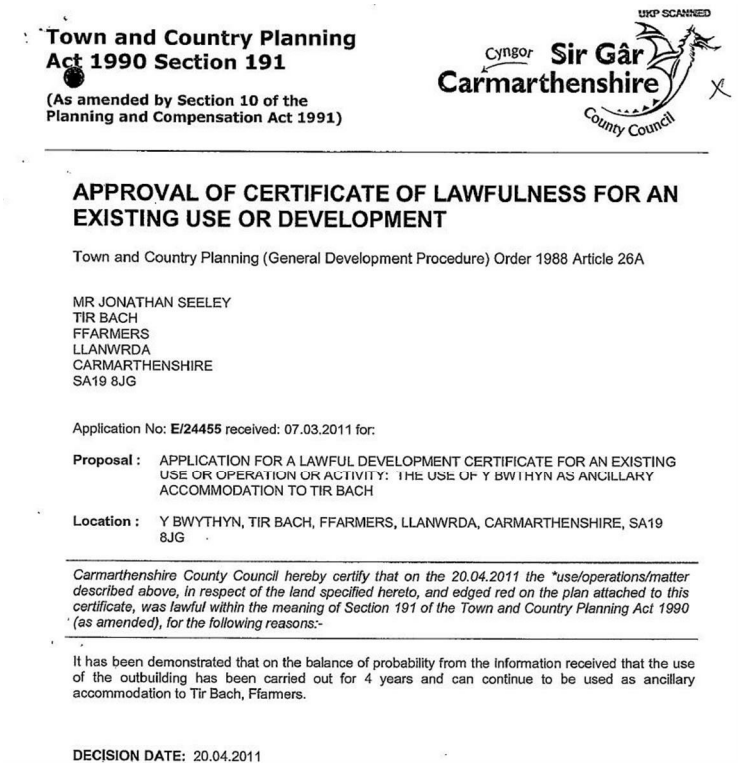


FOR IDENTIFICATION PURPOSES

SERVICES

There is no mains electricity at the property, private water believed to be a spring on the land, private drainage.
None of the services have been tested.

Planning Consent



Town and Country Planning Act 1990 Section 191

(As amended by Section 10 of the Planning and Compensation Act 1991)

Cyngor Sir Gâr Carmarthenshire County Council

UKP SCANNED

APPROVAL OF CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR DEVELOPMENT

Town and Country Planning (General Development Procedure) Order 1988 Article 26A

MR JONATHAN SEELEY
TIR BACH
FFARMERS
LLANWRDA
CARMARTHENSHIRE
SA19 8JG

Application No: **E/24455** received: 07.03.2011 for:

Proposal : APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION OR ACTIVITY: THE USE OF Y BWTHYN AS ANCILLARY ACCOMMODATION TO TIR BACH

Location : Y BWYTHYN, TIR BACH, FFARMERS, LLANWRDA, CARMARTHENSHIRE, SA19 8JG

*Carmarthenshire County Council hereby certify that on the 20.04.2011 the *use/operations/matter described above, in respect of the land specified hereto, and edged red on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:-*

It has been demonstrated that on the balance of probability from the information received that the use of the outbuilding has been carried out for 4 years and can continue to be used as ancillary accommodation to Tir Bach, Ffarmers.

DECISION DATE: 20.04.2011

The Barn known as Y Bwthyn has a certificate of lawful use allowing its use as accommodation ancillary to Tir bach
Application no E24455

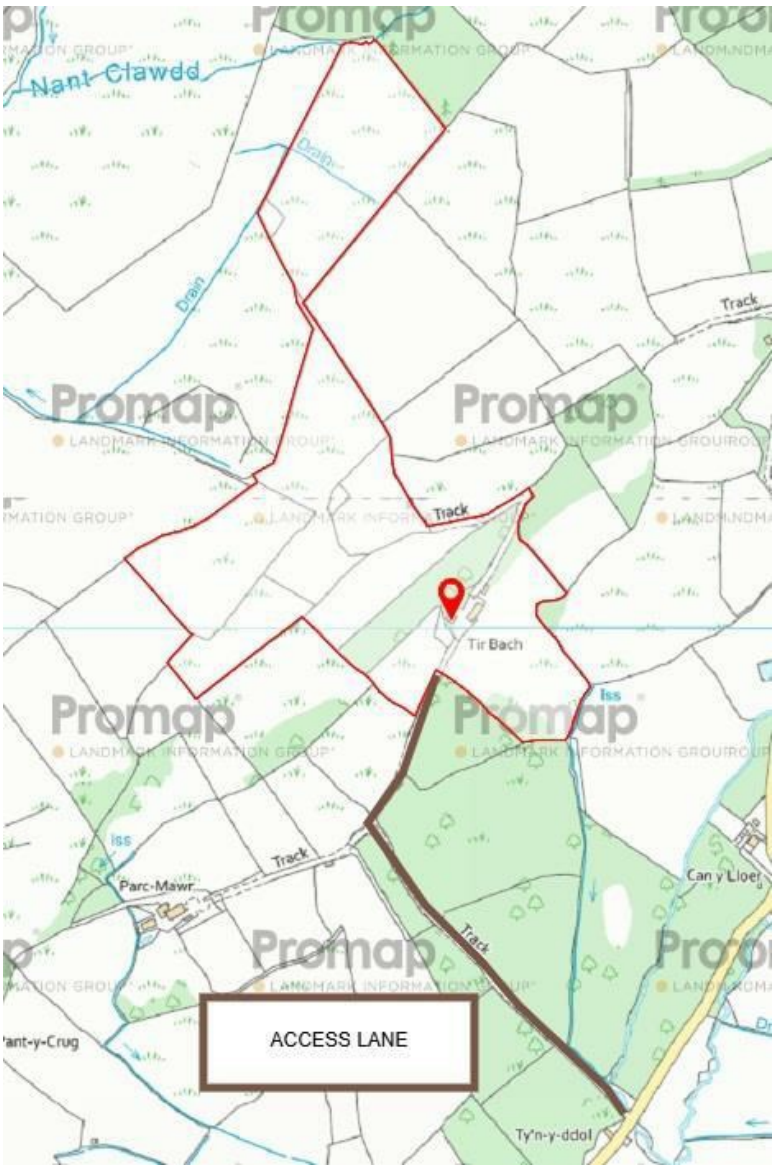
DIRECTIONS

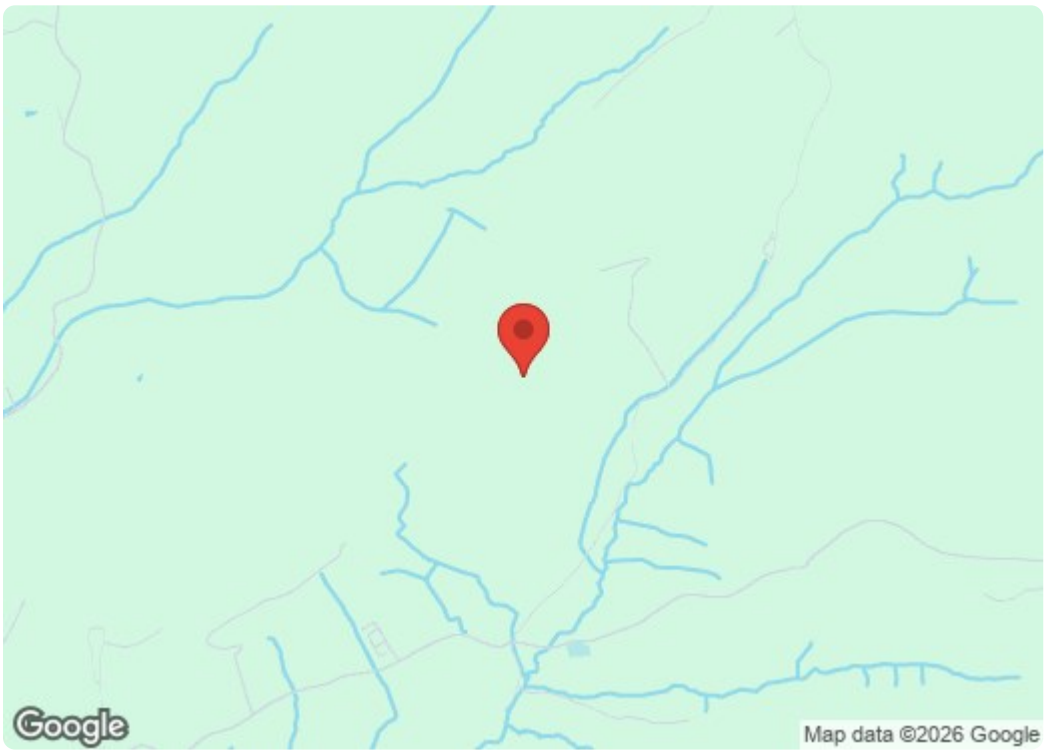
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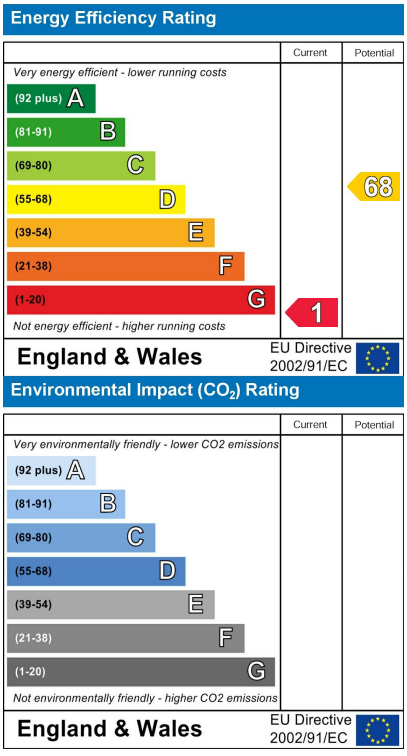
From Lampeter take the A482 towards Llanwrda, continue out past checkpoint garage taking the second left hand turning signposted Ffarmers, proceed to the village turning right opposite the Drovers Arms, past the caravan park, taking the next left hand turning, continue for approximately half a mile taking a left hand turning on to a hard base stone drive to a 'T' junction, bare right where the lane terminates at Tirbach.

COUNCIL TAX BAND

TIR BACH = A
Y BWTHYN TIR BACH = A
Amount Payable each: £1488 http://www.mycounciltax.org.uk







EVANS BROS.

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

EVANS BROS.

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

EVANS BROS.

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.,