



GWERNMEDD FARM, LLANGOEDMOR, CARDIGAN, CEREDIGION.
Well Located Equestrian Family Home with Income Potential Set in about 32.9 acres

SITUATION

Cardigan 2.8 miles, St Dogmaels 7 miles, New Quay 19 miles,
Fishguard 21 miles, Aberaeron 21 miles, Carmarthen 25 miles
Lampeter 26 miles, Aberystwyth 37.5 miles

Airport: West Wales Airport 5 miles, Cardiff Airport 87 miles

- 4 bed Period Farmhouse
- Two Bed Cottage.
- Range of 10 Stables,
- Indoor Arena.
- Further two Agricultural Barns.
- Private yet accessible location.
- Rural views.

Grounds to about 32.9 Acres.

Gwernmedd Farm is situated just outside of the village of Llandgoedmor and a short distance from the coastal town of Cardigan and the West Wales Coast, which is renowned for its fishing and tourist attractions. Gwernmedd Farm is a private family home with scope for further expansion either tourism or equestrian, with spectacular views over the Ceredigion countryside.

Gwernmedd Farm offers indoor school with range of 10 stables in 3 blocks, with 2 of the stable blocks offering potential for conversion to holiday lets (subject to planning).

Education There is an excellent range of both primary and secondary schools in Cardigan. There is a significant range of independent schools in the area including Redhill School. For independents see www.isc.co.uk and for state school information see www.ceredigion.gov.wales.

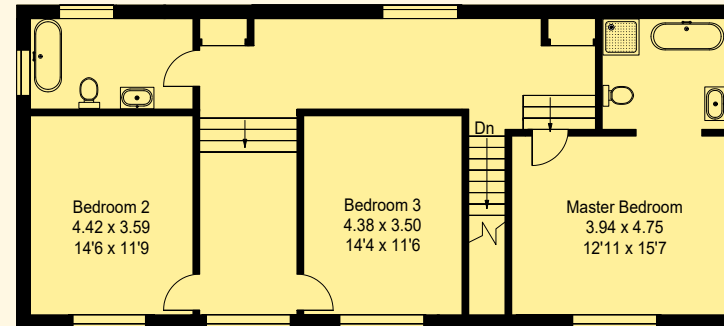
Local, Sporting & Recreational The surrounding area provides a wealth of sporting and recreational opportunities, particularly along the Cardigan coast, which offers Blue Flag Beaches, Cardigan Castle, Dolphin watching at New Quay, fishing, sailing, kayaking, swimming and Welsh Wildlife Centre. Excellent cycling and walking can be found. Further information on www.visitwales.com/destinations/mid-wales/ceredigion-cardigan-bay

GWERNMEDD FARM

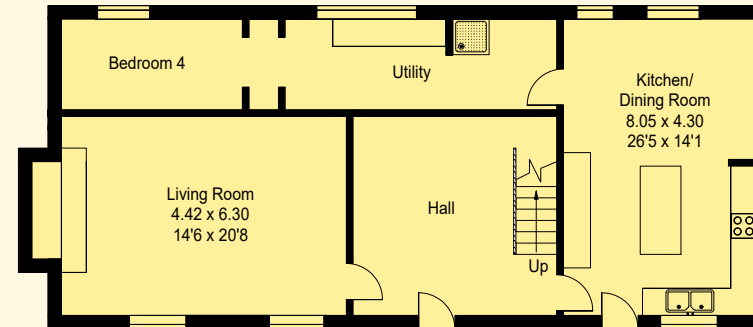
is a well located with stunning views over Ceredigion Countryside making it a lovely setting for private family home, equestrian or holiday business. The property is approached via a long private driveway with its fields either side of the drive. On entering the property, you drive initially past a pond and the cottage.

The farmhouse is south facing and has been well maintained by the current to offer spacious family living over 2 floors. On entering the house via flagstone porch into the entrance hall with beamed ceiling, with stairs and understairs storage. Doors off here into the recently

Gwernmedd Farm, Llangoedmor, Cardigan, Ceredigion, SA43 2LP



First Floor



Ground Floor

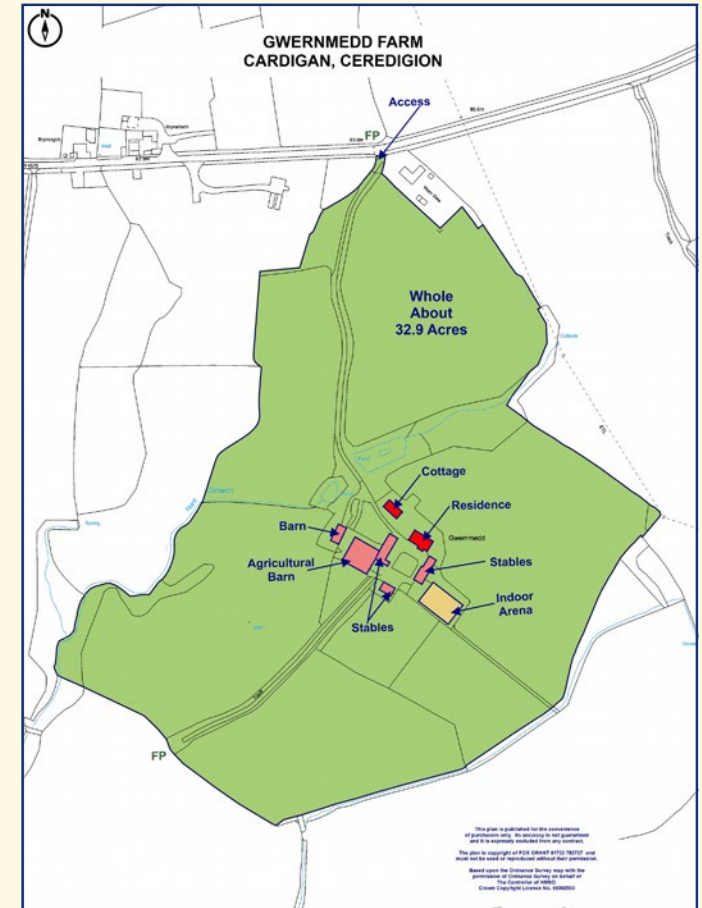
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This illustration is for identification purposes only.
Not drawn to scale, unless stated.



modernised and beautifully finished “Masterclass Ashbourne” kitchen/ breakfast with exposed beams, Aga, built in oven & hob, Belfast sink and island with large breakfast area and patio doors to outside. Sitting room is light and spacious with large Inglenook fireplace and exposed beams. To the rear of the house is the large utility room and study/ fourth bedroom. On the first floor is large landing with doors to the master bedroom with ensuite and two further bedrooms with built in wardrobes and family bathroom. The property throughout has retained a lot of character features with exposed beams and all the principal bedrooms benefit from views across the stable yard and over the Ceredigion countryside.

The cottage is short distance away from the house and is convert stables offering single storey accommodation with rendered walls under tiled roof. The accommodation is two double bedrooms, kitchen/dining room, large sitting room and family bathroom.



OUTSIDE

The 10 large looseboxes, tack room and feedstore and former carriage house form a courtyard setting in front of the property. The indoor arena with sprinkler system and mirrors is located to the rear of the one block of stables, with the agricultural barn and concrete yard currently used for fodder store but offering potential for American Barn style stabling and/or youngstock barn. There is further barn currently used for machinery storage. Then land surrounds the property on all 4 sides and is divided into 7 pasture fields, with natural hedging or post & rail fencing.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. 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 Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority: Ceredigion County Council 01545 570881

Council Tax: G

Services: Mains electricity supplied by SWLEC & water by OVO is connected, broadband currently Starlink, private drainage.

Tenure: Freehold with vacant possession.

Fixtures & Fittings: Unless mentioned specifically by separate negotiation.



VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



William Fox Grant



Fox Grant

GWERNMEDD FARM SA43 2LP

DIRECTIONS

Postcode: SA43 2LP

From Cardigan take the A484 road towards Newcastle Emlyn for approximately 0.4 miles and turn left towards Cwm Cou. Continue along this road past the crossroads, half a mile further on note bungalow on your right-hand side with the entrance to Gwernmedd Farm immediately before. Turn onto the drive and proceed down into the yard at the end.

WHAT3WORDS

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COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

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