



Camlan Farm
Machynlleth, Gwynedd

 **jackson**
Rural & Equestrian

Camlan Farm

Mallwyd, Machynlleth,
Gwynedd, SY20 9EP.

A fantastically positioned 4 Bed detached property, with 10 acres and a well-designed barn, ideal as a small-holding or for equestrian enthusiasts.

- Detached property situated near the picturesque village of Mallwyd.
- Entrance Hall, Kitchen, Breakfast room, Living Room, Dining Room, Shower Room, 4 Bedrooms and Family Bathroom
- Tiered garden area to sides and rear with large vegetable patch and garage.
- Approx. 10 acres of well drained land with field shelters and high spec steel built barn.
- Set in one of the most idyllic locations in Gwynedd, with breath taking views and the river Dovey on your doorstep.
- Great access to miles of superb outriding.
- Solar panel system offering reduced electrical and heating costs.

Llanfair Caereinion 18 miles • Machynlleth 12 miles
• Welshpool 26 miles • Aberystwyth 30 miles



Location

Camlan farm is currently being used as a small holding, with the surrounding land being in a perfect position to raise and keep animals. The location is truly breath-taking, with exceptional views across the range of mountains and along the river Dovey. The area is known as Camlan where allegedly King Arthur was killed in the battle of Camlan.

The property is a short distance from Mallwyd, accessed over a quaint country lane which passes over the river Dovey. Mallwyd offers a useful garage, shop, Post Office, café and hotel, whilst the larger towns of Machylleth and Dolgellau offer many amenities.

The area is renowned for its recreational activities, with some of the best hill-walking and mountain biking to offer in Wales. The outriding is extensive and Snowdonia National Park is on the doorstep. There is a rod available on the river Dovey, which is said to be one of the finest fishing rivers in Wales.

Description

This well presented small-holding rests on the southern edge of Snowdonia National Park and is within walking distance of the pretty village of Mallwyd. Camlan Farm offers ideal family accommodation and benefits from a recent rewire and plumbing improvements. The property itself is about 40 years old and is of brick built construction under a slate roof with a rendered finish to all elevations. The property has potential for further modernisation and conversion, particularly within the large attic. (Subject to pp).

The ground floor accommodation consists of a front porch, which leads into the downstairs hallway with stairs to the first floor. The hall leads to a Living room with double aspect windows and feature wood-burner. The dining room also benefits from a Clearview wood-burner within a feature fireplace. There is also a kitchen and adjoining parlour/breakfast room. The kitchen has a range of ground and wall units, twin oven and 4 ring halogen hob. The adjoining parlour/breakfast room also has a range of units and a double oven Rayburn with twin hobs. There is also a recently refurbished shower room with sink and WC. Finally, a rear porch leading from the parlour/breakfast room completes the ground floor accommodation.

The first floor accommodation consists of four double bedrooms and a family bathroom with a free standing shower, bath, sink and WC.

The property has double glazed windows throughout as well as cavity wall and roof insulation. There is a private and mains water supply which can be switched over from controls within the house. Hot water is provided by an emersion system and heated from the Range and woodburners. Mains electricity is connected but the property benefits from an 8Kw solar system, fitted to the agricultural barn. This supplies the majority of needs for power to the property, making it a cheap and efficient property.

The land runs from the adjoining road down to the river Dovey. It is well drained and provides good crops of hay and fenced paddocks for animals and horses.



Outside

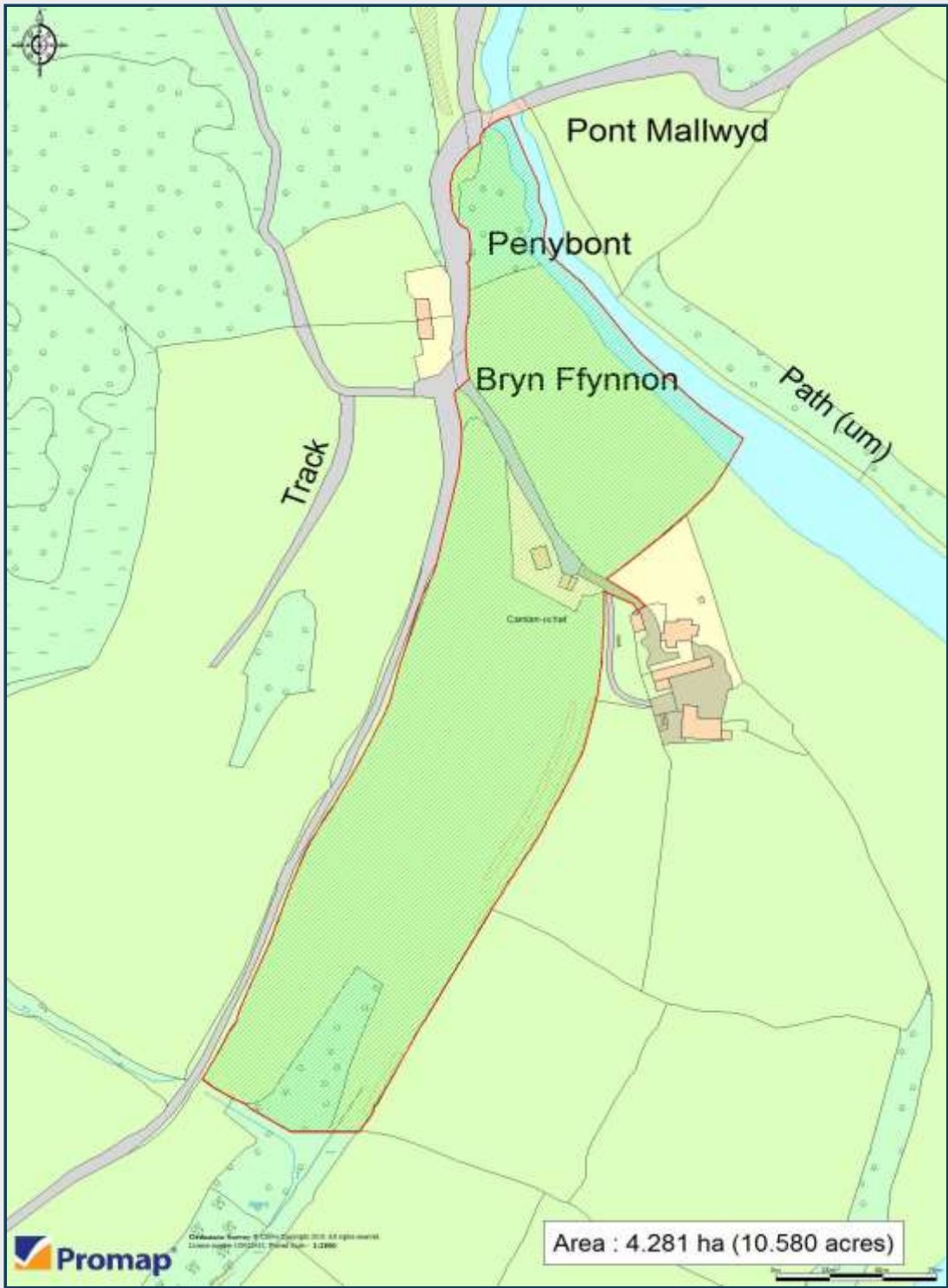
The property is approached from the country lane along a private drive which leads to the garage and front of the property. Further parking is available beyond and leads towards the agricultural building. The drive is owned by Camlan Farm but serves as access to one neighbour and a local farmer.

The majority of land lies behind the property, running adjacent to the country lane and towards a woodland area. The paddocks have a gradual slope and lend themselves for grass cutting and grazing. The land is well fenced and well drained with water available to all the paddocks. New hedges have been planted along the majority of boundaries.

On the other side of the drive lies another 3 acres, split into two paddocks and containing former farrowing sheds which can easily be used as shelters. This land also has a gradual slope down to the River Dovey. The right to fish one rod is sold with the property.

The agricultural building is a four bay steel portal framed building with concrete and corrugated steel elevations and corrugated roof. The barn has two mezzanine levels for storage and concrete divides which have previously been used for lambing. There is a large middle section for loose housing or storage, separated workshop and shower room with WC. The barn is also the location of the solar PV system to one of the roof pitches. The system is circa 8KW and provides the majority of power and to a degree heat to the farmhouse. The income from the Feed-in-Tariff is circa £1,200 per annum





Services

Mains water and separate private supply, electricity are understood to be connected.

Solar PV system.

Oil fired central heating.

Broadband and Fibre optic connection available.

Local Authority

Gwynedd Council

Council Tax

Band E

Viewing

Strictly by appointment with sole agents Jackson Equestrian on 01928740555 or 01743491979.



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