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Delightful Converted Former Mill in spacious grounds. Country Setting. West Wales.



Dolcoed Old Mill, Bontnewydd, Aberystwyth, Ceredigion. SY23 4JQ.

Ref R/2585/DD

£279,950

****Life won't be a grind !!**Lovely Former Woollen Mill (C1600)**Nestled in a quiet wooded setting and grounds**Bordered by a stream that once powered the old mill** Offers generously proportioned 3 bed accommodation**Sympathetically renovated and full of charm and character**Indeed a cosy country cottage in a lovely setting****

Close to the rural hamlet of Bontnewydd which lies some 15 Miles South of the Coastal University, Administrative Centre of Aberystwyth and some 10 Miles of the Georgian Harbour town of Aberaeron. 1/4 of an hours drive of the pony trekking centre and Market town of Tregaron in the Teifi Valley, an area renowned for equestrian sports, walking, fishing etc.

Porch

With front entrance door, quarry tiled floor. Door through to

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Country Kitchen

14' 0" x 12' 0" (4.27m x 3.66m) single bowl single drainer Belfast sink with mixer taps, free standing kitchen cupboards/dresser unit. Appliance space with plumbing for automatic washing machine, an Inset oil fired Stanley cooking range with back boiler for domestic and central heating hot water, ample electrical power points, attractive wood panelling and exposed ceiling beams. Spot lighting. Side and rear aspect windows.



Character Front Lounge/Dining Room

30' 0" x 16' 0" (9.14m x 4.88m) with exposed timber floors and exposed beamed ceiling, walls in white painted stonework. To one end a cast iron 'Jotul' wood burning stove on a raised hearth, built in storage cupboard, feature alcove with beam over, 4 central heating radiators, 2 front aspect windows plus central glazed entrance door. Overlooks the grounds, woodland and stream.

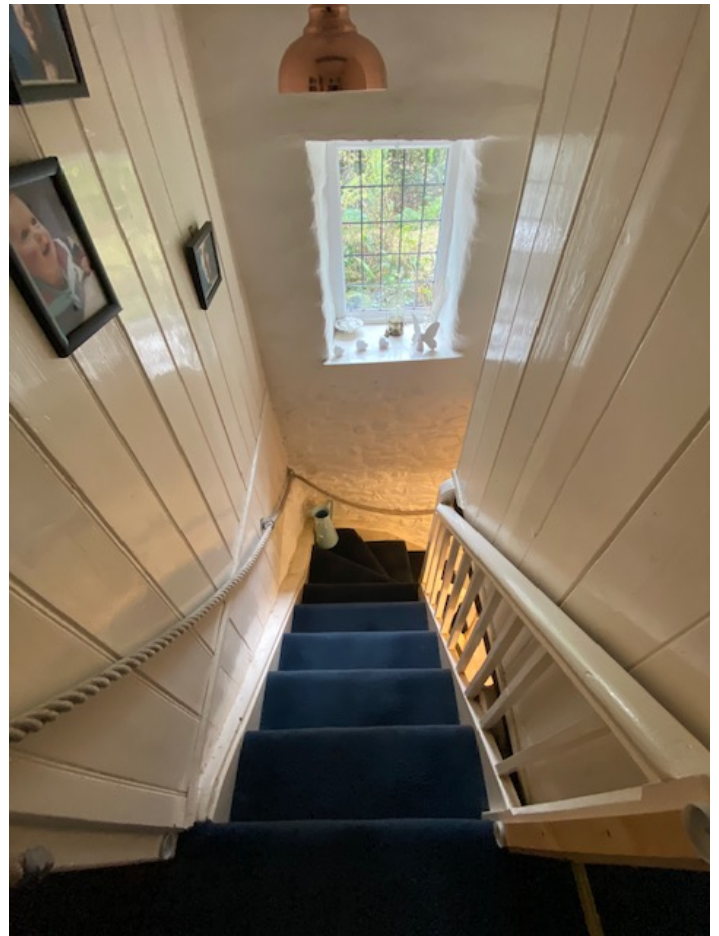




FIRST FLOOR

Central Landing

Approached via dog leg staircase from the kitchen. With painted wood panelling, central heating radiator.



Front Bedroom 1



16' 4" x 16' 0" (4.98m x 4.88m) with walls in White painted stonework, exposed original ceiling A beams, central heating radiator, front aspect window. Free standing Victorian style roll top bath, (provision for but not plumbed in)

Front Bedroom 2

16' 1" x 15' 3" (4.90m x 4.65m) max - L shaped with wood panelled ceiling, exposed roof timbers, central heating radiator. Walls in white painted stonework incorporated is a corner shower cubicle with electric shower unit, pedestal wash hand basin and a corner positioned low level flush toilet.



Rear Bedroom 3

13' 3" x 8' 4" (4.04m x 2.54m) with central heating radiator. Painted wood panelling to walls, exposed roof timbers. Side and rear aspect windows.



Bathroom



11' 9" x 9' 2" (3.58m x 2.79m) with exposed painted timber floors, pedestal wash hand basin, a large shower cubicle, low level flush toilet, heated towel rail. Exposed beams, rear aspect window and velux window.

EXTERNALLY

To the Front

Gated entrance off a district road leads to a private parking area and an area of gardens and grounds. A small pedestrian bridge leads across a water course to the main garden which is extensive and laid down to grassed areas with a small river on the boundary.





Attached to the house is a Studio/Workshop and there is also a Garden Store Shed.

There are mature trees on the boundaries to give privacy.

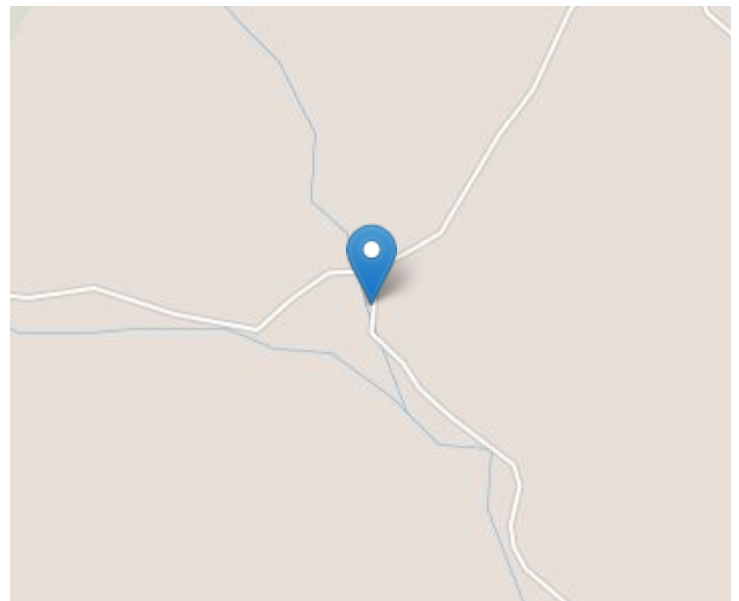


Services

Mains Electricity and Water. Private Drainage. Oil fired Central Heating.

Directions

Travelling on the main A485 road from Tregaron north towards Aberystwyth. After approximately 3 miles you will come to the village of Tyncelyn. Follow the road around to the right towards Aberystwyth then after a 1/4 of a mile take the first left hand turning signposted Blaenpennal. Keep on this road for some 1 1/2 miles through the hamlet of Blaenpennal until you climb up hill to a "T" junction. Turn right at "T" junction passing a Residential Home on the right hand side and proceed for a further 1/2 mile, Keep on this road passing a Former School on the left hand side and a little further on before you reach a former chapel on the right the property will be seen on the left hand side set back from the road just before an old ruined cottage which is currently being renovated.



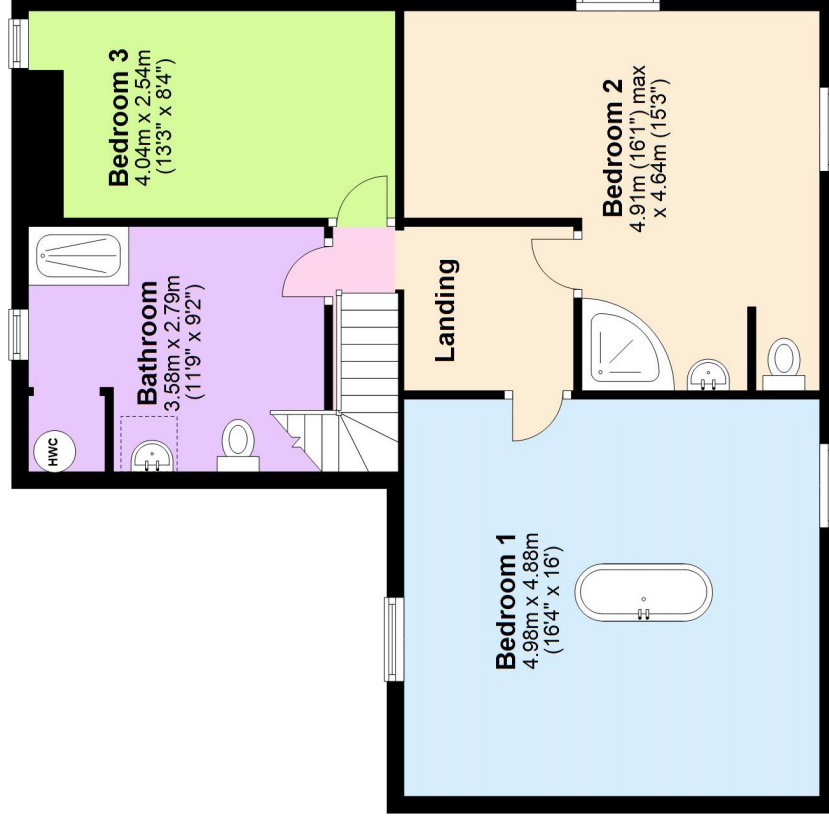
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		34	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		29	78
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Total area: approx. 150.8 sq. metres (1622.7 sq. feet)

The Floor plans are for guidance only.

Plan produced using PlanUp.

Dolcoed Old Water Mill, Bontnewydd, Aberystwyth