Scotland Hill Farm, Llandygwydd, Cardigan

For Sale by Public Auction
Situation

Scotland Hill Farm occupies a stunning, south facing and private setting around one mile north of the small village of Llandygwydd and around 2 miles east of LLechryd which sits on the banks of the river Teifi and provides a good range of local amenities including primary school, general stores, public houses and places of worship. The county and market town of Cardigan lies just under 5 miles west of the property providing a more comprehensive range of shopping, educational and recreational facilities, bolstered by the market town of Newcastle Emlyn which lies around 5½ miles east. The larger town of Carmarthen together with its A48 link to the M4 motorway lies around 25 miles south east.

General Description

Scotland Hill Farm comprises an attractive, beautifully positioned and well equipped small dairy farm, which would readily adapt to a number of different farming policies. In the recent past it has been home to a herd of 90 pedigree Jerseys, taking full advantage of some 12,000 sq ft of modern, thoughtfully laid out farm buildings and productive, ring fenced and south facing farmland which is capable of producing an abundance of economic grass. Scotland Hill farmhouse comprises a substantial property believed to date from the 19th century and has been well maintained and is in good decorative order, providing excellent four bedroom accommodation.
The Farmhouse

The farmhouse sits at the head of the farmyard and is predominantly constructed of stone elevations that are rendered and colour washed under a slate roof. In more recent years, the property has been extended at the rear with cavity block elevations, rendered under a flat roof. The property is fully central heated, has Upvc double glazed window units and provides very comfortable family accommodation. At the front of the house, the front door leads to a good width entrance hall, spacious living room with open fireplace housing a wood burning stove and sitting room. Fully fitted kitchen/breakfast room including integral fridge/freezer, dishwasher and with a range style double oven cooker. A generous first floor landing offers access to four very good sized double bedrooms, some of which have stunning far reaching views over beautiful, gently undulating countryside. Two of the bedrooms have built in wardrobes and all are served by a good family bathroom and separate w.c. To one side of the property is a single garage and to the west are spacious gardens that are laid to lawn.
Farm Buildings

The comprehensive range of modern farm buildings are thoughtfully laid out in an extensive concrete yard, in more detail comprise:-

Numbers refer to plan.

1. 45' x 35' **open fronted general purpose farm building.** Concrete and steel portal frame, block work and CA cladding to a CA roof. Concrete floor.

2. 45' x 35' **workshop/general purpose building.** Galvanised steel portal frame, block work to box profile cladding and reformed cement fibre roof. Concrete floor. Separate lockable unit with storage above.

3. **Parlour** unit re-equipped in 2013 providing Fullwood DX4000 auto wash bulk tank, 8 stall abreast milking parlour (2” lined), associated pumps and boilers and pipe work.

4. 47' x 25' **cattle covered yard.** Steel portal frame with part rendered block walling and Yorkshire boarding to a CA roof. Concrete floor. Feed barrier and feed trough.

5. 47' x 15' **lean-to young-stock/calving boxes.** Galvanised steel frame, rendered block walling and Yorkshire boarding to a reformed cement fibre roof. Providing 3 calving/young-stock pens with full width sheeted gates and concrete floors.

6. 45' x 40' **Atcost silage barn,** concrete portal frame with part rendered walling and CA cladding providing central silage clamp with **pair of lean-to livestock covered yards** both 45' x 22' and further 90'3” x 28’ covered feed area. All with concrete floors.

7. **Enclosed feeding/loafing yard.**

8. 80' x 30' **general purpose cattle shed** providing calving box and covered yard. Constructed of steel frame with part block walling and Yorkshire boarding to a box profile roof.

9. **Slurry lagoon.**

10. 65' x 45' **Dutch barn.**
The Land

The land extends in total to just under 39 acres and lies within a ring fence. It is contained in good sized enclosures suitable for modern farming practices with the farmstead lying centrally within the land. The land is level or gently sloping, with a southerly aspect and is well suited to grass and silage production.
Services
Electricity - Mains electricity supply to the farmhouse and buildings where necessary.
Water – Two private water supplies with header tanks. Please note, the water main passes the property at the head of the entrance drive.
Drainage - Private drainage system.

Single Payment Scheme
There are no Entitlements available.

Ingoing Valuation
There will be no ingoing valuation nor counter claims for dilapidations.

Tenure and Possession
Vacant possession will be given upon completion.

Local Authority
Ceredigion County Council, Canolfan Rheidol, Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion SY23 3UE.
Tel: 01545 570881. The property is in Band “F”.

Energy Performance Certificate
Energy Rating E. Full EPC Report available on request.

Vendors Solicitors
Gould & Swayne, 31 High Street, Glastonbury, Somerset BA6 9HA.
Tel: 01458 836122. FAO: Patricia Moon.

Viewings
Strictly by appointment with the selling agents Kivells & Husseys.

Conditions of Sale
These will not be read out in detail at the auction but will be available for inspection from the sellers’ solicitors and in the auction room prior to the sale. All interested buyers will be assumed to have acquainted themselves with the conditions of sale.
Photographs and Brochure July/August 2013.

ALL ENQUIRIES
Kivells & Husseys 01392 251261
Email simon.alford@kivells.com

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