A handsome Former Vicarage with a range of traditional outbuildings set in 6 acres. Near Lampeter, West Wales

Gwynfryn, Llangybi, Lampeter, Ceredigion. SA48 8NB.

REF: A/4857/LD

£645,000

*** A handsome and imposing Country House *** Former Vicarage dating back to the 1850's *** Substantial character 6 bedroomed accommodation split over four floors

*** Period and traditional range of stone outbuildings with a former coach house and byre *** Perfect conversion opportunity to holiday cottages, annexe, studio (subject to consent) *** Set within its own 6 acres of good level pasture - Split over three paddocks

*** Convenient centre of Village position with a private tree lined drive *** Very well kept landscaped and perfectly designed grounds with sun terrace and flower beds *** Vegetable garden with poly tunnel, greenhouse and fruit cage *** Residential smallholding whilst previously being a model farm

*** Equidistant to Lampeter and Tregaron and a short drive to the Ceredigion Coast *** Viewing highly recommended - Contact us today

LOCATION

The property is located within the centre of the popular rural Village of Llangybi. Llangybi offers a Golf Club, popular Junior School and Places of Worship. The Village is on a regular Bus Route and lies 6 miles South from Tregaron, the gateway to the Cambrian Mountains, 10 miles from Aberaeron, with the beautiful Cardigan Bay Coast, and within commuting distance to both Aberystwyth and Carmarthen.

GENERAL DESCRIPTION

A handsome Former Vicarage dating back to the 1850's. The property offers substantial and imposing 6 bedroomed accommodation split over four floors. The property itself is well kept and presented and benefits from oil fired central heating and double glazing throughout. It enjoys retained period character throughout with the exposed stone walls, quarry tiled floor and fireplaces.

It is set within its own 6 acres of level good pasture split over three paddocks and well managed grounds with a fantastic fruit and vegetable garden area.

The property as a whole is highly appealing and very attractive. We would say one of West Wales' finest. Currently the accommodation offers the following:-

GROUND FLOOR

IMPOSING FRONT PORCH

With flag stone flooring.

LIVING ROOM

35' 7" x 14' 0" (10.85m x 4.27m). Previously being two separate Reception Rooms, now offering a large Family living area, with triple aspect windows to the front and side of the property, stripped timber flooring, exposed stone walls with built-in book shelves, open fireplace with a cast iron multi fuel stove to one side and an open fire to the other, two radiators.

INNER HALLWAY

With an imposing feature original staircase to the first floor accommodation, Red quarry tiled flooring, radiator.

GROUND FLOOR BEDROOM/FORMER SITTING ROOM

13' 8" x 13' 3" (4.17m x 4.04m). With double aspect windows to the rear and side, feature brick fireplace and alcove shelving, radiator.

EN-SUITE

6' 7" x 5' 5" (2.01m x 1.65m). A newly created fully tiled modern suite with level access shower, low level flush w.c., pedestal wash hand basin, shaver light and point, extractor fan, underfloor heating.

KITCHEN

13' 5" x 13' 5" (4.09m x 4.09m). A traditional pine fitted kitchen with wall and floor units with hardwood work surfaces over, ceramic double sink and drainer unit, electric cooker point and space, Stanley oil fired cooker stove running all domestic systems and hot water throughout the property, Red quarry tiled flooring.

UTILITY ROOM

12' 3" x 7' 8" (3.73m x 2.34m). With half glazed rear entrance door to the yard area, quarry tiled flooring, 1 1/2 sink and drainer unit, plumbing and space for automatic washing machine, underfloor heating, door down to the lower ground floor/cellar.

LOWER GROUND FLOOR

CELLAR

20' 4" x 12' 7" (6.20m x 3.84m). With a side entrance door, electricity water and plumbing for washing machine, Macerator pump for waste water. This was originally two rooms.

FIRST FLOOR

GALLERIED LANDING

With radiator.

FRONT BEDROOM 1

15' 5" x 11' 3" (4.70m x 3.43m). With a vanity unit housing a wash hand basin and mixer tap, picture rail, radiator, double aspect windows.

REAR BEDROOM 2

13' 3" x 11' 7" (4.04m x 3.53m). With double aspect windows, feature picture rail, radiator, vanity unit with wash hand basin, stripped oak flooring.

FRONT BEDROOM 3

13' 6" x 14' 6" (4.11m x 4.42m). With double aspect windows, feature picture rail, radiator, covered fireplace, stripped wooden flooring.

FRONT BEDROOM 4

10' 6" x 8' 6" (3.20m x 2.59m). With radiator.

SIDE LANDING

With staircase to the second floor accommodation, understairs storage cupboard.

W.C.

With low level flush w.c., pedestal wash hand basin, radiator.

BATHROOM

10' 10" x 8' 9" (3.30m x 2.67m). A pleasant Antique styled suite having a panelled bath with shower attachment and mixer tap, low level flush w.c., pedestal wash hand basin, radiator, airing cupboard housing the hot water cylinder and immersion.

SECOND FLOOR

LANDING AREA

With various undereaves storage cupboards, exposed timber floors.

BEDROOM 5

14' 9" x 10' 8" (4.50m x 3.25m). With stripped wooden flooring, two large undereaves storage cupboards, feature arched wall with a circular window, exposed 'A' framed beams.

SHOWER ROOM

With a corner shower cubicle, low level flush w.c., pedestal wash hand basin with shaver light and point, radiator.

BEDROOM 6

13' 7" x 9' 8" (4.14m x 2.95m). With exposed 'A' framed beams, undereaves storage area, radiator.

EXTERNALLY

REAR OF THE PROPERTY

RANGE OF TRADITIONAL OUTBUILDINGS

Comprising of:-

FORMER COACH HOUSE

OPEN FRONTED COACH HOUSE

13' 5" x 16' 2" (4.09m x 4.93m). Former stable with stone steps to tack room and loft, now converted to Craft Rooms.

GROUND FLOOR STORE

15' 9" x 14' 6" (4.80m x 4.42m). With exposed beams, concrete flooring, stable door entrance.

CRAFT ROOM 1

15' 8" x 13' 4" (4.78m x 4.06m). With exposed 'A' framed beams, electric night storage heater, strip lighting, Velux roof window.

CRAFT ROOM 2

15' 8" x 13' 4" (4.78m x 4.06m). With exposed 'A' framed beams, electric night storage heater, strip lighting, Velux roof window.

PLEASE NOTE

The outbuildings offer great potential to be converted and to offer itself as holiday accommodation, annexe, studio (subject to the necessary consents being granted by Ceredigion County Council Planning Department.).

DETACHED STONE BARN

THE OLD STABLE

15' 3" x 7' 9" (4.65m x 2.36m). With an insulated roof with a Velux roof window.

IMPROVED FORMER BYRE WITH PIG STYE

30' 8" x 15' 3" (9.35m x 4.65m). With two electric night storage heaters, front and rear entrance door, vaulted ceiling with exposed 'A' framed beams, Velux roof window. The barn also consists of a hand made electric indoor and outdoor model train layout with stand with expertly designed and built stations and scenery (rolling stock not included) and historic detailed information available on request.

ARCHITECT DESIGNED SUMMER HOUSE

16' 2" x 11' 4" (4.93m x 3.45m). With vaulted ceiling, two Velux roof windows, patio doors opening onto the front garden area, storage heater.

OPEN FRONTED BARN

37' 0" x 13' 4" (11.28m x 4.06m). Of timber construction with gravelled hard standing. This incorporates the Outdoor

Model Train Track.

FRUIT AND VEGETABLE GARDEN AREA

With

FRUIT CAGE

With a variety of fruit bushes, separated from the main lawn by a quince hedge.

POLY TUNNEL

35' 0" x 14' 0" (10.67m x 4.27m). Brand new.

GREENHOUSE

10' 0" x 6' 0" (3.05m x 1.83m).

VEGETABLE GARDEN

With raised beds.

THE GROUNDS

Perfectly designed and landscaped grounds being laid mostly to well manicured and well kept lawns with mature and private hedge line with a number of semi circular flower and shrub beds, large raised sun terrace and large gravelled patio areas. In all very well kept and truly provides a sense of grandeur to this most appealing country property.

MODERN TIMBER FRAMED OUTBUILDING

45' 0" x 20' 0" (13.72m x 6.10m). A 3 bay building offering adequate Animal shelter and with an overhang opening onto a large concrete hard standing area with easy access onto both paddocks. The outbuilding could be re-configured to offer as stabling, or as currently used for Animal shelter.

THE LAND

We are informed the land extends to approximately 6 ACRES and enjoys level good pasture, natural shelter and boundary lines. The land is split into three well managed paddocks ideal for Animal keeping.

WILD CORNER

With one or two areas set aside for natural vegetation.

AGENT'S COMMENTS

A highly sought after property with this handsome Former Vicarage.

NOTE

The wooden stile in the fence fronting the main road was added 25 years ago when the Council created a new road through the Village. It is a nod to an old map showing the Vicar's private path to the Church opposite. The wide flight of steps up the bank is a flight of fancy. There is no public right of way through the property.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

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

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From Lampeter take the main A485 Tregaron road. Continue on this road for approximately 3 miles until arriving at Llangybi. Turn right at the junction signposted Llanfair Clydogau. The entrance to Gwynfryn will be the first on your left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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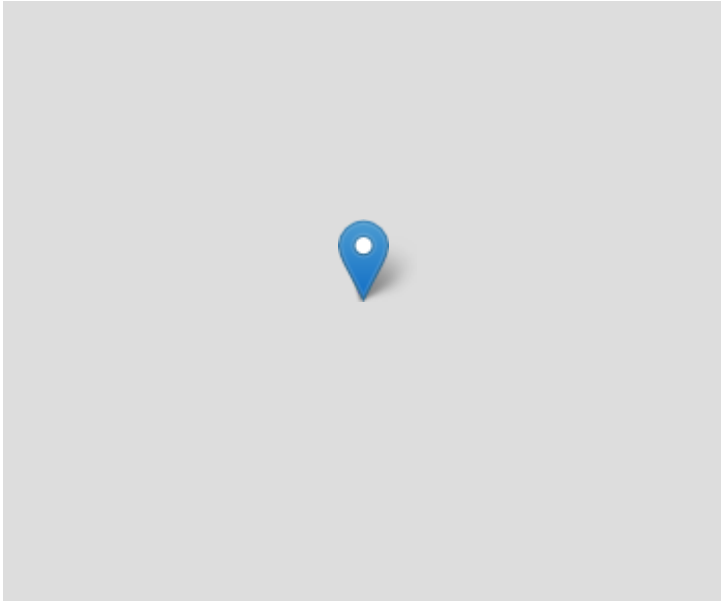
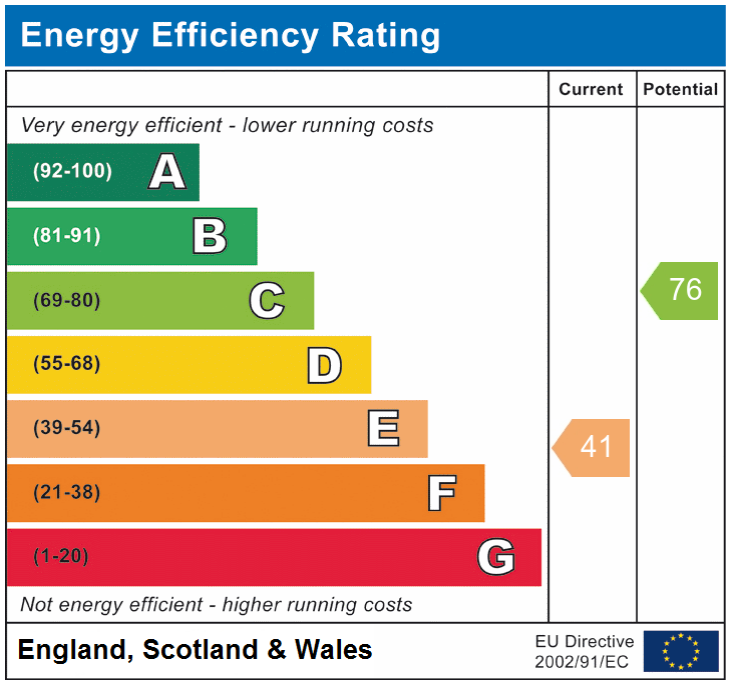
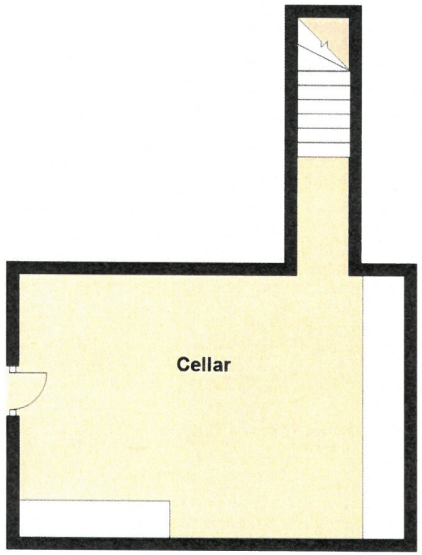


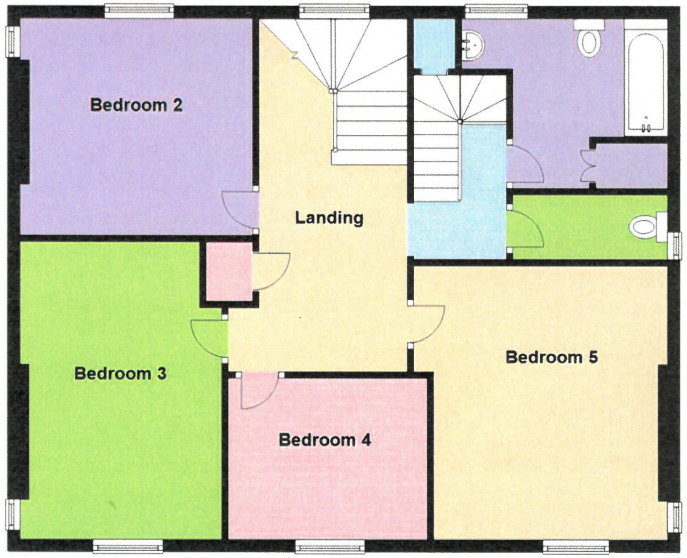


Lower Ground Floor

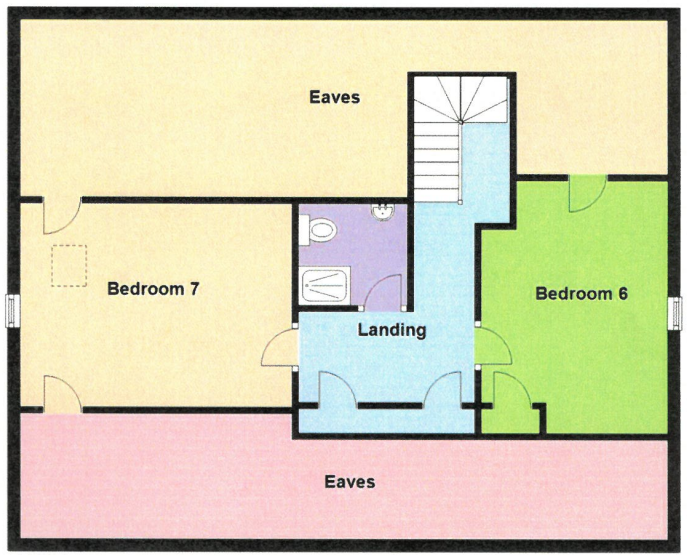


Ground Floor

First Floor



Second Floor



HM Land Registry
Official copy of title plan

Title number **WA932140**
Ordnance Survey map reference **SN6053SE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**

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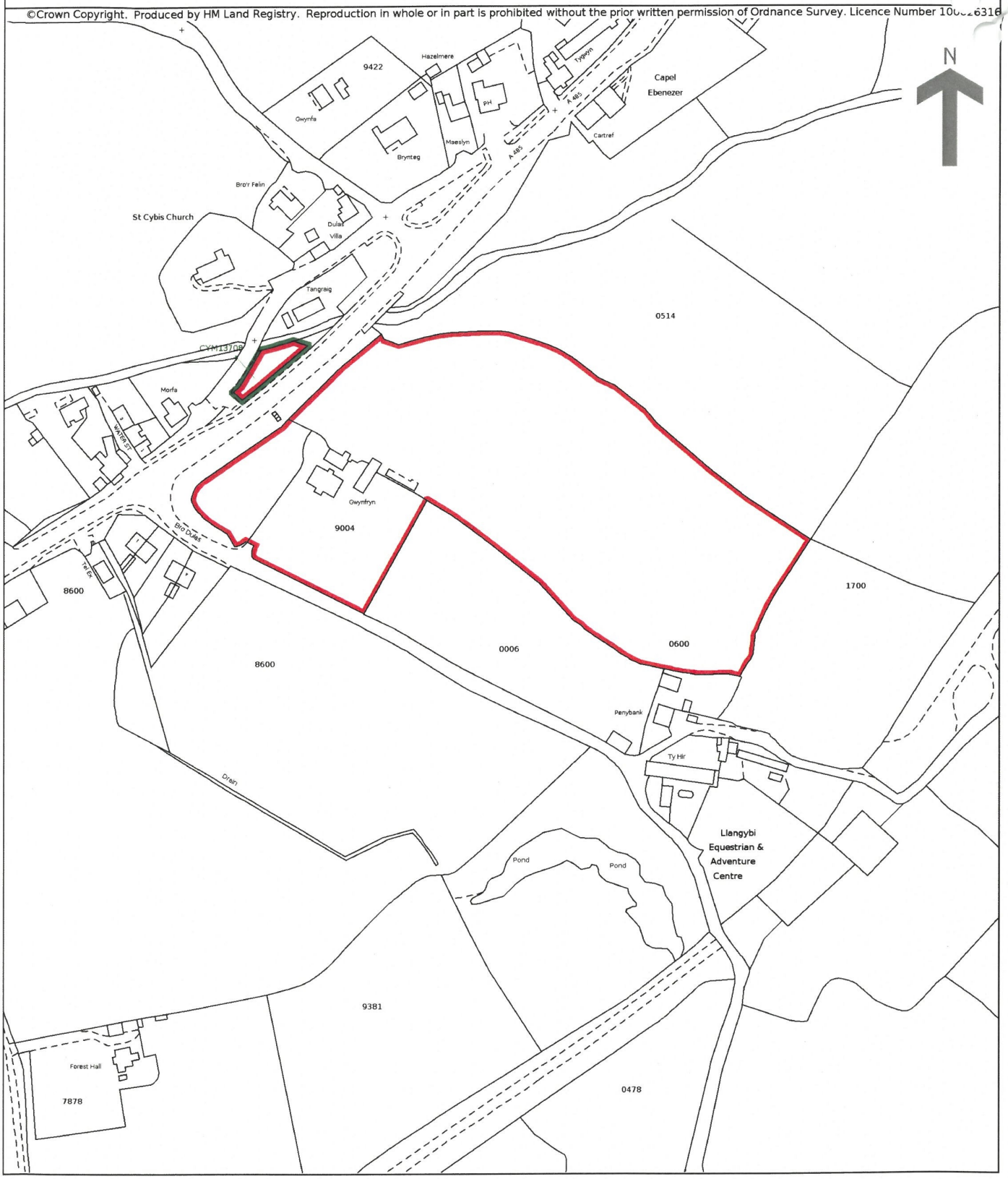

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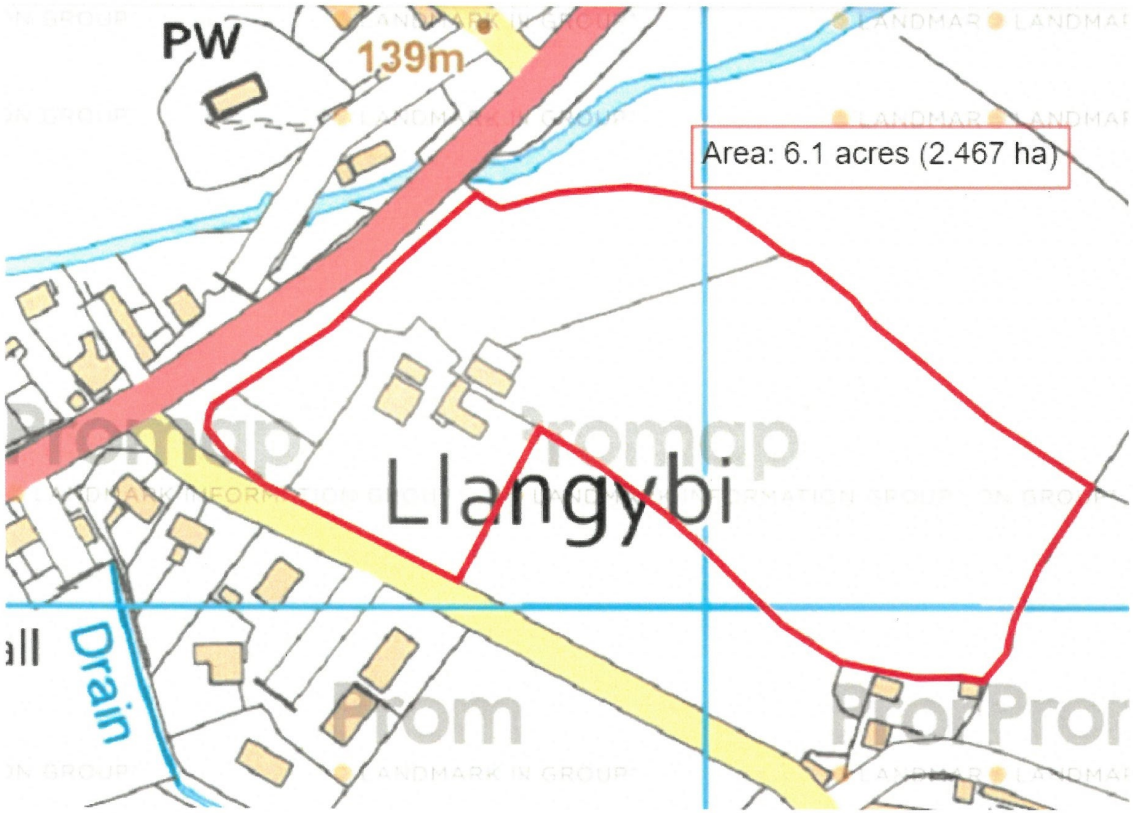

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