

Regulated by:



Since 1989

Impressive highly appealing country property set in approximately 2.75 acres. Fantastic location within the beautiful Aeron Valley, West Wales



Riversdale Hall, Capel Betws Lleucu, Llwynygroes, Tregaron, Ceredigion. SY25 6SL.

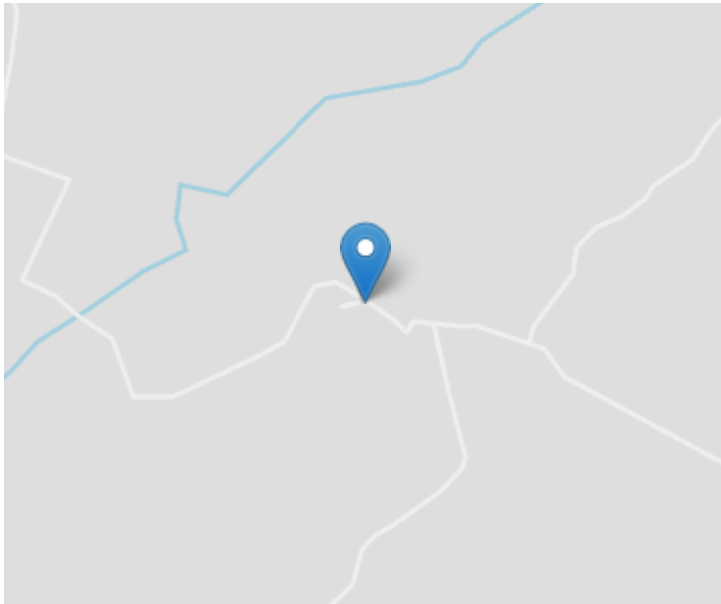
REF: A/5101/LD

£595,000

*** Impressive, superior and sought after *** No onward chain *** Highly impressive country property *** Superior 4 bed roomed, 3 bathroomed residence *** Stylish and modern kitchen and bathroom suites *** Sought after country living *** Breath taking setting within the Vale of Aeron *** Set in unspoilt countryside with generous and well maintained grounds *** Set in approximately 2.75 acres *** Additional approximately 8.5 acres available by negotiation

*** Useful and good range of farm buildings with large multi purpose barn - 60' x 30' - Suiting a variety of uses, as a workshop, storage, stabling, etc *** Useful machinery store/Cattle shed (by negotiation) *** Good roadside access *** Round Pen *** Suiting those with Equestrian pursuits at heart *** High in residential and smallholding appeal - Best of both *** Landscaped well stocked and managed gardens and grounds *** Breath taking location - A must view *** Planning Approval for a menage - A22 0335

*** Rural Hamlet setting *** 10 miles from the Georgian and Harbour Town of Aberaeron and Cardigan Bay *** Contact us today - MUST BE VIEWED



LOCATION



The property is located within the upper reaches of the Vale of Aeron, 7 miles from the University and Market Town of Lampeter and 10 miles from the Georgian and Coastal Harbour Town of Aberaeron. The Market Town of Tregaron lies within 6 miles, to the North, and the Village of Llangeitho is within 2 miles, offering usual facilities including Junior School, Community Shop, Cafe, Public House and Places of Worship. The property has a delightful setting in the Vale of Aeron itself.

GENERAL DESCRIPTION



Riversdale Hall is a highly impressive country property being traditionally built in 1992 and offers a modernised 4 bed roomed, 3 bathroomed accommodation along with recently upgraded ground floor living accommodation with a modern kitchen and shower room and an adjoining integral garage.

Externally it sits within generous and landscaped grounds being level, laid mostly to lawn, with a fantastic range of flower and shrub borders and ornamental shrubbery.

The property boasts a range of modern outbuildings with a multi purpose barn currently utilised as stables, an adjoining workshop offering itself nicely for a range of uses.

There is further land available by negotiation.

A property that deserves early viewing and it is a pleasure to market such an impressive holding. The accommodation at present offers more particularly the following.

THE ACCOMMODATION

RECEPTION HALL

Having access via a fully glazed UPVC front entrance door, sweeping staircase being newly carpeted , newly tiled flooring throughout, radiator.



DINING ROOM

15' 6" x 14' 0" (4.72m x 4.27m). With Oak laminate flooring, patio doors opening onto the rear garden and patio area, radiator.



DINING ROOM (SECOND IMAGE)



SHOWER ROOM

10' 1" x 6' 9" (3.07m x 2.06m). A modern suite with a corner shower cubicle, vanity unit with wash hand basin with shaver light and point, low level flush w.c., radiator, extractor fan, access to the loft space.



UTILITY ROOM/OFFICE

10' 4" x 7' 1" (3.15m x 2.16m). Having a fitted range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, plumbing and space for automatic washing machine, radiator, tiled flooring.



INTEGRAL GARAGE

20' 0" x 12' 0" (6.10m x 3.66m). With an up and over door, newly created rear entrance door to the yard area, Worcester oil fired central heating boiler, access to the loft space.



LIVING ROOM

23' 9" x 14' 0" (7.24m x 4.27m). A fantastic Family room enjoying Oak flooring, free standing upright multi fuel stove on a granite hearth, T.V. point, double aspect windows enjoying views over the rear yard and garden.



LIVING ROOM (SECOND IMAGE)



KITCHEN

20' 10" x 11' 6" (6.35m x 3.51m). A recently fitted modern Kitchen with a fantastic range of wall and floor units with work surfaces over and central island, stainless steel sink and drainer unit, free standing Beko cooker stove with extractor hood over, integrated dishwasher, patio doors opening onto the rear patio area.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



KITCHEN (FOURTH IMAGE)



FIRST FLOOR

LARGE GALLERIED LANDING

Being newly carpeted.



LANDING (SECOND IMAGE)

**PRINCIPAL BEDROOM 1**

14' 0" x 15' 7" (4.27m x 4.75m). With triple aspect windows over the gardens and the land, radiator.

**EN-SUITE TO PRINCIPAL BEDROOM**

A fully tiled modern suite with a corner shower cubicle, low level flush w.c., vanity unit with wash hand basin with shaver light and point, radiator, extractor fan.

**BEDROOM 2**

12' 2" x 11' 7" (3.71m x 3.53m). With double aspect windows with fine views, radiator.

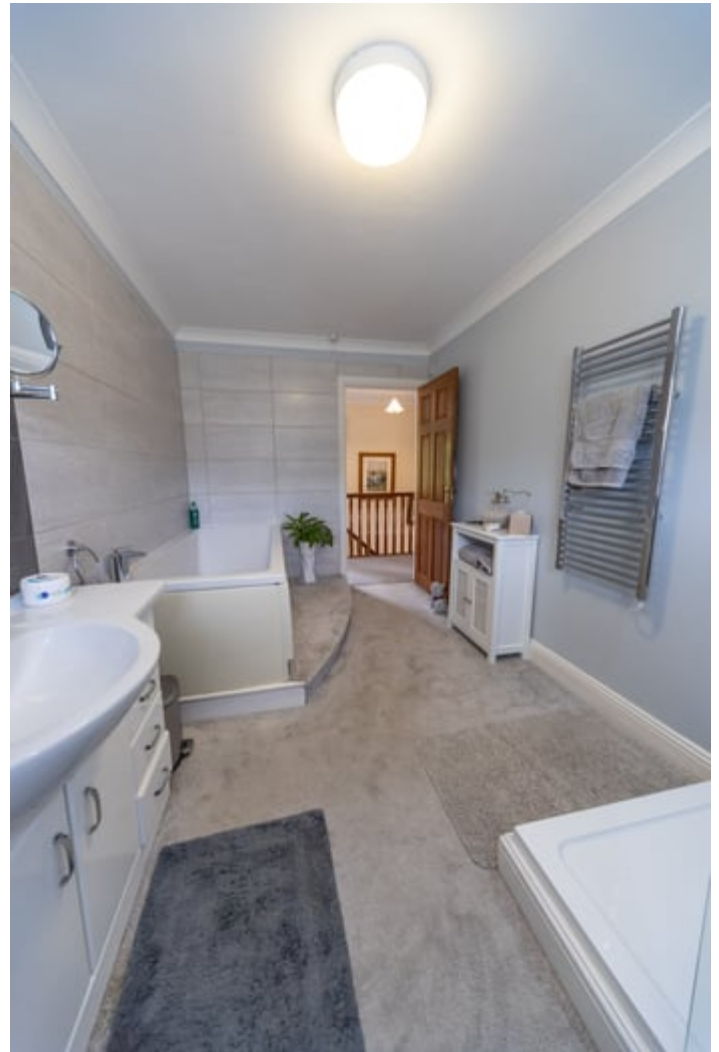
**BEDROOM 3**

12' 0" x 14' 4" (3.66m x 4.37m). With radiator.



WALK-IN AIRING CUPBOARD

9' 0" x 4' 0" (2.74m x 1.22m). Being fully shelved with hot water cylinder and immersion.



BATHROOM

14' 3" x 7' 8" (4.34m x 2.34m). A fully tiled modern suite with an impressive walk-in shower cubicle, deep panelled bath with a corner waterfall tap, vanity unit with a wash hand basin and waterfall tap, low level flush w.c., lighted mirror.

BATHROOM (SECOND IMAGE)**BEDROOM 4**

14' 3" x 10' 0" (4.34m x 3.05m). With radiator.

**EXTERNALLY****FANTASTIC RANGE OF OUTBUILDINGS**

Comprising:-

MULTI PURPOSE BARN

60' 0" x 30' 0" (18.29m x 9.14m). Currently utilised as stables but could offer itself for a range of uses, such as workshop,

storage, garage, etc.

**MULTI PURPOSE BARN (SECOND IMAGE)****MULTI PURPOSE BARN (THIRD IMAGE)****STABLE 1/FOALING STABLE**

16' 0" x 12' 0" (4.88m x 3.66m).

STABLE 2

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

STABLE 3

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

STABLE 4

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

STABLE 5

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

WASH ROOM AND FEED ROOM

Wash Room with shower facilities.

TACK ROOM/OFFICE SPACE

23' 0" x 7' 5" (7.01m x 2.26m). Newly built addition with aqua boarded walls, fitted units with wash hand basin, w.c., and enjoying direct access from the stables.

**PLEASE NOTE**

All of the stables have water and electricity connected and can be removed if desired.

LEAN-TO WORKSHOP

30' 0" x 20' 0" (9.14m x 6.10m).

**ROUND PEN****ROUND PEN (SECOND IMAGE)**

TWO FOALING/TURN OUT PADDOCKS



LAND

The land surround the house, and also located across the road, and in total extends to around 2.7 acres, with a pasture paddock, having gated access via the yard area and various turnout enclosures.

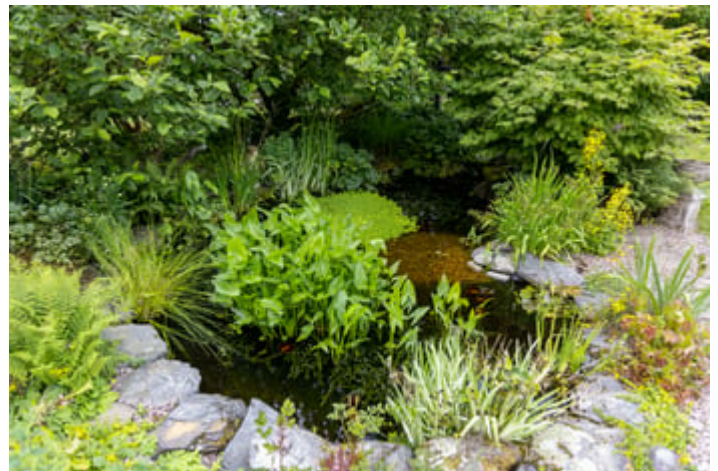


THE GROUNDS

Stunning and well kept. The property enjoys extensive and generous grounds that surrounds the main country property, being well kept, maintained by the current Owners, and laid mostly to level manicured lawned areas with well stocked flower and shrub borders, ornamental Fish pond and various/extended patio areas providing the most perfect outdoor entertaining space. We must note that the garden is very private, not overlooked, and secure.



GROUNDS (SECOND IMAGE)



GROUNDS (THIRD IMAGE)



GROUNDS (FOURTH IMAGE)



GROUNDS (FIFTH IMAGE)



PATIO AREA



PATIO AREA (SECOND IMAGE)



LARGE GREENHOUSE

GARDEN SHED

PARKING AND DRIVEWAY

An imposing entrance. Here lies a gated concrete driveway leading to a front parking area and sweeping around to one side of the dwelling to a courtyard serving the various outbuildings and enclosures.



PLANNING APPROVAL FOR MENAGE

Planning has been approved for the construction of a Horse menage. Planning Application Number A22 0335. Please see site plan attached.

BY FURTHER NEGOTIATION

ADDITIONAL LAND (BY NEGOTIATION)

Further land is located across the road and is s extends to around 8.5 ACRES. The land is well fenced and has good roadside access and could offer itself nicely for Equestrian purposes, Livestock rearing or a range of different uses. The paddock have a mains water supply and has ample natural shelter.



ADDITIONAL LAND (SECOND IMAGE)



LARGE FIELD SHELTER/MACHINERY STORE

By negotiation. 45' 0" x 12' 0" (13.72m x 3.66m). Located within the larger paddock with water connection.



FRONT OF PROPERTY**REAR OF PROPERTY****THE HOMESTEAD****VIEWS OVER AERON VALLEY****AGENT'S COMMENTS**

An impressive and highly appealing country property set in unspoilt countryside. A fantastic opportunity.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

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

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

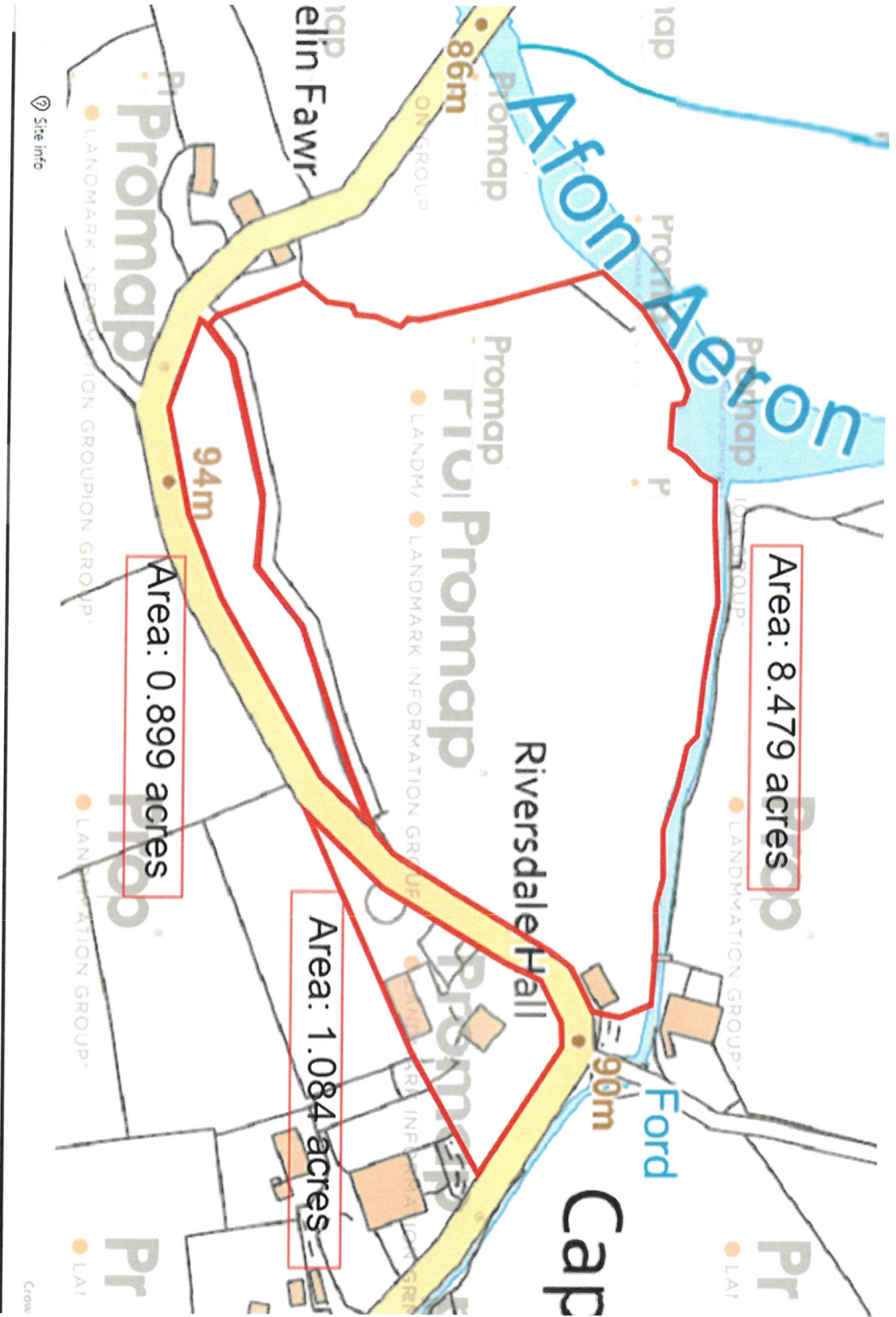
Directions

From Lampeter take the A485 towards Tregaron. After 1.5 miles take the second left hand turning signposted Llwynygroes. Continue on this road for 5 miles and after passing the bridge into Capel Betws Lleucu the property will then be located on your left 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

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

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Site info

Crow

Planning approved for the construction of a Menage – Application Number A220335

Location

