

*Traditional 4 bed farmhouse with a range of stone and slate outbuildings. Set in 1.5 acres.  
Bontnewydd Near Aberystwyth.*



Rhoslwyd, Bontnewydd, Aberystwyth, Ceredigion. SY23 4JN.

**£545,000**

**Ref A/5440/ID**

**\*\*A traditional 3-4 bed farmhouse with range of stone and slate ranges\*\*** Located at the end of a track **\*\*An incredible peaceful and tranquil location\*\*** Set in 1.5 acres of gardens and grounds **\*\*Outstanding rural views over open countryside\*\*** Planning permission previously granted on the outbuildings to convert into holiday cottages **\*\*Charm and character throughout\*\*** Escape to the Country! **\*\***

The main property provides - reception room/dining room, character lounge, rear galley kitchen/dining room, utility room, downstairs shower room. First floor - main bathroom, 3 double bedrooms and 1 single bedroom.

The property is located at the end of a shared farm track being some 3 miles from the coastal village of Llanrhystud which offers shop, post office, florist, primary school, public houses, hair salon, places worship, nearby golf course and leisure centre, Only half an hours drive from the coastal university and administrative centre of Aberystwyth and within a 20 minute drive from the Georgian Harbour town of Aberaeron.



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## GENERAL

The offering of this property on the open market provides prospective purchasers an opportunity of acquiring a beautiful country property located in lovely quiet surroundings, yet not remote and convenient to the Cardigan Bay coastline.

The main farmhouse offers a wealth of character features and deceptively spacious accommodation.

The stone and slate outbuildings have previously had planning permission to convert into 3 separate holiday cottages, however the planning has now lapsed. Currently they are used as a large workshop and a pond room.

The property is located in an idyllic rural location and is a haven for local wildlife.

The main farmhouse provides as follows -

## GROUND FLOOR

### Reception Room/Dining Room

11' 0" x 14' 5" (3.35m x 4.39m) via upvc door with stained glass inset above, red and black quarry tiled flooring to one part and exposed timber flooring to another, multi fuel stove on a raised slate hearth, exposed stone surround, central heating radiator, double glazed window to front, dog leg stairs to first floor, exposed beams.



### Character Lounge

18' 6" x 14' 5" (5.64m x 4.39m) with large inglenook fireplace with beam, Villager LPG Gas stove on a raised red quarry tiled floor, exposed beams, black quarry tiled flooring, central heating radiator, double glazed window to front. Door into -







### Rear Galley Kitchen/Dining Room

30' 0" x 8' 4" (9.14m x 2.54m) with range of oak fronted base and wall cupboard units with formica working surfaces above, ceramic drainer sink with mixer tap, electric Range oven with 6 ring LPG gas hob above, double glazed window to side and rear, exposed beams, spot lights to ceiling, space for fridge freezer, red quarry tiled flooring. Door into -





## Utility Room

8' 10" x 11' 8" (2.69m x 3.56m) with plumbing for automatic washing machine, outlet for tumble dryer, Worcester oil fired boiler, upvc door to rear, red quarry tiled flooring. Door into -

## Bathroom

10' 3" x 7' 6" (3.12m x 2.29m) with a contemporary 3 piece suite comprising of a double corner shower unit with mains shower above, oak cupboard units with Belfast sink with mixer tap, dual flush w.c. tiled flooring, central heating radiator, extractor fan, storage cupboard.



## FIRST FLOOR

### Split Landing

18' 0" x 14' 8" (5.49m x 4.47m) via staircase from entrance hall, double glazed window to rear, access hatch to loft. Door into -



### Main Bathroom



8' 2" x 7' 7" (2.49m x 2.31m) with a white 3 piece suite comprising of a panelled bath with a Triton electric shower above, dual flush w.c. pedestal wash hand basin, pvc lined boards, central heating radiator, exposed beams.

### Rear Double Bedroom 1

14' 7" x 7' 8" (4.45m x 2.34m) with double glazed window to rear, central heating radiator, exposed beams, wall lights.





## Front Principal Bedroom 2

14' 5" x 14' 5" (4.39m x 4.39m) a spacious double room with range of fitted wardrobes housing hot water tank, double glazed window to front, TV point.



## Front Double Bedroom 3

7' 0" x 14' 4" (2.13m x 4.37m) with dual aspect window to front and side, central heating radiator.



## Front Single Bedroom 4

6' 0" x 8' 0" (1.83m x 2.44m) with double glazed window to

front.



## EXTERNALLY

### The Grounds.

A large feature of the property are its extensive gardens and grounds amounting to some 1.5 Acres.

The property benefits from a full right of way over the farm track.

### The Outbuildings

There is a variety of useful outbuildings on site including -







### Potting Shed

13' 3" x 17' 7" (4.04m x 5.36m) with new box profile roof, electricity connected.



### Vehicular Store Room

13' 0" x 25' 5" (3.96m x 7.75m) with roller shutter door, electricity connected.



### Stone and Slate Range

The vendors have previously obtained planning permission to convert the building into 3 separate self contained holiday cottages. (Planning Ref A/031095 - Ceredigion County Council).

Further plans available on request.

These buildings would be ripe for conversion, being in an idyllic location.

Currently the buildings are split into two sections viz -



### Pond Room (Section 1)

16' 3" x 26' 0" (4.95m x 7.92m) currently utilised as a pond room with a constructed pond for Koi carp. This is available by separate negotiation and benefits from double glazed windows and glazed upvc door to front. Stairs lead up to first floor with exposed A frame beams.

The pond measures 10' x 12' and has a depth of 5' and is not plumbed in or connected to the ground and can be easily removed.







### Workshop (Section 2)

17' 6" x 51' 3" (5.33m x 15.62m) with A frame beams, double roller door to front, double doors to rear, power and lighting connected.



### Static Caravan

There is also a 20' x 40' static caravan situated within the grounds.

### The Garden

The gardens are mostly laid to extensive lawned areas with a separate paddock ideal for a pony.

There are also 2 small ponds, a variety of trees, shrubs, flowers and hedgerows on the land.











## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## Services

We are advised the property benefits from mains electricity, private water with filtration system. Private drainage via Septic tank. Oil fired central heating. Starlink broadband.

Council Tax Band F (Ceredigion County Council).

## 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.







# H.M. LAND REGISTRY

TITLE NUMBER

## WA 7 3 3 6 3 2

ORDNANCE SURVEY  
PLAN REFERENCE

SN5866

Scale  
1/ 2500

COUNTY DYFED

DISTRICT CEREDIGION

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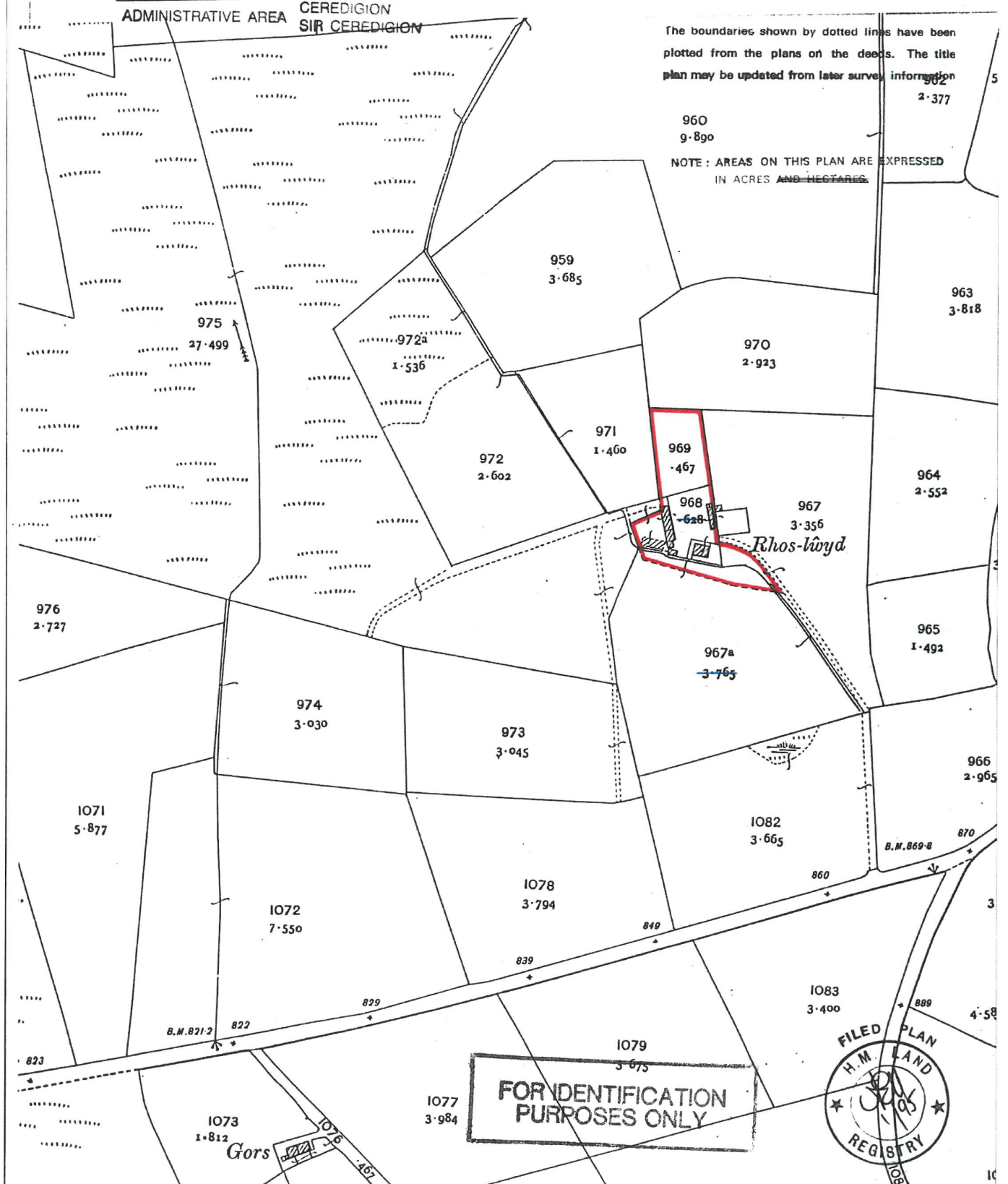


ADMINISTRATIVE AREA CEREDIGION  
SIR CEREDIGION

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information

960  
9.890

NOTE: AREAS ON THIS PLAN ARE EXPRESSED  
IN ACRES AND HECTARES



FOR IDENTIFICATION  
PURPOSES ONLY



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## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Private Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** E (50)

**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

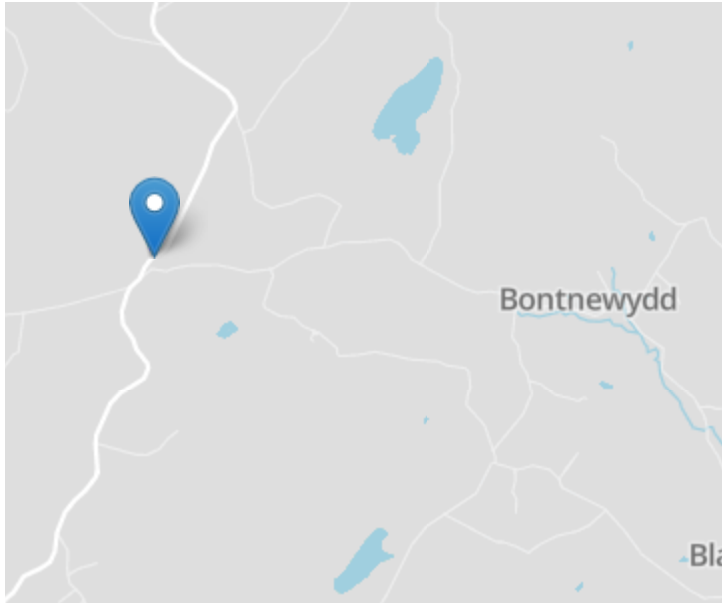
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

### Existing Planning Permission

Title: Troi adeilad amaethyddol gwag i lety gwyliau Conversion of redundant agricultural building into holiday accommodation, Submitted Date: 20/07/2003 00:00:00, Ref No: A031095, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A  
Title: Troi adeilad amaethyddol segur yn annedd Conversion of redundant agricultural building into dwelling, Submitted Date: 08/08/1999 00:00:00, Ref No: 990844, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A  
Title: Codi estyniad Erection of an extension, Submitted Date: 08/08/1999 00:00:00, Ref No: 990829, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A  
Title: Codi estyniad Erection of an extension, Submitted Date: 08/07/1999 00:00:00, Ref No: 990733, Decision: WITHDRAWN, Decision Date: N/A






## Directions

From Aberaeron proceed North East on the A487 coast road to the village of Llanrhystud. At the village centre turn alongside the post office, just before the Black Lion Hotel, turn right onto the B4337 Lampeter road. Proceed up this road climbing up hill until you get to the brow of the hill and you will see a turning off to the left sign posted Blaenpennal, turn left at this point and follow this road for some 2 miles until you get to the hamlet of Joppa. You will pass a red telephone kiosk on the left hand side, proceed for a further mile or so until you will see a fork junction at the end of the road and the entrance to Rhoslyd will be the last farm track on your left hand side just before the junction.

what3words - wages. chartered. rationed.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>50</b>	<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
		

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

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