

*A delightfully situated residential smallholding of approximately 1.528 acres with a useful range of outbuildings and fine views. Dihewyd, near Lampeter, West Wales*



**Blaentir Dihewyd, Lampeter, Ceredigion. SA48 7NW.**

**£335,000**

**REF: A/5236/LD**

\*\*\* No onward chain \*\*\* A delightful country smallholding of approximately 1.528 acres \*\*\* Enjoying fine views over the renowned and picturesque Aeron Valley \*\*\* Traditional yet improvable 3 bedroomed, 2 bathroomed farmhouse style cottage  
\*\*\* Benefiting from UPVC double glazing and oil fired central heating \*\*\* The property is in need of sympathetic modernisation and updating

\*\*\* Adjoining stone barn offering great conversion opportunities (subject to consent) \*\*\* An extensive range of general purpose modern outbuildings - With garages, workshops, barns, etc \*\*\* Useful turnout/yard area \*\*\* Set in approximately 1.528 acres - With one large pasture paddock easily overlooked from the farmhouse and having good access points

\*\*\* The perfect country smallholding in a rural position - Yet convenient to the nearby Harbour town of Aberaeron and the University Town of Lampeter \*\*\* Suiting Equestrian purposes or as a workshop, warehouse, etc



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## LOCATION

The property is positioned at Grid Reference Number 504/545 in a lovely rural situation adjacent to a quiet district road, 7 miles North from the University Town of Lampeter, 6 miles from the Cardigan Bay Coast at Aberaeron and enjoying outstanding views over the surrounding unspoilt countryside of Mid Ceredigion over the Aeron Valley.

## GENERAL DESCRIPTION

Delightfully situated residential smallholding. Blaentir is a traditional farmhouse style cottage offering 2/3 bedrooomed, 2 bathroomed accommodation that is in need of general and sympathetic modernisation and updating.

The property is situated within its own land of approximately 1.528 acres with an extensive range of traditional and modern outbuildings and also a large pasture paddock all of which enjoying fine views over the Aeron Valley.

The property benefits from oil fired central heating, UPVC double glazing and offers further conversion opportunity with the adjoining store shed (subject to consent).

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

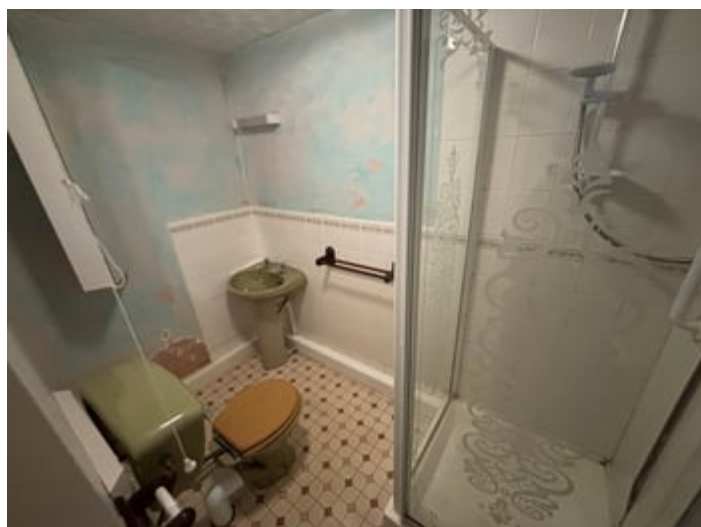
With UPVC double glazed front entrance door, staircase to the first floor accommodation.

## SITTING ROOM/GROUND FLOOR BEDROOM 3



14' 2" x 10' 2" (4.32m x 3.10m). With radiator, understairs storage cupboard.

## EN-SUITE TO BEDROOM 3



Having a 3 piece suite comprising of a shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan, shaver point.

## LIVING ROOM



14' 1" x 10' 0" (4.29m x 3.05m). With a modern tiled fireplace housing a Real Flame gas effect fire (not tested), radiator.

## SIDE HALLWAY

With UPVC entrance door, quarry tiled flooring.

## DINING ROOM



22' 5" x 7' 6" (6.83m x 2.29m). With a Stanley Range (non functioning), quarry tiled flooring, radiator, fine views over the surrounding countryside.

## CLOAKROOM

## KITCHEN



16' 8" x 9' 2" (5.08m x 2.79m). A modern style Shaker style Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, tiled flooring, Belling gas/electric cooker stove, picture window enjoying views over the paddock.

## REAR HALLWAY/THROUGH PASSAGE

With terrazzo tiled flooring.

## BATHROOM



Having a 3 piece suite comprising of a panelled bath with shower attachment, wash hand basin, low level flush w.c., radiator, tiled flooring.

## UTILITY ROOM

7' 4" x 6' 2" (2.24m x 1.88m). With door through to the Lean-To Workshop.



## FIRST FLOOR

### LANDING



With access to loft space.

### BEDROOM 1



13' 9" x 11' 1" (4.19m x 3.38m) with radiator.

### BEDROOM 2



13' 9" x 8' 7" (4.19m x 2.62m) with radiator

## EXTERNALLY

### LEAN-TO WORKSHOP



47' 0" x 10' 0" (14.33m x 3.05m). With garage door, side service door and ample workshop space.

### ADJOINING STONE COW SHED RANGE



14' 8" x 17' 7" (4.47m x 5.36m). With traditional cubicles still in place and of stone construction under a corrugated iron roof.

**PARLOUR**

17' 0" x 10' 2" (5.18m x 3.10m). Of stone and corrugated iron construction with a garage style entrance door.

**BUILDING/STABLES**

22' 0" x 11' 0" (6.71m x 3.35m).

**GARAGE/WORKSHOP**

40' 0" x 20' 0" (12.19m x 6.10m). Of block construction with corrugated iron roof.

**GARAGE/WORKSHOP (SECOND IMAGE)****MULTI PURPOSE BARN**

45' 0" x 24' 0" (13.72m x 7.32m). A modern multi purpose building of steel construction with large double access doors.

**DOG KENNEL****THE OUTBUILDINGS**

The outbuildings suit a variety of uses from Animal housing, stables, workshop, warehouse, etc.



## HARD BASED YARD



A further hard based yard and car parking area compliments the farm buildings.

## GARDEN



To the rear of the property lies a small lawn garden area but there is further potential to extend the garden into the paddock, all of which enjoys fine views over the Aeron Valley.

## THE LAND



In total the land extends to approximately 1.528 acres and is all situated within one large paddock having a good access gated point from the yard area and is easily visible from the Cottage.

## THE LAND (SECOND IMAGE)



## THE LAND (THIRD IMAGE)



## FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEW FROM PROPERTY



## AGENT'S COMMENTS

In all a most delightful country smallholding in a breath taking position with great potential.

## TENURE AND POSSESSION

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

## COUNCIL TAX

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

## MONEY LAUNDERING REGULATIONS

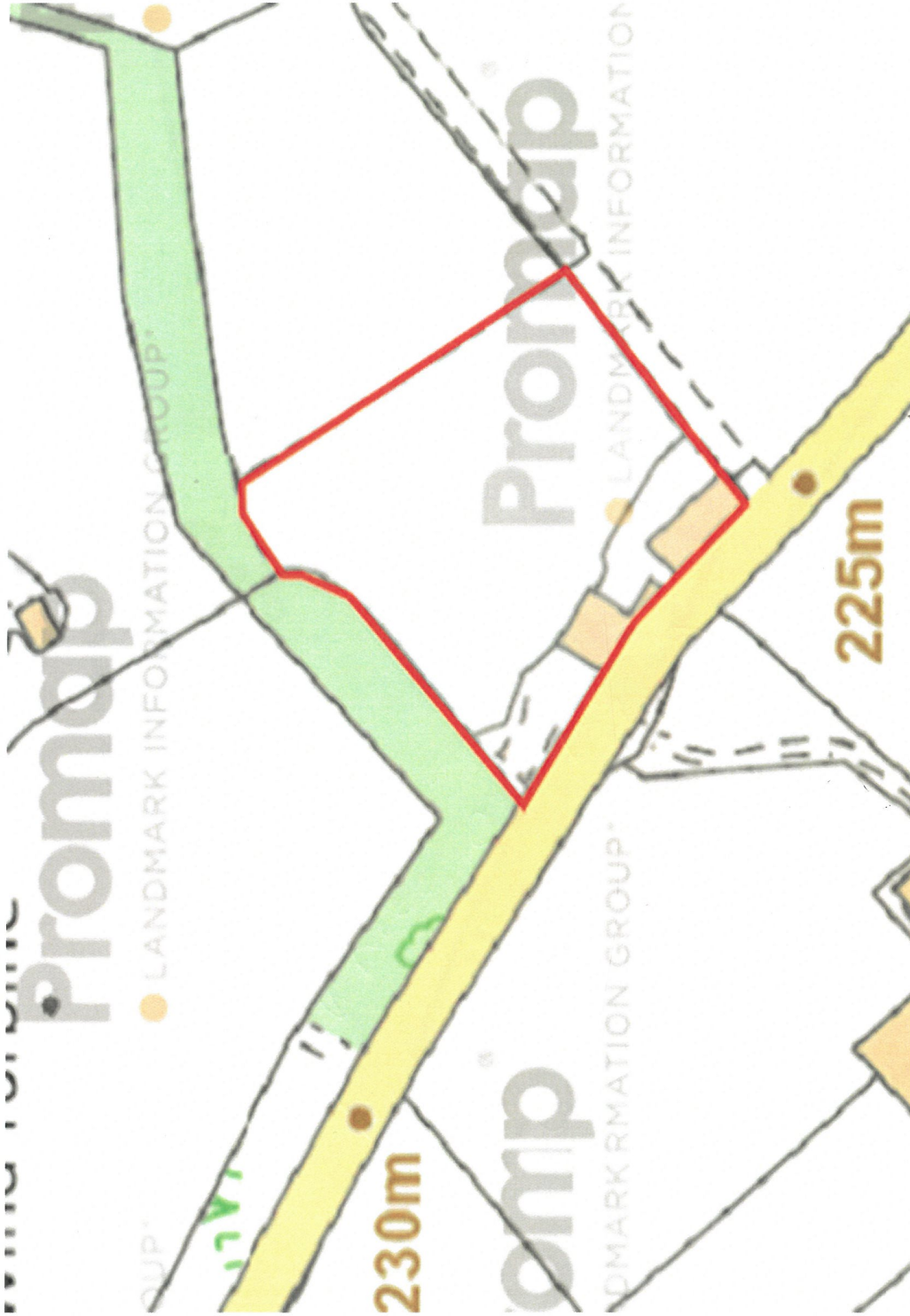
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

## 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 subject to confirmation by your Provider.



Blaentir, Dihewydd, Lampeter. SA48 7NW



For identification purposes only



### Directions

From Lampeter take the A482 to Temple Bar crossroads. Turn left towards Cribyn onto the B4337. Continue into the Village of Cribyn. Turn right just before the old School on entering the Village of Cribyn. Follow this for approximately two miles. The property 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 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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

**Lampeter Office**  
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