

*Outstanding country residence ! Detached 3 bed welsh long house set in 10 acres of grounds with separate studio/annexe. Outskirts of Ffostrasol - West Wales.*



**Tanybryn, Ffostrasol, Llandysul, Ceredigion. SA44 5JR.**

**£675,000**

**Ref A/5568/ID**

**\*\*Outstanding country residence ! \*\*3 bed converted welsh long house\*\*Full of character and charm\*\*Set in 8.5 acres of grounds\*\*On the outskirts of the popular rural village of Ffostrasol\*\*Only a 15 minute drive from the heritage Cardigan Bay coastline\*\*Detached double garage with studio annexe above\*\*A Perfect Home with an income/multi generational living\*\*Attractive landscaped gardens and grounds\*\*Recently installed stable block\*\*Views over adjacent countryside\*\*A REAL COUNTRY GEM ! \*\***

The accommodation provides entrance hall/passageway, dining room, cosy lounge, L shaped kitchen/diner, utility, office/play room, main shower room, 3 double bedrooms and 2 en suites.

The property is positioned in quiet surroundings, yet being very convenient being off the district road, less than a mile or so from the popular of Ffostrasol which offers shop, post office, public house, community hall etc. Within an easy reach of two nearby area primary schools. A 15 minute drive to the Cardigan Bay coastal resort of New Quay and an easy reach of the larger Marketing and Amenity centres of Newcastle Emlyn, Llandysul, Aberaeron and Cardigan.



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## GENERAL

Since acquiring the property the vendors have invested significantly in the sympathetic renovation of the main residence which now offers tasteful character home for those looking for a life in the countryside.

They have also purchased additional land which now amounts to some 8.5 acres or thereabouts with a recently constructed stable block with the addition of a detached double garage and studio annexe above.

The property has also been upgraded with air source heating, 12 pv solar panels and internal wall insulation raising the energy efficiency of the property greatly.

A great prospect for those wanting multi generational living or home with an income.

WELL WORTHY OF AN EARLY VIEWING.

## GROUND FLOOR

### Entrance Hall and Passageway

5' 2" x 21' 6" (1.57m x 6.55m) via recently installed composite door, oak effect laminate flooring, central heating radiator.

### Dining Room

12' 7" x 17' 3" (3.84m x 5.26m) with double glazed window to front and rear with picturesque country views, oak effect lvt flooring, dog leg staircase to first floor, central heating radiator. Steps leading down into -



### Cosy Lounge

18' 6" x 14' 3" (5.64m x 4.34m) a comfortable lounge being tastefully decorated and includes free standing multi fuel stove on a slate hearth and slate backsplash, 5'6" patio doors to rear garden, again with picturesque country views, engineered oak flooring, central heating radiator, exposed beams, double glazed windows to side and front, alcove log store, dog leg stairs leading to -









### First Floor Guest Bedroom 1

18' 5" x 14' 6" (5.61m x 4.42m) separate from the rest of the first floor with 2 glazed doors leading out to balcony which enjoys views over the adjacent countryside. Central heating radiator. Door into -



## En Suite

8' 0" x 6' 1" (2.44m x 1.85m) having a three piece suite comprising of a panelled bath, low level flush w.c. pedestal wash hand basin, dormer window, central heating radiator, pvc boards.



## Ground Floor L Shaped Kitchen/Dining Room

21' 0" x 18' 0" (6.40m x 5.49m) a spacious and social room with range of oak fronted base and wall cupboard units with formica working surfaces above, inset double stainless steel drainer sink, large double glazed window to rear, Aga oil fired range cooker used for cooking, integrated dishwasher, alcove for tall fridge freezer. Door into -











### Utility Room

9' 8" x 8' 4" (2.95m x 2.54m) with glazed upvc door to rear, Belfast sink, plumbing for automatic washing machine, insulated water tank, central heating radiator.



### Office/Play Room

9' 8" x 10' 0" (2.95m x 3.05m) with large double glazed window to rear and side, central heating radiator.



### Mains Shower Room

9' 0" x 8' 5" (2.74m x 2.57m) with 3 piece suite comprising of an enclosed shower unit with mains rainfall shower above with pull out head, low level flush w.c. pedestal wash hand basin, half tiled walls, central heating radiator.



### Double Bedroom 2

13' 1" x 13' 1" (3.99m x 3.99m) with double glazed window to front and side, central heating radiator, built in cupboards.



## FIRST FLOOR

### Master Bedroom

20' 4" x 14' 1" (6.20m x 4.29m) accessed via dog leg stairs from the dining room with dormer window to rear, 2 central heating radiators. Access hatch to loft. Walk in wardrobe.



### En Suite

With three piece suite comprising of panelled bath with mains shower above, low level flush w.c. pedestal wash hand basin. Cupboard units. Double glazed window to rear.





## EXTERNALLY

### Detached Double Garage with Studio Annexe

21' 2" x 18' 6" (6.45m x 5.64m) of breeze block construction, stone dressed with slated roof with double doors to front, light and power connected on a concrete base.

Separating as two sections with Section 1 being the double garage.







## Section 2

21' 2" x 8' 6" (6.45m x 2.59m) with passageway leading to stairs rising to first floor. Door into -

## Storage Room / Tack Room

## STUDIO ANNEXE

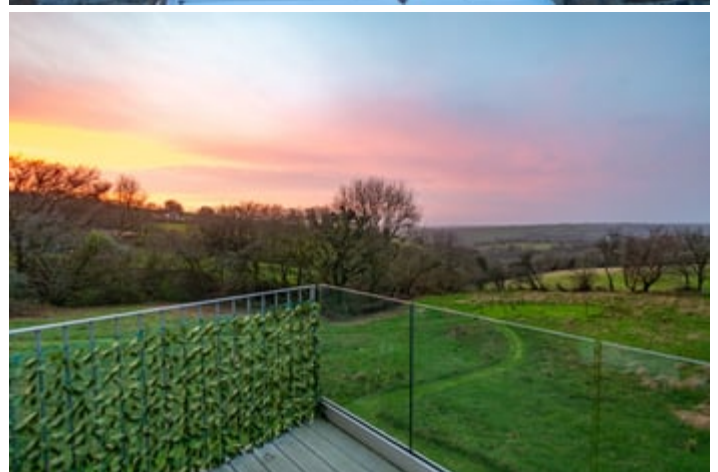
All in all measuring 23' 7" x 14' 8" (7.19m x 4.47m) - a modern and elegant open plan space, perfect for an air bnb or multi generational living and offers -

Kitchenette with electric cooker and sink, range of cupboards.

Space for double bedroom.

Lounge area with patio doors leading out to the balcony which has composite decking and glass balastrails making the most of the picturesque countryside views over the adjacent valley.

Galvanised steps leads down to the ground floor.



## Shower Room

With an enclosed shower with electric shower above, low level flush w.c. pedestal wash hand basin.





### Lean to Hay Barn

14' 0" x 21' 0" (4.27m x 6.40m).

### The Garden and Grounds

One of the main attractions of the property is its magnificent landscaped garden and grounds that is mostly laid to lawn area with a variety of trees, shrubs, flowers and hedgerows which include banana trees, Gunneras and much more.







### To the Front

The property is approached via a gravelled driveway with ample private parking and turning space for several cars to the front of the property. There is a bridleway over the drive intercepting the property, that we are told is rarely used.



### To the Side

To the side of the property is an orchard.



### THE LAND

The land extends to some 8 ACRES or thereabouts with a recently erected field shelter on skids perfect for equestrian purposes.

The land is fully stock proof fenced with separate roadside access and is generally slightly sloping and early growing.







## MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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

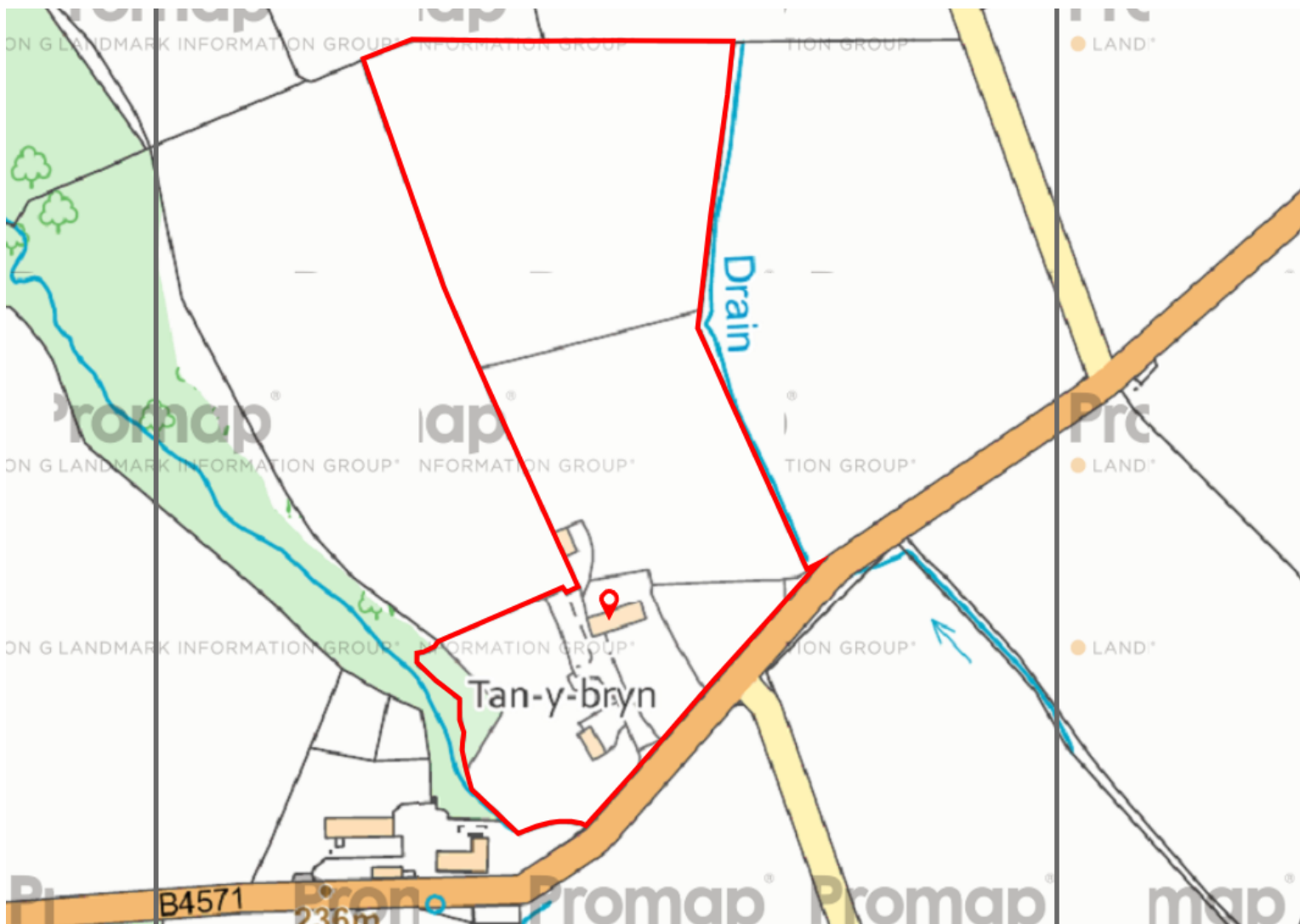
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## Services

We are advised that the property benefits from mains water and electricity, Private drainage to Septic tank. Air source heating system. 12 pv Solar Panels.

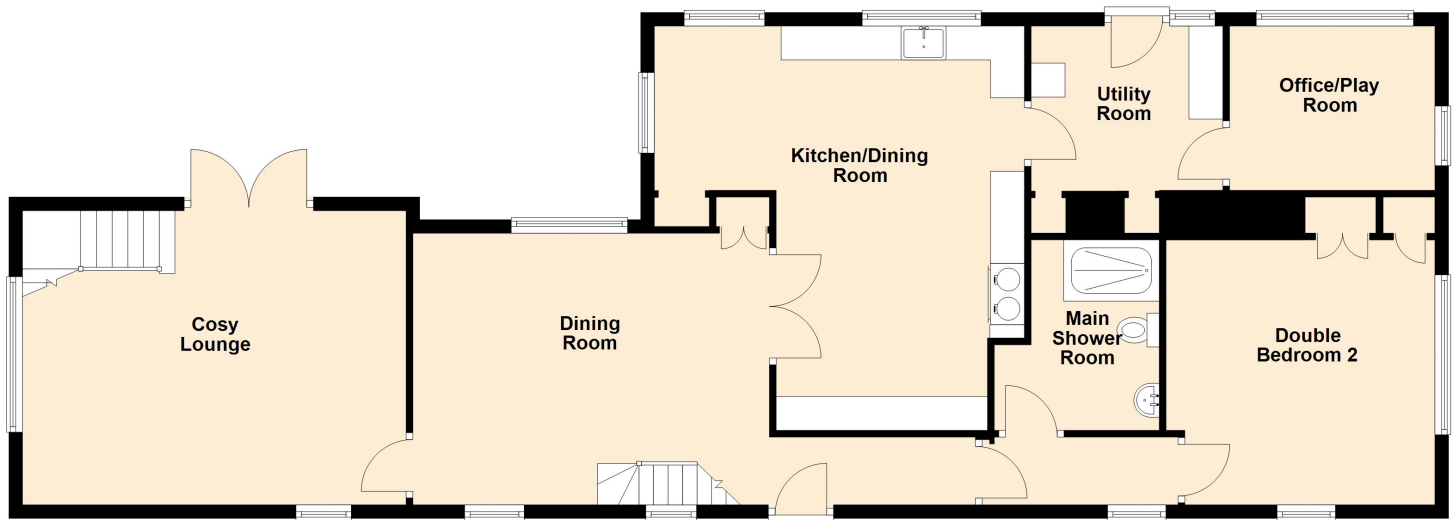
Council Tax Band F (Ceredigion County Council)

Tenure - Freehold.

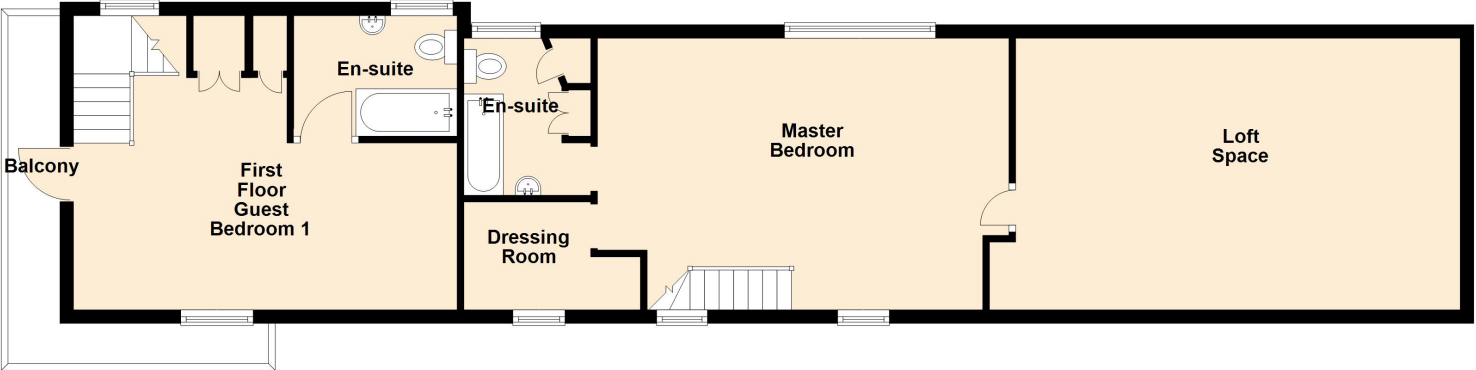




**Ground Floor**



First Floor





## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply. Solar PV Panels.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (87)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

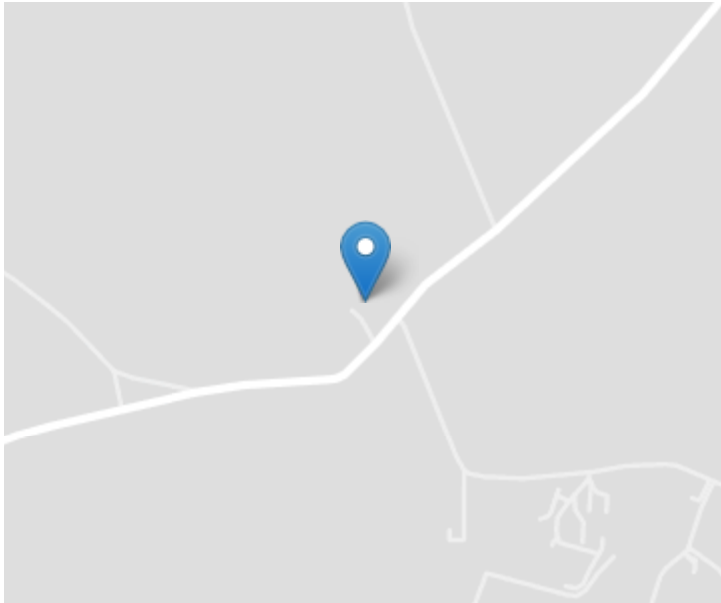
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No






## Directions

From Aberaeron proceed south on the A487 passing through the villages of Ffosyffin, Llwyncelyn, Llanarth, Synod Inn, turning left at the crossroads at Synod Inn onto the A486 Llandysul road. Continue on this road for approximately 4 miles until you reach the village of Ffostrasol. Continue into the village and turn right onto the B4571 Newcastle Emlyn road. Continue for approximately  $\frac{3}{4}$  of a mile and the property will be on the right hand side at the bottom of the dip just after the turning opposite 'La Calabria' Italian restaurant.

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         | 99  |
| (81-91) <b>B</b>                            | 87      |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            |         |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

For further information or to arrange a viewing on this property please contact :

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