

*A most appealing country residence with a charming 3-4 bed country cottage set in approx 4 Acres of delightful gardens, grounds and woodlands. Near Aberystwyth - West Wales.*



**Pantygorlan, Ystumtuen, Ponterwyd, Ceredigion. SY23 3AE.**

**£590,000**

**Ref A/5261/ID**

**\*\*Looking for a change of lifestyle amidst beautiful Welsh countryside, Then look no further!\*\*** A truly delightful 4 Acre country smallholding nestled in the foothills of the Cambrian mountains\*\*Breathtaking views over the Rheidol Valley\*\*Tastefully refurbished Welsh county cottage with character and charm throughout\*\*A truly enchanting setting with beautiful gardens and grounds including woodlands, gardens, paddock and 2 private lakes\*\*An absolute haven for natural lifestyle and for those looking for a more peaceful lifestyle\*\* Secluded yet not remote being only a 25 minute drive from the County town of Aberystwyth\*\*Large Workshop/Garage area\*\*Potential Glamping site currently with 4 Glamping pods\*\*

The accommodation provides Ent Hall, Character Living/Kitchen/Dining Room, 3 Bedrooms, Shower room, Lounge. Ext - 2 Garages, car port, greenhouse, extensive tarmacadamed yard for parking of several cars.

Pantygorlan stands in a private and elevated location enjoying fantastic views over the Rheidol valley and surrounding Cambrian mountains, some 1 mile off the A44 Mid Wales trunk road, 3 miles from the village of Goginan and 4 miles from Capel Bangor. Some 11 miles East of the University and Seaside resort of Aberystwyth with its wide range of amenities.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

Pantygorlan offers prospective purchasers a unique and unrivalled country smallholding, pleasantly positioned with fantastic far reaching views over the Vale of Rheidol and surrounding Cambrian mountains.

The property has undergone refurbishment in recent times and now offers 3-4 bed detached character cottage suitable for family living and still offers charm and character throughout. The current vendors have recently installed a new air source central heating system, internal wall insulation and solar panels.

Externally, the property is located down a tarmac track and sits within its own 4 Acres of gardens and grounds which offers woodlands, garden areas and 2 private ponds. The current vendors have invested significantly into a Glamping Pod site (The Glamping pods can be negotiated on a separate basis).

The surrounding area is renowned for its natural and rugged beauty and is also close to Bwlch Nant yr Arian forest visitors Centre. The property has access direct onto common land which is ideal for out riding, walking and mountain biking. A truly unrivalled setting.

The accommodation provides -

## THE ACCOMMODATION

### Entrance Hall



11' 3" x 3' 4" (3.43m x 1.02m) Via upvc double glazed entrance door, central heating radiator, walk in cupboard, tiled flooring.

### Open Plan Living/Kitchen/Dining Room





21' 11" x 13' 8" (6.68m x 4.17m) overall a character room with open vaulted ceiling and exposed A frame beams. To one side is a feature stone fireplace with Oak beam having an inset solid fuel stove on a slate hearth. The kitchen is fitted with a range of painted Oak fronted units comprising of base and wall cupboards with matching wall cupboard units, solid oak working surface above, inset single drainer sink with h&c tap, Cannon LPG cooking range, appliance space, Grey wood effect laminate flooring. central heating radiator. Door into -

## Lounge



13' 7" x 9' 4" (4.14m x 2.84m) with 2 double glazed windows to front, central heating radiator, built in storage cupboard, Velux windows to ceiling.

## Mezzanine Level

With ladder access up to -

## Child's Bedroom



### Bedroom 1

8' 2" x 7' 5" (2.49m x 2.26m) with double glazed window to front, laminate flooring, TV point.



## Bedroom 2



8' 2" x 7' 5" (2.49m x 2.26m) With front aspect double glazed window, central heating radiator, mezanine level.

## Shower Room

7' 3" x 6' 4" (2.21m x 1.93m) A white suite comprising of a low level flush w.c. corner shower cubicle with mains power shower, pedestal wash hand basin, double glazed rear aspect window, tiled flooring, central heating radiator.



## Bedroom 3/Office



7' 4" x 7' 9" (2.24m x 2.36m) with double glazed window to front, laminate flooring, glazed exterior door.

## EXTERNALLY

### To the Front

The property is approached via a tarmac driveway which leads to the forecourt providing a large tarmac parking space for several vehicles. A gateway and driveway leads through to a-

### Detached Outbuilding



Incorporates a garage with inter connecting covered area/car port. This would make a perfect workshop split as -

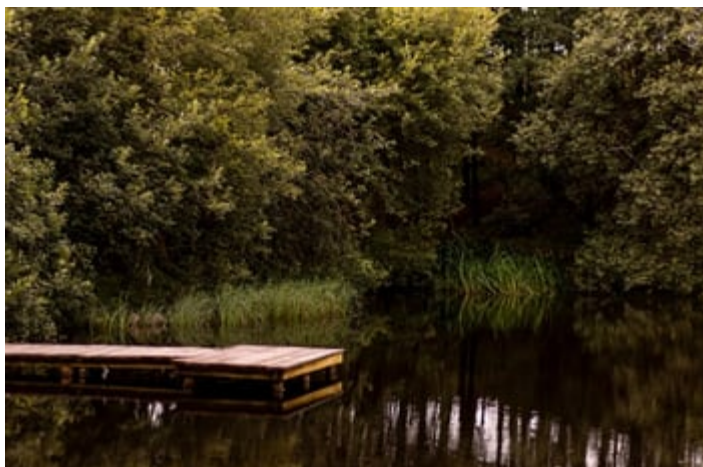
### Garage 1

18' 0" x 9' 10" (5.49m x 3.00m) with outside w.c. up and over door.

### Garage 2

16' 10" x 10' 0" (5.13m x 3.05m) with up and over door.

# The Gardens and Grounds



The Gardens and Grounds are an outstanding feature of this

property. Immediately to the front of the house is a level lawned garden area with a feature fish pond, steps lead down





grassed areas with an abundance of shrubs, flower borders and ornamental



trees and a mature monkey tree.

Beyond this is a lovely woodland area providing lovely walks intersected by lovely quiet sitting and contemplation areas with various figures and garden ornaments located here and there.

There are 2 lovely private fishing ponds each having pontoons and summerhouses with outside sitting/decking areas.

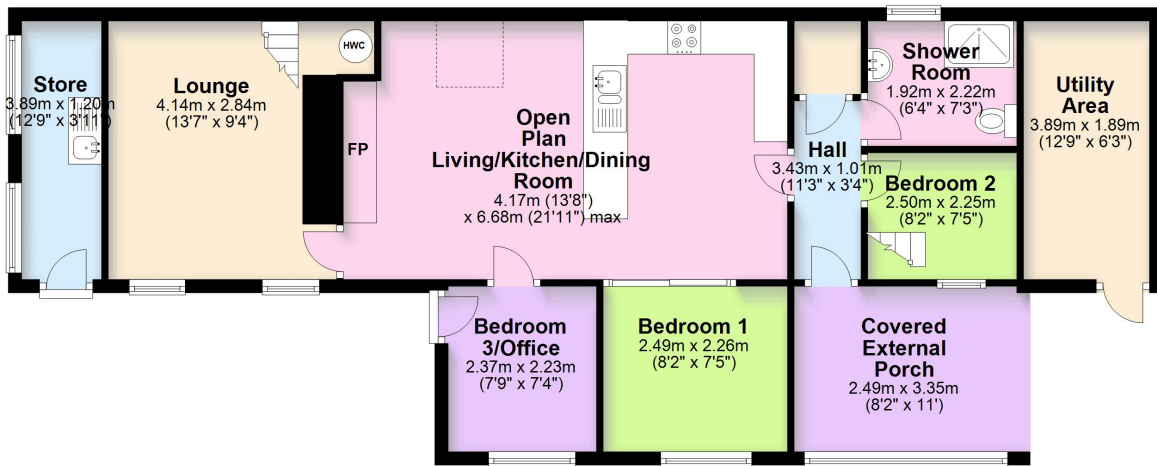
The property borders open fields and common land which we understand has some grazing rights for a small number of sheep, cattle and horses.





### Ground Floor

Approx. 92.0 sq. metres (989.8 sq. feet)



### Mezzanine Level

Approx. 26.9 sq. metres (289.9 sq. feet)



Total area: approx. 118.9 sq. metres (1279.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Pantygorlan, Ystumtuen, Ponterwyd**



## Directions

Travelling east on the A44 trunk road from Aberystwyth towards Rhayader, proceed through the villages of Capel Bangor and Goginan until you reach Llywernog where you will see the old mines on the left hand side of the road. Take the first right turning thereafter signposted Ystumtuen (please take note there is a turning signposted Ystumtuen before you reach Llywernog, do not take this turning). Follow the course of the C class road passing various properties and climbing uphill and when you get to the brow of the hill you will see a tarmacadam road off to the right with 2 large stones each side of the turning. This is a newly tarmacadam private lane.

Proceed down the lane passing the first property on the left hand side and the lane then ends at Pantygorlan. There is no For Sale board.

## Energy Efficiency Rating

|  | Current                 | Potential  |
|--|-------------------------|------------|
| <i>Very energy efficient - lower running costs</i> |                         |            |
| (92+) <b>A</b>                                     |                         | <b>100</b> |
| (81-91) <b>B</b>                                   | <b>84</b>               |            |
| (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>                                    |                         |            |
| <i>Not energy efficient - higher running costs</i> |                         |            |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |            |

For further information or to arrange a viewing on this beautiful property, contact us:

**Aberaeron**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**<sup>®</sup>

