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**RICS**



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*Ultimate lifestyle opportunity - A 5 acre smallholding with great income potential. Near Lampeter, West Wales*



**Pandy, Cribyn, Lampeter, Ceredigion. SA48 7QH.**

**REF: A/4907/LD**

**£650,000**

- \*\*\* Prepare to be impressed - Not the usual country smallholding you would expect \*\*\* Country smallholding with fantastic income business potential \*\*\* A period Welsh longhouse with character 4 bedroomed Family accommodation
- \*\*\* Successful holiday let cottage with fantastic reviews and referrals - Available as a Going Concern \*\*\* Barn conversion with 1 bedroomed studio annexe - Potential as a further holiday let
- \*\*\* Delightful sought after rural location - Being close to the Coast and set in the Country \*\*\* Set in its own 5 acres with one large pasture paddock \*\*\* Mature grounds laid to lawn \*\*\* Extensive mature gardens maintained and landscaped to the highest order - Being well stocked with various raised beds and greenhouse \*\*\* Detached garage and versatile hay barn \*\*\* Young woodland with various native species and woodland walkways
- \*\*\* Successful and well regarded established holiday business \*\*\* A lifestyle property with three cottages - Ideal business or for extended Family purposes \*\*\* Escape the hustle and bustle of everyday life - Enjoy the West Wales countryside



## LOCATION

Cribyn is a scattered rural Community in a Village lying some 5 miles from the University Town of Lampeter and some 7 miles from the Georgian Harbour Town of Aberaeron. The property has a pleasant rural position off a quiet district road, being within easy reach of amenities with nearby Lampeter and Felin Fach, providing local facilities including Shop, Garage, Public Houses, Places of Worship and Junior School.

## GENERAL DESCRIPTION

A smallholding with fantastic income potential. Here we have a character 5 acre smallholding with a traditional Welsh longhouse having been extended to offer 4 bedroomed, 2 bathroomed Family accommodation, although being in-keeping with fantastic period features.

Additionally it benefits from a successful holiday cottage, having fantastic Customer reviews, and available as a Going Concern, and also an addition of a converted barn offering a studio annexe as an overflow, but again could offer further holiday accommodation.

Therefore a smallholding with great versatility income, as well as those with smallholding and Equestrian interests, with a large hay barn and large paddock that enjoys roadside access. The property itself deserves to be viewed at your earliest convenience and currently more particularly of the following:-

## PANDY WELSH LONGHOUSE

### FRONT OF PROPERTY



## RECEPTION HALL

With half glazed front entrance door, Red and Black quarry tiled flooring, radiator, tongue and groove ceiling.



## LIVING ROOM

12' 7" x 12' 8" (3.84m x 3.86m). With open fireplace having a cast iron multi fuel stove with Oak mantle surround, T.V. point, two radiators.





## BEDROOM 1

13' 6" x 12' 5" (4.11m x 3.78m). With two windows to the front, fitted wardrobe and desk/dressing table, access to the loft space via a drop down ladder, original beams, two radiators.



## INNER HALL

With radiator, Velux roof window.

## BATHROOM

Having a charming 4 piece suite comprising of a panelled bath, low level flush w.c., bidet, pedestal wash hand basin, chrome hated towel rail, Oak flooring, Bespoke fitted linen/laundry cupboard.



## BEDROOM 2

10' 6" x 7' 5" (3.20m x 2.26m). With radiator, two windows overlooking the rear cottage garden, Pine flooring, fitted in-built wardrobe (being easily removed).



## BEDROOM 3

15' 3" x 10' 9" (4.65m x 3.28m). With two radiators, two windows overlooking the cottage garden, Pine flooring.





## SITTING ROOM

15' 8" x 12' 6" (4.78m x 3.81m). Enjoying the benefit of a solid fuel Rayburn Nouvelle Range that currently runs the hot water and heating alongside the oil boiler, large airing cupboard with hot water cylinder and immersion, Red and Black quarry tiled flooring throughout, original 'A' frame beams, upright radiator.



## SITTING ROOM (SECOND ANGLE)



## KITCHEN

12' 2" x 9' 8" (3.71m x 2.95m). A fitted kitchen with a range of wall and floor units with work surfaces over, composite 1 1/2 sink and drainer unit with mixer tap and also the addition of an instant boiling water tap, fitted electric oven with a 5 ring gas hob with extractor hood over, Bespoke pantry cupboard, rear entrance door, slate flooring.



## SHOWER ROOM

10' 3" x 6' 8" (3.12m x 2.03m). A contemporary style suite with a walk-in shower cubicle with an in-built shelf, low level flush w.c., pedestal wash hand basin with shaver point, light and mirror, Antique style heated towel rail, plumbing and space for automatic washing machine, tiled flooring.





**BEDROOM 4**

11' 8" x 10' 4" (3.56m x 3.15m). With radiator, access to loft space.

**REAR OF PROPERTY****PANDY ANNEXE****PANDY ANNEXE - OPEN PLAN LIVING AREA**

30' 0" x 16' 0" (9.14m x 4.88m). With double aspect windows to the front and rear, Velux roof window, staircase leading to the mezzanine floor, two radiators, wood pellet stove.

**PANDY ANNEXE - MEZZANINE BEDROOM**

16' 0" x 8' 0" (4.88m x 2.44m).

**PANDY ANNEXE - SHOWER ROOM**

Having a corner shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail.





### PANDY ANNEXE - KITCHEN

15' 3" x 10' 2" (4.65m x 3.10m). A fitted kitchen with a range of floor units and breakfast bar, stainless steel sink and drainer unit, electric oven, 4 ring gas hob, rear entrance door, access to the loft space.



### LEAN-TO BRICK STORE SHED

### PANDY COTTAGE

Currently run as a successful holiday let business with great Customer reviews. Available as a Going Concern and furniture available by negotiation. Providing:-



### PANDY COTTAGE - RECEPTION HALL

Accessed via a half glazed front entrance door, pine flooring, radiator, airing cupboard with hot water cylinder and immersion.

### PANDY COTTAGE - SHOWER ROOM

With corner shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, Velux roof window, radiator.



### PANDY COTTAGE - KITCHEN/DINER

13' 6" x 9' 5" (4.11m x 2.87m). A fitted cottage style kitchen with a range of wall and floor units with stainless steel 1 1/2 sink and drainer unit, electric oven, 4 ring gas hob with extractor hood over, tiled flooring, window overlooking the cottage garden.





## PANDY COTTAGE - LIVING ROOM/BEDROOM

28' 0" x 13' 0" (8.53m x 3.96m). Currently as one large living area but could be sub divided to offer two separate compartments, with three radiators, rear entrance door to the decking area, Velux roof and double aspect windows.



## DECKING AREA

Newly created with a BBQ area and enjoying views over the cottage garden.

## EXTERNALLY

### RANGE OF OUTBUILDINGS

25' 0" x 12' 0" (7.62m x 3.66m). Of timber and corrugated iron construction, currently split into two compartments with double door and side entrance point.

### HAY BARN



### DOUBLE GARAGE

## SINGLE GARAGE

10' 0" x 12' 0" (3.05m x 3.66m).



## GARDEN

An extensive and mature cottage style garden surrounding all three cottages being well maintained and laid mostly to lawn with mature hedge boundary. The garden also boasts a fantastic range of established vegetable and fruit beds with a young fruit tree orchard and various fruit tree bushes, all of which commanding fantastic views over the surrounding countryside.



## VEGETABLE GARDEN





## LARGE GREENHOUSE

20' 0" x 8' 0" (6.10m x 2.44m). Of block construction with raised beds and automatic watering system.

## GREENHOUSE

10' 0" x 8' 0" (3.05m x 2.44m).

## YOUNG WOODLAND

Located to the side of the property, of native species, planted within the last 10 years with various woodland walkways. A habitat for local Wildlife.



## THE LAND

The property extends to around 5 ACRES or thereabouts with one large paddock being fenced and gated having roadside access and frontage. The property is sloping to level in nature and has easy access onto the yard and onto the outbuildings. Therefore ideal for Equestrian or for smallholding purposes.



## LAND (SECOND ANGLE)



## POSITION OF PROPERTY



## THE HOMESTEAD





## LOCATION OF PROPERTY



## AERIAL VIEW



## AGENT'S COMMENTS

A fantastic lifestyle opportunity. A smallholding with great income potential.

## PANDY COTTAGE HOLIDAY LET WEBSITE

<https://westwalesholidaycottages.co.uk/pandy-cottage>

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

The is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'D'.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, dual fuel with oil fired central heating and solid fuel Rayburn Range, solar panels for water and electric (privately owned), telephone subject to B.T. transfer regulations, Broadband available.

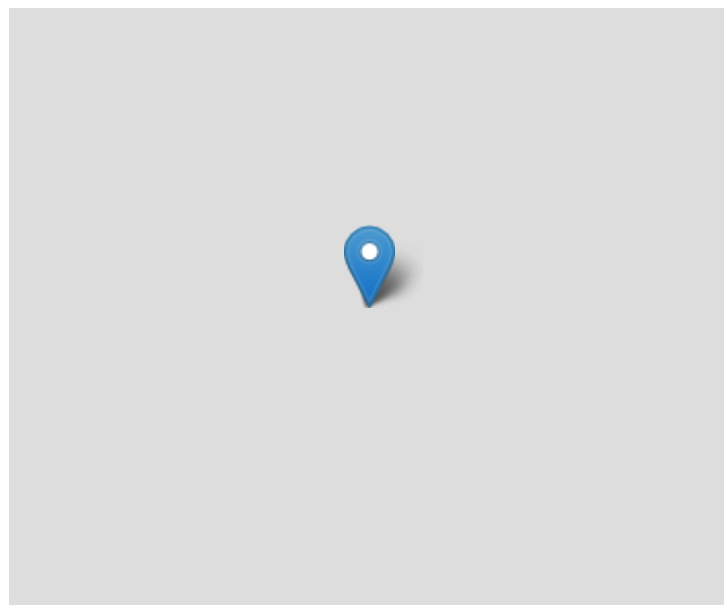
## Directions

From Lampeter take the A482 Aberaeron road as far as the Village of Temple Bar. Turn left at the crossroads onto the B4337 Cribyn roadway. As you enter the centre of the Village of Cribyn turn right by the Village Monument and follow this road bearing right towards Dihewyd. After two miles the property will be seen on your right hand side, as identified by the Agents 'For Sale' board.

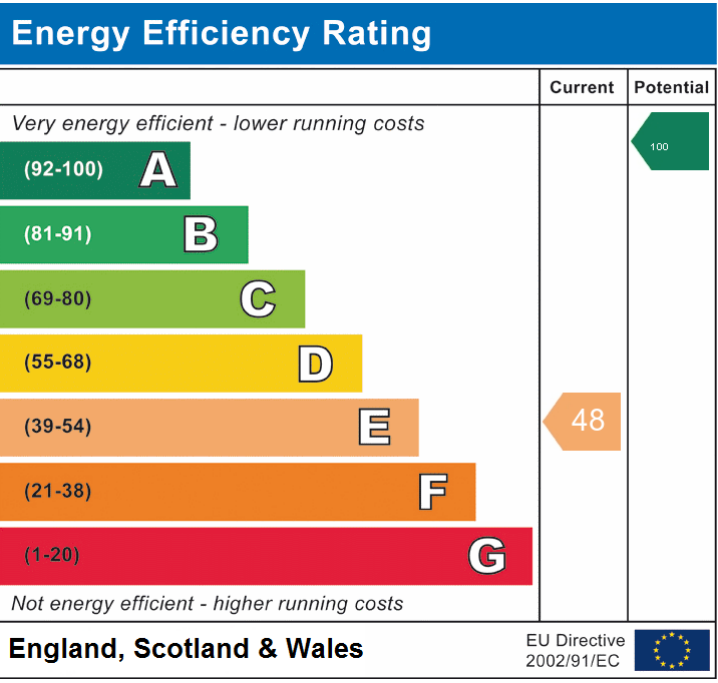
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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LANDMARK INFORMATION

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