OLD VICARAGE FARM
Cenarth, Newcastle Emlyn, Carmarthenshire SA38 9RB

- Imposing Six Bedroom Grade II Listed Former Vicarage
- Coach House, Outbuildings, Stables and Manege
- Good Quality Pastureland
- Some Woodland and Frontage to The River Teifi
- Approx. 25 Acres in all
GENERAL AND SITUATION

Approximate Distances:
Newcastle Emlyn 2½ miles • Cardigan 7 miles

A handsome and imposing Grade II listed six bedroom former vicarage set in approx. 25 acres with a good range of outbuildings, pasture and woodland with frontage to the River Teifi.

The house is understood to have been built in 1855 in a gothic style and whilst it retains many original period features it has recently been the subject of a comprehensive programme of modernisation by the present owner.

The property is set in a very private, rural location, well away from the main road and village, surrounded by its own grounds. It is currently used as a private home, it has in the past been used for a Bed and Breakfast enterprise.

The grounds adjoin The River Teifi which is one of Wales’s premier salmon and sea trout rivers and whilst full fishing rights are owned by Teifi Trout Association, two rods have been retained by Old Vicarage Farm.

The property lies on the outskirts of the picturesque village of Cenarth which is renowned for its Coracle Centre, waterfalls, tea rooms and seventeenth century flour mill. Cenarth has a gift shop, garage, junior school, church and two public houses. Wider ranges of shops and amenities can be found in nearby Newcastle Emlyn and Cardigan.

THE RESIDENCE

Set in a private, secluded position, the house is on four levels and the accommodation in brief is as follows; please refer to floor plan for layout and approx. room sizes.

The front door leads into a spacious and welcoming Reception Hall with a fireplace, leading into the Sitting and Dining Rooms which both have fireplaces with log burners.

The Farmhouse Style Kitchen is fitted with an attractive range of kitchen units with a central island, built-in double oven and gas hob, electric griddle and slate worksurfaces with an inset Belfast sink. An oil fired Rayburn cooking range provides central heating and hot water.

Also on the ground floor is a separate Cloakroom with a WC.

To the First Floor there is a spacious Landing leading into a Master Bedroom with En Suite Shower Room and Walk-In Wardrobe. There Are Two Further Bedrooms and Family Bathroom on the first floor.

To the Second Floor are Three Further Bedrooms and Family Bathroom.

The Lower Ground Floor Cellars provide excellent storage and a utility area with plumbing for washing machine and a Victorian fireplace.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the road along a private drive which leads to a large gravelled parking area to the front of the house with space for numerous vehicles and a Garage c. 16'11 x 10'4 (about 5.1m x 3.1m) with twin timber doors.

The main lawned gardens lie to the front and side and include a hut which contains a Hot Tub. Additionally there is a vegetable garden with a greenhouse.

The Outbuildings lie adjacent to the house and comprise as follows with approx. sizes:

Former Coach House built of stone and slate with a mainly cob floor incorporating:
- Store / Feed Room 14’3 x 5’7 (c. 4.4m x 1.7m)
- Four Loose Boxes 14’5 x 8’11, 9’11 x 6’11, 14’7 x 12’3 and 13’ x 8’ (c. 4.4m x 2.7m, 3m x 2.1m, 4.5m x 3.7m and 4m x 2.4m)
- Stone Barn 18’2 x 10’11 (c. 5.5m x 3.3m) with a box profile roof, light and power supplies

Workshop 33’10 x 18’7 (c. 9.2m x 5.7m) of timber construction under a box profile roof with concrete base, light and power with adjoining Lean-To 34’ x 19’5 (c.10.7m x 6m) with electric light

Timber Stable Yard set on a concrete base inc;
- Three Loose Boxes each 11’6 x 10’ (c. 3.5m x 3m) with power and light, hot shower and electric fencing system

Manege 29m x 17m enclosed with post and rail and recently re-surfaced.

The Outbuildings are arranged around substantial hardcore and concrete yards which have a separate access from the entrance drive.

The Land adjoins in very gently undulating pasture divided into convenient sized paddocks with stock fencing. There are water troughs to most paddocks and a wildlife pond.

Additionally there is about eight acres of sloping woodland leading down to The River Teifi.

IN ALL APPROX. 25 ACRES
(About 10 Hectares)
N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited Old Vicarage Farm but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyor’s inspections and their solicitor’s enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.