

*A privately located 5.05 acre smallholding with an attractive 3 bedroomed farmhouse and traditional stone outbuildings.*



Pyllauduon, Tynreithyn, Tregaron, Ceredigion. SY25 6LN.

£375,000

REF: A/5560/AM

\*\*\* No onward chain \*\*\* 5.05-acre smallholding \*\*\* Peaceful rural location \*\*\* Scenic countryside views and surrounding natural beauty \*\*\* Private and tranquil setting with easy commuting to local amenities \*\*\* Ample parking \*\*\* Renovated 3 bedroomed country property \*\*\* In all set within approximately 5.05 acres \*\*\*

\*\*\* Traditional range of outbuildings and forecourt to the front of the property ripe for conversion (subject to planning permission) \*\*\*

\*\*\* An excellent opportunity for those seeking a rural lifestyle \*\*\* Within easy reach of the coast being 16 miles from Aberystwyth \*\*\* 14 miles from the Cardigan Bay Coast at Aberaeron \*\*\* In an area of outstanding natural beauty \*\*\*

\*\*\* Unique property with great potential - A must see \*\*\* Contact us today to view \*\*\*



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## General Description

An impressive smallholding comprises of an renovated farmhouse in an elevated site enjoying extensive views of unspoilt welsh countryside. Traditionally built of stone and slate with later additions and benefitting from oil fired central heating and double glazing throughout.

Externally Pyllauduon enjoys a traditional setting with forecourt with 2 stone outbuildings suiting a wide range of uses including conversion (subject to planning consent). Lawned area surrounding the property is perfect for a family home with a paddock to the front. Comfortably appointed accommodation as follows:-

## Kitchen / Dinner

14' 5" x 13' 4" (4.39m x 4.06m) With a modern fitted kitchen with floor units and a worksurface over. 5 ring electric cooker with ovens and extractor fan over. Stainless steel sink and drainer unit. Radiator and tiles floor.



## Utility Room

6' 3" x 6' 2" (1.91m x 1.88m) With a Worcester combination central heating boiler. Plumbing and space for an automatic washing machine. Tiled floor.



## Cloakroom

With a low level flush W.C., pedestal wash hand basin and a radiator.

## Sitting Room

26' 7" x 15' 7" (8.10m x 4.75m) Exposed stone feature wall with a stone fireplace housing a cast iron multi fuel stove. Radiator.



## Office / Reception Room 2



15' 7" x 10' 0" (4.75m x 3.05m) With an exposed stone

feature wall and patio doors leading out to the front of the property. Staircase leading to the first floor.

## First Floor

### Bedroom 1

13' 5" x 12' 5" (4.09m x 3.78m) With an exposed stone feature and built in cupboards. Radiator



### Bedroom 2

12' 9" x 12' 3" (3.89m x 3.73m) With radiator.



### Bedroom 3

16' 10" x 10' 5" (5.13m x 3.17m) With radiator.



### Bathroom

9' 2" x 7' 8" (2.79m x 2.34m) A three piece suite comprising of a walk in shower, low level flush W.C., and a pedestal wash hand basin. Radiator.



### Externally

#### Gardens

The property benefits from having a multi level lawned gardens with far reaching views that wraps around the dwelling.



### Parking and Driveway

The property is approached from gated driveway leading to ample parking to the front with a traditional courtyard set up which follows more of the following:



### Stone Range 1

40' 0" x 18' 0" (12.19m x 5.49m) of stone elevations under a corrugated iron roof with lean-to to side side.



### Stone Range 2

40' 0" x 18' 0" (12.19m x 5.49m) Of stone elevations under a corrugated iron roof. Divided into 3 stable blocks with a lean-to off for storage.



### Large Stable

18' 0" x 13' 6" (5.49m x 4.11m)



### The Land

The land is diversely appealing and as a whole extends to approximately 5.05 acres. The land is level and suitable for

livestock and equestrian purposes. The land is currently laid to one paddock with stock proof fencing and easy access.

telephone subject to B.T. transfer regulations, Broadband available.



### **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.

### **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 - To be confirmed

### **Services**

The property benefits from Mains water, mains electricity, private drainage, oil fired central heating, double glazing,



Map too



**For Identification Purposes Only**

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## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

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

**Flooding Sources:**

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

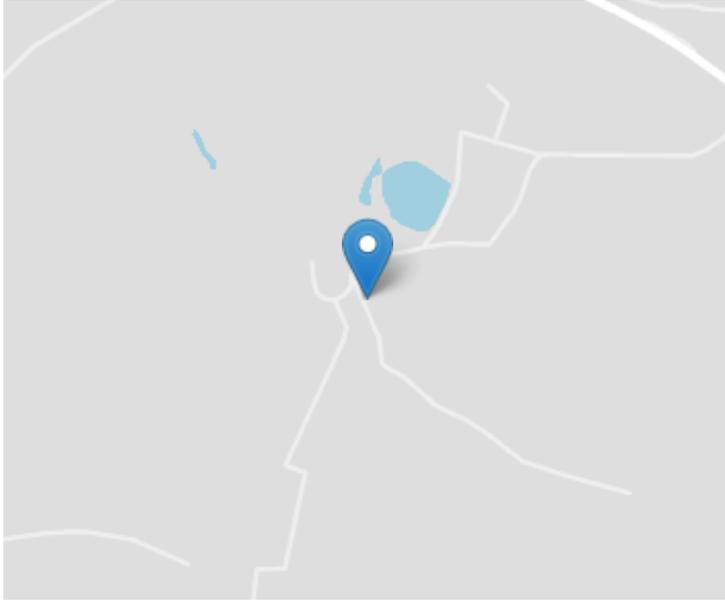
**Any risk of coastal erosion?** No

**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 Lampeter take the A485 to Tregaron, in Tregaron take the A485 towards Aberystwyth from the Square continuing to the village of Tynreithyn. On leaving the village of Tynreithyn continue for approximately 1/2 mile taking in the first concrete farm road entrance on the left-hand side. The property is situated about 1 mile before Tyncelyn crossroads.

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

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