



Imposing 4 bedroom character property. Set within large grounds. Bow Street. Near Aberystwyth. West Wales.

**RHYDYPENNAU**  
FARMHOUSE, BOW  
STREET,  
ABERYSTWTH,  
CEREDIGIONS Y24 5AA  
£660,000  
**REF: R/3940/RD**

**MORGAN  
& DAVIES**

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**RHYDYPENNAU FARMHOUSE,  
BOW STREET,  
ABERYSTWTH,  
CEREDIGION,  
SY24 5AA**

**£660,000**

**\*\* BOW STREET, ABERYSTWYTH \*\***  
**\*\* Imposing 4 bedroom character home \*\***  
**\*\* Set within large grounds \*\***  
**\*\* Ample off road parking \*\***  
**\*\* South facing patio \*\* Manicured garden \*\***  
**\*\* Custom made oak kitchen \*\***  
**\*\* Luxurious bathrooms \*\***  
**\*\* No expense spared! \*\* High quality throughout \*\***  
**\*\* A GREAT OPPORTUNITY NOT TO BE MISSED \*\***

**\*\* Imposing 4 bedroom detached dwelling \*\* Set within large grounds \*\* Character and period property features throughout \*\* Impressive south facing patio and manicured garden \*\* Ample off-road parking for 4+ vehicles \*\* Potential to form a separate annexe \*\* Previous planning permission for dwelling within the grounds \*\* High quality fixtures and fittings \*\* No expense spared! \*\* Feature custom made oak kitchen \*\* Luxurious bathrooms \*\* Iconic and historic dwelling within this locality \*\* First time on the market in years \*\* A GREAT OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated within the village of Bow Street sitting on the fringes of the strategic mid Wales town of Aberystwyth. Bow Street offers a good level of local amenities and services including nearby Rhydypennau primary school, village mini supermarket and post office, places of worship, excellent sporting and leisure facilities and newly formed Bow Street railway station. Nearby Aberystwyth offers a regional hospital, university, traditional high street offerings, promenade, retail parks, supermarkets, industrial estates, Welsh Government and local authority employment opportunities.







## GENERAL

An exceptional residential property situated on the edge of the village of Bow Street, Aberystwyth.

The property was fully refurbished and renovated by the current owners some 15 years ago to provide a high quality, commodious and impressive family home with accommodation split over 3 floors.

No expense has been spared in providing custom made kitchen and bathrooms and great emphasis on enhancing the original character of the property.

One of the most iconic homes within this area of Aberystwyth, the property sits within spacious grounds with ample off-road parking for 4+ vehicles within the tarmacadam forecourt and a notable feature of the property being the south to south-west facing garden and patio area accessed from the sun lounge and the 1st floor balcony overlooking the lower patio and enjoying the manicured gardens, fish ponds and adjoining fields.

The property enjoys a wonderful outlook to both the front and rear of the adjoining agricultural fields. The property benefits from uPVC Sash windows and patterned lead work to the bay windows.

Within the home the attic provides potential for additional bedroom or living space or even a work from home facility and allows you to put your own stamp on this area of the home.

## GROUND FLOOR

### Entrance Hallway

Accessed via glass panel composite door into traditional hallway with pattern quarry tile flooring, dado rail, multiple sockets, original staircase to 1st floor, decorative archway and coving to ceilings, spotlights to ceiling.



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# RHYDYPENNAU FARMHOUSE

FRONT ELEVATION



FRONT ELEVATION



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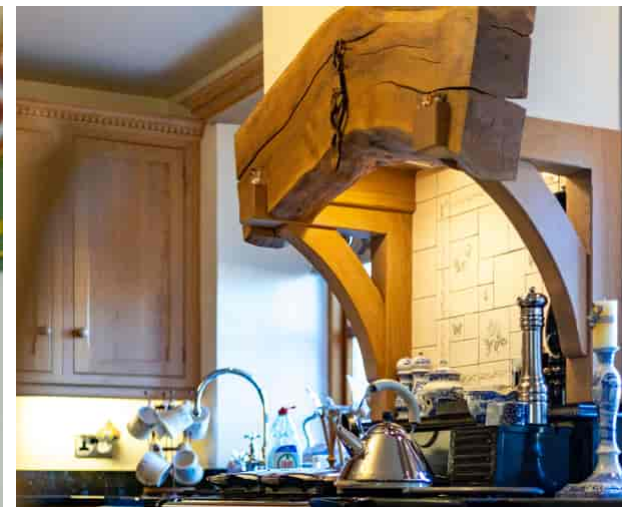
**LANDING**



**DRESSING ROOM**







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### Bedroom 1/Study/Play Room

13' 2" x 12' 4" (4.01m x 3.76m) located at the front of the property the double bedroom currently used as a study with potential for different uses, bay window to front, period fireplace with tiled hearth, picture rail, multiple sockets, radiator.



### Living Room

13' 8" x 26' 7" (4.17m x 8.10m) comfortable and spacious family living room with feature period fireplace with oak mantle and multi-fuel burner on slate hearth with stone fire surround, dual aspect side window and front bay window with large slate window sills, parquet flooring, rear double glass doors to rear south facing patio, multiple sockets, 2 x radiator.



### Kitchen

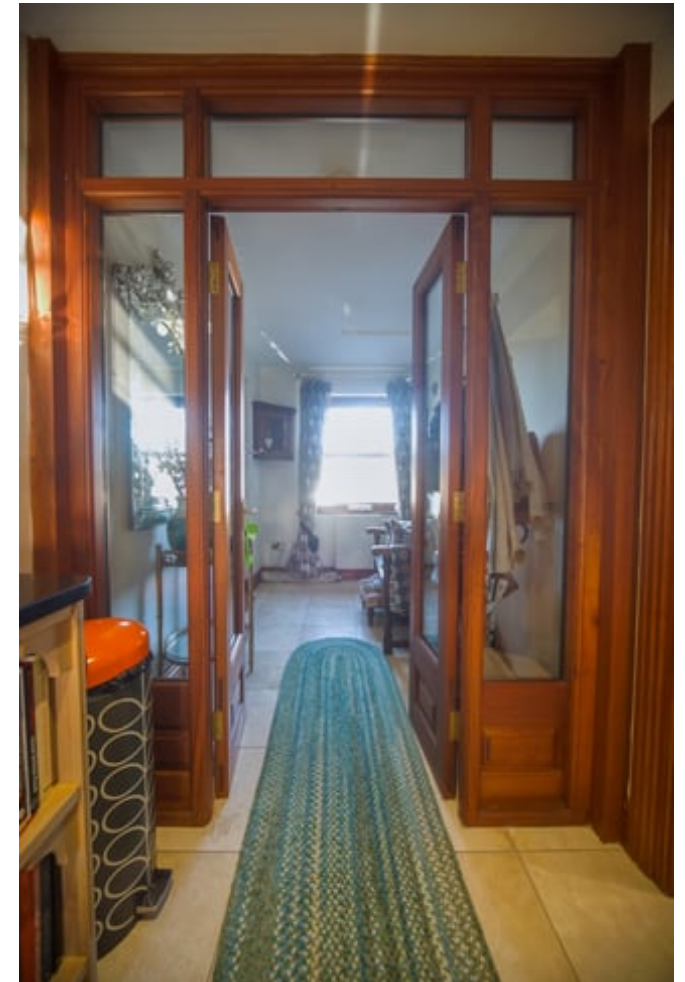






20' 5" x 21' 4" (6.22m x 6.50m) a notable feature of the property, custom made oak kitchen with granite work surfaces, designed and fitted by a reputable local firm with cream oil Rayburn with custom made oak cooker hood and extractor over, Belfast sink, granite drainer with mixer tap, windows to side, multiple sockets, corner custom made granite curved breakfast table with feature oak beams to ceiling, stone flooring, access to:

## Side Porch



5' 8" x 9' 4" (1.73m x 2.84m) accessed via the double glass doors, hardwood custom made door to front, side window, stone flooring, radiator, electric socket.

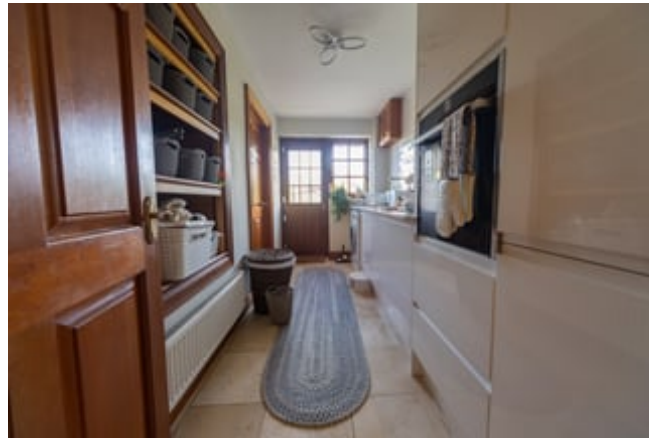


## Dining Room



13' 2" x 13' 1" (4.01m x 3.99m) accessed from the rear of the kitchen with feature period fireplace, oak flooring, side window and patio doors to garden and parking forecourt, spotlights to ceiling, radiator.

## Utility Room



13' 4" x 5' 7" (4.06m x 1.70m) recently installed modern high quality white kitchen units with quartz worktop, sink and drainer with mixer tap, NEFF integrated oven and grill, fitted fridge freezer, tiled splash back, washing machine connection, fitted shelving, external door and window to garden, tiled flooring.

## WC

WC, radiator, single wash hand basin, tiled flooring, window to rear.

## Sunlounge



12' 2" x 10' 2" (3.71m x 3.10m) accessed from

double glass doors from the kitchen with tiled flooring, side window and patio doors to south facing garden, radiator, multiple sockets, TV point, solid roof meaning the room can be used year round.

## FIRST FLOOR

### Galleried Landing



with original staircase from the 1st floor coming to a central point in the landing area with exposed beams to ceiling, window to rear, continuing staircase to 2nd floor, under-eaves storage cupboard, custom made book case, radiator.



## Master Bedroom



11' 4" x 11' 9" (3.45m x 3.58m) luxurious bedroom suite with double bedroom positioned at the front of the house with dual aspect windows to front and side overlooking garden, wood effect flooring, multiple sockets, radiator, wall lights.

## En-Suite



7' 7" x 5' 1" (2.31m x 1.55m) recently installed to provide a modern white suite including 4'5" walk-in shower with curved glass side panel, single wash hand basin, WC, heated towel rail, wood effect flooring, fully tiled walls.

## Dressing Room



12' 1" x 4' 2" (3.68m x 1.27m) accessed from the main landing area and a notable feature of the property with floor to ceiling mirrored wardrobes with window to front, spotlight downlighters, wood effect flooring, radiator.

## Front Bedroom 3



12' 9" x 11' 9" (3.89m x 3.58m) double bedroom, window to front, multiple sockets, radiator, TV point, picture rail.



## Bathroom



20' 5" x 10' 7" (6.22m x 3.23m) oozing glamour and luxury with a central Victorian roll-top bath, modern enclosed shower unit, 2 x heated towel rails, his and hers pedestal wash hand basins, tile effect flooring, WC, fully tiled walls, airing cupboard, rear window with views over the adjoining fields, spotlights to ceiling.



## Rear Bedroom 4



8' 2" x 12' 2" (2.49m x 3.71m) double bedroom with side window, custom made fitted wardrobe, glass panel door onto rear balcony with views over the adjoining fields, multiple sockets, radiator.

## Rear Balcony

Running along part of the rear of the property with views over the adjoining fields and lower patio and garden areas, galvanised curved steel staircase down to lower patio.

## SECOND FLOOR

## Landing

With exposed beams, side window, original timber flooring, access to:

## Attic Room/Potential Master Bedroom Suite/Study/Play Room



22' 5" x 18' 10" (6.83m x 5.74m) with 8'9" ceiling height to ridge with great potential to add to the property with exposed 'A' frames and beams to ceiling, side window, multiple sockets, under-eaves storage.

## EXTERNALLY



## To Front

The property is approached via the adjoining highway into a stone walled forecourt with ample space for 4+ vehicles to park with side lawn area.

Side Porch Entrance.

Front area laid to lawn and footpaths leading through to:







### Rear and Side Gardens

via decorative stone archway with stone built fish pond, stone and gravelled flower beds and steps leading to upper lawn area and continuing across to rear private patio space being south to south-west facing enjoying all day sunshine with walled boundaries to rear adjoining fields. The garden is an exquisite offering and a notable feature of the property adding to its luxurious level of accommodation.





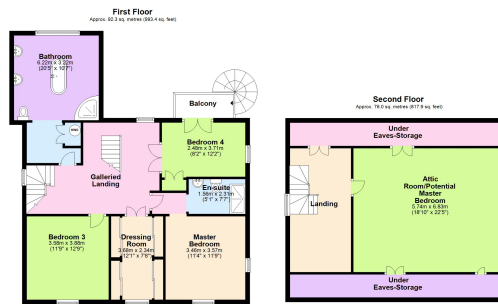
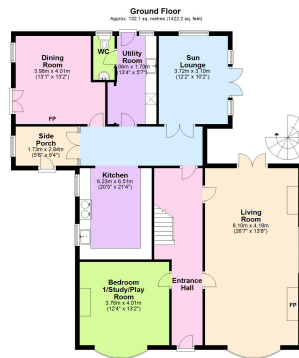
## **MONEY LAUNDERING REGULATIONS**

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**

The property is of Freehold Tenure.





Total area: approx. 300.4 sq. metres (3233.5 sq. feet)  
\*The floor plans are for guidance only.  
\*\*The photographs are for guidance only.

Rhydypennau Farmhouse, Bow Street, Aberystwyth

From Bow Street train station head north on the A487 continuing through the village passing Spar on your right hand side and after a further ½ mile you will pass Rhydypennau primary school on your right and Rhydypennau Farmhouse is the next property on the right hand side as identified by the Agents for sale board.

### Tenure

Freehold

### Services

We are advised that the property benefits from mains water, electricity and drainage. Oil central heating

Council Tax Band G.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(82+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)	46	
F	(1-20)		
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	