

Regulated by:



Since 1989

*A breathtaking location. An idyllic rural smallholding. Near Llandysul, West Wales*



**Penrhiw, Pontsian, Llandysul, Ceredigion. SA44 4UB.**

**REF: A/4910/LD**

**£525,000**

\*\*\* Breathtaking location with outstanding views over the renowned Clettwr Valley \*\*\* An idyllic highly sought after residential smallholding set in approximately 4 acres \*\*\* A magical cottage bursting with period and original character throughout \*\*\* 3 bedroomed accommodation with studio \*\* newly fitted LPG central heating and UPVC double glazing

\*\*\* Work from home - With a charming annexe/studio with kitchenette and shower room \*\*\* Mixed use and versatile land split into three paddocks \*\*\* Suiting Equestrian interests with a three bay stable block \*\*\* Hardcore track leading down to lower paddock with mature woodland and Bluebells

\*\*\* Totally stunning - A one off property with amazing investment opportunity \*\*\* Ready to move into - A home for the whole Family to enjoy \*\*\* This property has it all - Peaceful, tranquil but yet convenient \*\*\* Short distance to the Cardigan Bay Coast and the Market Towns of Lampeter and Llandysul \*\*\* A lifestyle opportunity - A dream move to the West Wales countryside

## LOCATION

An attractive South facing sunny location in rural surroundings, being particularly attractive, on the edge of the rural Village of Pontsian, a quarter of an hour's drive from the Ceredigion Heritage Coastline, within close proximity to the University and Market Town of Lampeter and the Teifi Valley Market Towns of Llandysul and Newcastle Emlyn. The Village of Pontsian offers a Village Shop, Places of Worship and Village Hall, all within walking distance to the property.

## GENERAL DESCRIPTION

Prepare to be impressed. A rural smallholding commanding fantastic views over the renowned Clettwr Valley. The property itself has undergone refurbishment in recent times and offers deceptive 3 bedrooled accommodation that enjoys period and traditional character throughout. The property enjoys newly fitted LPG central heating and UPVC double glazing throughout.

Externally lies the true beauty with the welcome addition of an annexe/studio, stable block and various outbuildings but most of all the views. With it being in an elevated position it enjoys 360 degree views over the surrounding countryside.

In all the plot extends to around 4 acres with gently sloping paddocks leading down to a small stream. The land is of mixed use with various pasture paddocks and mature woodland with Bluebell woods.

Currently the property consists of the following:-

## FRONT OF PROPERTY



## RECEPTION HALL

With UPVC front entrance door, Red and Black quarry tiled

flooring.

## SITTING ROOM

12' 3" x 11' 0" (3.73m x 3.35m). A particular feature being the open fireplace housing the ceramic multi fuel stove with a decorative oak surround, Red and Black quarry tiled flooring, beamed ceiling, double radiator, original staircase leading to the first floor accommodation.



## GROUND FLOOR BEDROOM 1

9' 8" x 9' 7" (2.95m x 2.92m). With double panelled radiator.



## BATHROOM

Having a brand new stylish suite, being fully tiled, and offering a corner shower cubicle, Bespoke vanity unit with a rectangular wash hand basin and mixer tap, low level flush w.c., extractor fan, double radiator, down lighters.



## LIVING ROOM

24' 3" x 13' 9" (7.39m x 4.19m). A particular feature being a stone chimney and open fireplace with a large ceramic 10 kilowatt multi fuel stove with original bread oven, Red quarry tiled flooring, open vaulted ceiling with original 'A' framed beams, large picture window enjoying views over the cottage style gardens, T.V. point.



## INNER HALL

With Red quarry tiled flooring, staircase leading to the third Bedroom and Dressing Area.



## UTILITY ROOM

With Belfast sink, plumbing and space for automatic washing machine and tumble dryer, original slate slab.

## KITCHEN

25' 0" x 13' 2" (7.62m x 4.01m). An open plan Kitchen with a Shaker style fitted kitchen with a range of floor units with work surfaces over and a breakfast bar, Belfast sink with mixer tap, slate flooring, Range Master electric cooker stove, fantastic wrap around windows enjoying views over the gardens and Clettwr Valley.



**KITCHEN (SECOND ANGLE)****FIRST FLOOR****LANDING**

With original staircase leading from the Sitting Room.

**BEDROOM 2**

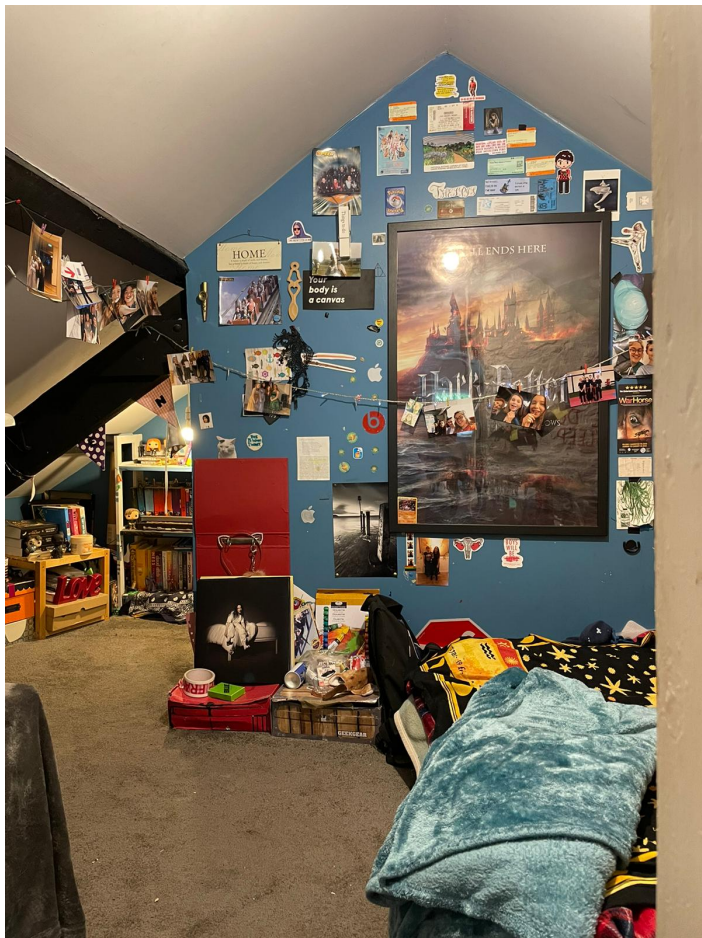
14' 0" x 10' 6" (4.27m x 3.20m). With stripped wooden flooring, double aspect windows with magnificent views, built-in wardrobe.

**VIEW FROM BEDROOM 2****SECOND STAIRCASE**

From the Inner Hall leading to

**BEDROOM 3**

10' 5" x 12' 0" (3.17m x 3.66m). With limited head height.



### DRESSING AREA

12' 6" x 10' 0" (3.81m x 3.05m). With limited head height, staircase leading from the Inner Hall, with original beams.



## EXTERNALLY

### ANNEXE/STUDIO

Located beside the Cottage with furniture available by negotiation. Ideal for those wanting to work from home that enjoys a kitchenette and a shower room.



### ANNEXE - LIVING ROOM

13' 8" x 11' 2" (4.17m x 3.40m). With patio doors opening onto the formal garden area, spot lighting.



### ANNEXE - KITCHEN

With a fitted range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, cooker point and

space, large picture window with views over the garden, spot lighting, Bespoke hand made breakfast bar.



### ANNEXE - BEDROOM

11' 5" x 11' 2" (3.48m x 3.40m). With down lighters.

### ANNEXE - SHOWER ROOM

With corner shower cubicle, low level flush w.c., wash hand basin, heated towel rail, extractor fan.



### THE WORKSHOP

13' 0" x 12' 0" (3.96m x 3.66m). With double doors opening onto the courtyard, electricity connected.

### LEAN-TO WOOD STORE

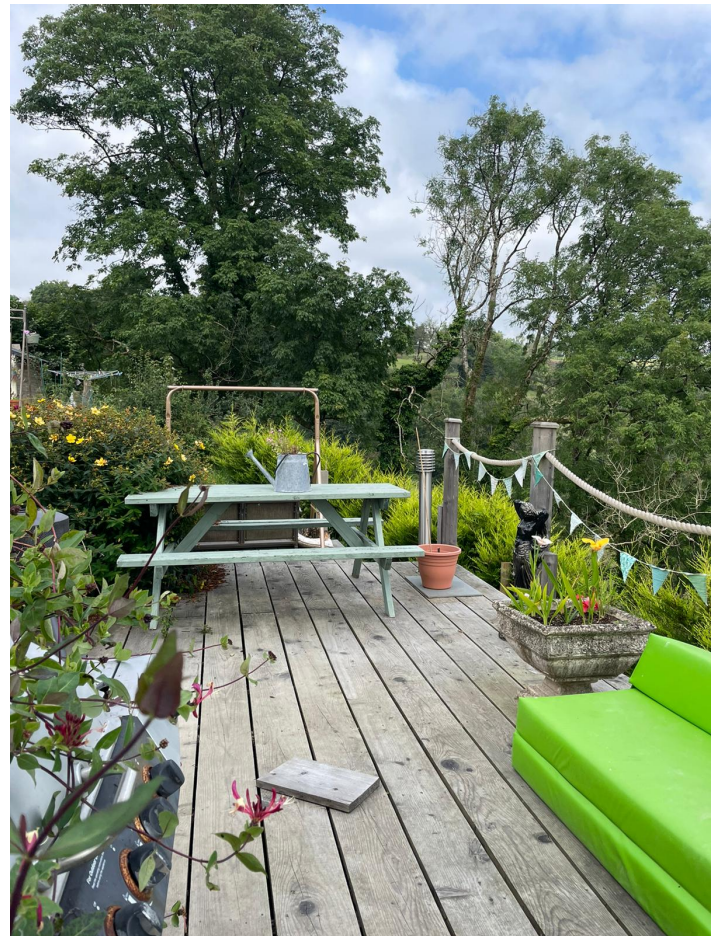
Open fronted.

### GARDEN

A formal garden area lies to the front of the property with a large raised decking commanding breathtaking and outstanding views over the Clettvr Valley. Totally unique vista point. The garden is low maintenance with a level and circular lawned area and various vegetable and flower beds. There

also lies a lawned garden area leading down to the stable block.

### DECKING AREA



### VEGETABLE PATCH



## STABLE BLOCK

36' 0" x 13' 0" (10.97m x 3.96m). Of timber construction.



### STABLE 1

12' 0" x 13' 0" (3.66m x 3.96m).

### STABLE 2

12' 0" x 13' 0" (3.66m x 3.96m).

### STABLE 3

12' 0" x 13' 0" (3.66m x 3.96m).

### GARDEN SHED

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

### POTTING SHED

### LARGE DOG KENNEL

### THE LAND

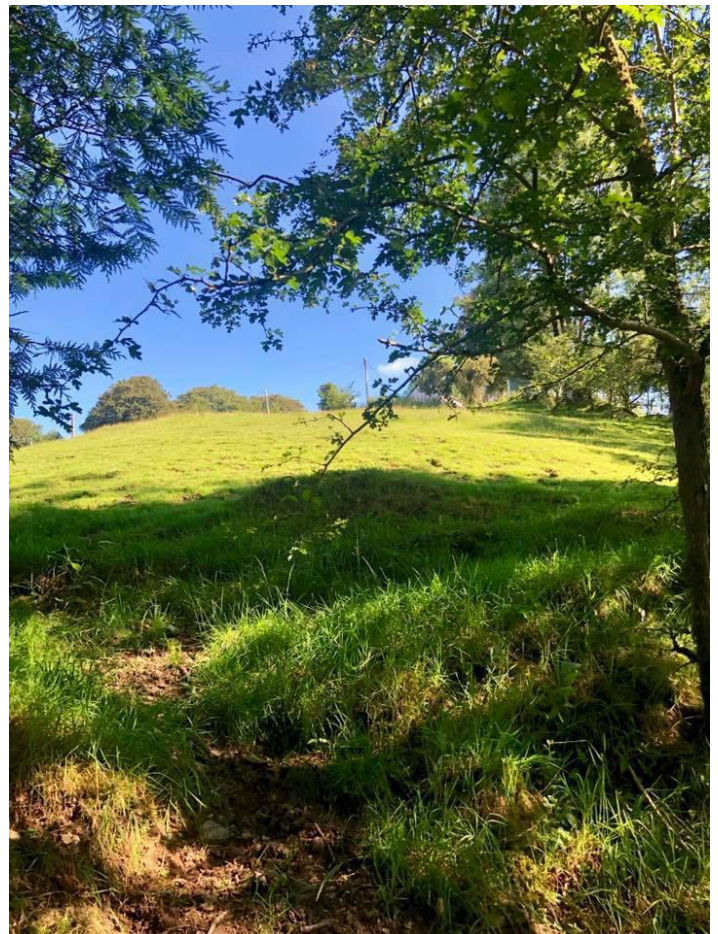
We are informed the land extends to approximately 4 ACRES or thereabouts split into three well managed gently sloping paddocks all of which having mature hedge boundary whilst also being newly fenced and gated.

The land also benefits from a hard core track leading from a separate gated access point that leads down to a small stream. This perfectly suits Equestrian or for Animal keeping but also gives those with Wildlife interest easy access onto the stream.

The land is of mixed use with mature woodland with beautiful Bluebell woods. Therefore the land suits those with all interests.



LAND (SECOND ANGLE)



## FIELD TRACK



## WOODLAND



## PARKING AND DRIVEWAY

A gated gravelled driveway with ample parking for several vehicles and Motorhome is available.



## VIEW FROM PROPERTY



## VIEW FROM PROPERTY (SECOND ANGLE)



## WORK FROM HOME

The property perfectly suits those wanting to work from home with a useful Annexe/Studio.

## 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, LPG fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

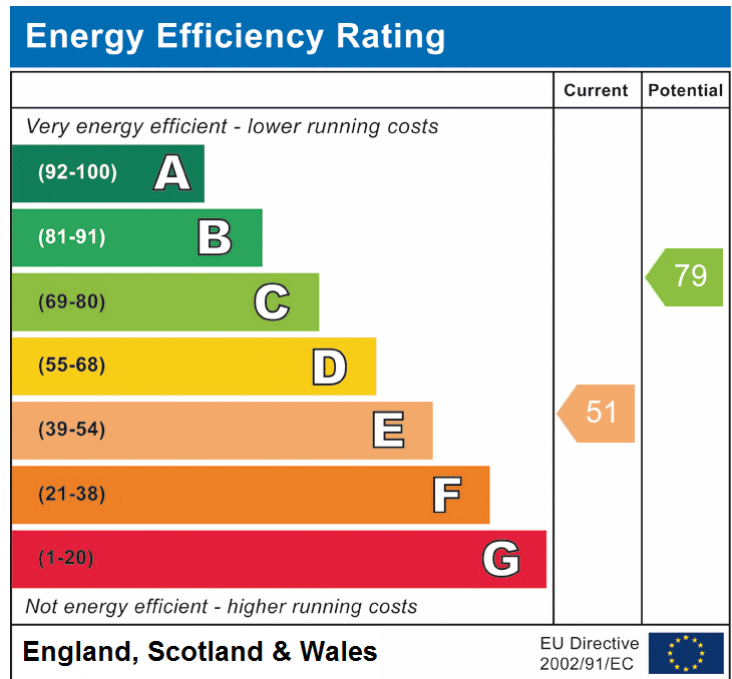
## Directions

From Lampeter take the A475 Newcastle Emlyn road. Continue through Rhydowen, Turn right towards Pontsian. Continue for approximately half a mile and beside a Chapel please take the right hand turning. Continue on this road for 0.3 of a mile and Penrhiw will be located on your right hand side.

**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'.

To keep up to date please visit our Facebook and Instagram Pages





FOR IDENTIFICATION  
PURPOSES ONLY