

Regulated by:



RICS



Since 1989

Character rural Property with 4 Bed Farmhouse & option of 7.5 Acres or thereabouts. 15 mins drive Cardigan Bay coast at New Quay - West Wales.



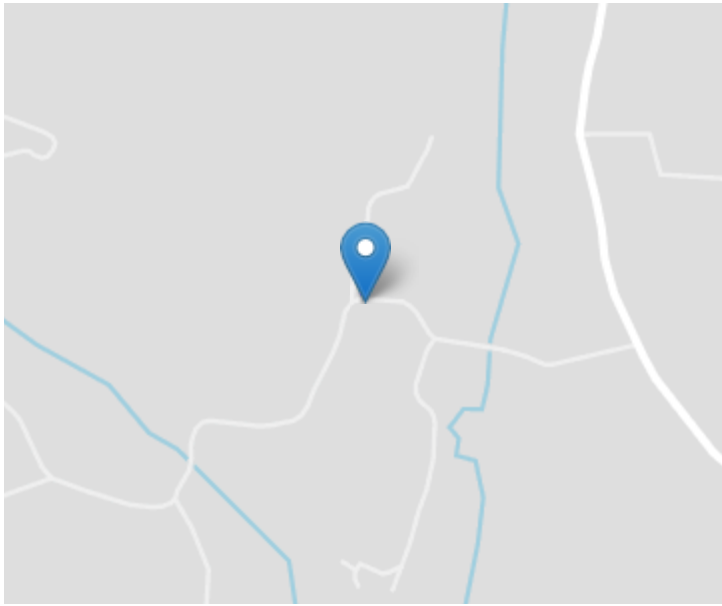
Crug Yr Eryr Uchaf, Talgarreg, Llandysul, Ceredigion. SA44 4HB.

A/5178/RD

£550,000

****Outstanding Country Residence within peaceful surrounding**Lovely country retreat**Original Welsh Farm Homestead**Character 4 bed farmhouse**Modernised but with a retained wealth of character features**Traditional stone range of buildings with conversion potential (stc)**Other useful outbuildings**Tree House used as Airbnb**Gardens**Grounds with potential for alternative accommodation** Option to purchase Off lying parcel of 7.5 Acres of land**Rural surroundings, yet not remote**15 mins drive Cardigan Bay coast with its several popular sandy beaches** Absolutely huge further potential!****

Set back off a quiet district road, 1/4 of a mile from the rural village community of Talgarreg which has a local pub and primary school, 5 minutes drive off the main A487 coast road providing ease of access to the larger Marketing and Amenity Centres of Aberyswyth, Cardigan and the Teifi towns of Llandysul, Newcastle Emlyn and Lampeter. OS Grid Ref 422/504.



GROUND FLOOR

GENERAL

A truly great opportunity to secure a traditional homestead with income potential.

A substantial detached typical former farmhouse with a later side extension all under a slated roof. Recently redecorated and refurbished providing larger living space, additional bedrooms and En Suite.

Benefits from part upvc and part timber double glazed unit windows and has a full oil fired central heating system.

The property provides for all modern day needs but has a retained wealth of character features.

Externally, useful outbuildings provide multiple income options such as Holiday Cottages, Home Office, Animal Training Centre or anything that takes your fancy (stc).

A small Treehouse has recently been completed to provide an unique 1Bed Airbnb accommodation.

Provides more particularly as follows -

Front Porch/Boot Room

14' 6" x 7' 8" (4.42m x 2.34m) accessed via newly installed covered accessway with tiled floor, stable type entrance door. Leads through to -



Kitchen/Breakfast Room

17' 4" x 14' 3" (5.28m x 4.34m) with an oil fired Aga cooking range with surrounding wall in natural facing stonework, has a bespoke range of kitchen units with working surfaces, inset

stainless steel single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine and dishwasher, new polished flooring. Fitted larder cupboard with fitted wall cupboards, partly tiled walls, large alcove.



Side Open Plan Seating Area

14' 2" x 9' 1" (4.32m x 2.77m) with dual aspect window to side and rear. Radiator.





Character Sitting Room

16' 3" x 16' 1" (4.95m x 4.90m) recently redecorated with quarry tiled floor, a wood burning stove, exposed ceiling beam, central heating radiator. French doors through to -



Front Conservatory/Office Space



13' 11" x 5' 11" (4.24m x 1.80m) with exposed timber floor, exterior door, BT Point, multiple sockets.

Walk in Larder

With tiled floor and slate slab shelving, wall units



Attractive Rear Hallway

24' 0" x 6' 1" (7.32m x 1.85m) with open vaulted ceiling to the upstairs gallery landing. Rear Exterior door.



Cloak Room

With tiled floor, low level flush toilet and a corner wash hand basin, Side window.



FIRST FLOOR

21' Long Feature Galleried Landing

Approached via Oak staircase from the rear hallway, velux over.



Master Bedroom 1

16' 11" x 16' 4" (5.16m x 4.98m) A double bedroom with rear window, recently redeveloped to provide a walk in Dressing Room at side.





En Suite

10' 4" x 6' 9" (3.15m x 2.06m) feature roll top bath, w.c. single wash hand basin, enclosed corner shower unit, tiled flooring.



Walk in Wardrobe

with ample shelving and clothing rails.



Bedroom 2

12' 3" x 5' 8" (3.73m x 1.73m) with central heating radiator, built in wardrobes. Original ceiling hooks, rear window, tongue and groove paneling to ceiling, multiple sockets.



Bedroom 3

9' 1" x 9' 1" (2.77m x 2.77m) with exposed beams, central heating radiator. A double bedroom, window to front, multiple sockets.



Bedroom 4

10' 2" x 11' 4" (3.10m x 3.45m) a double bedroom, window to front, radiator, multiple sockets.



Family Bathroom

8' 3" x 4' 3" (2.51m x 1.30m) with walls panelled to dado

level, the bath has been removed to accommodate a large shower cubicle, low level flush toilet, vanity unit with inset wash hand basin, heated towel rail, central heating radiator. Built in airing cupboard.



EXTERNALLY

The Grounds

Surrounding the farmhouse are lovely mature cottage style gardens and grounds providing paved patios/sitting out areas, grassed areas and an abundance of shrubs, flower borders, ornamental trees and bushes.

To the Front

The property is approached off a district road by twin entrance drives leading to the farmyard.

Flanked on one side by a -



Traditional Stone and Slated Former Cow Shed Range

With original Coach House arch. Provides viz:



Former Barn

23' 0" x 15' 0" (7.01m x 4.57m)

Former Cow Shed

25' 0" x 15' 0" (7.62m x 4.57m) with original concrete cow ties and feed walk.



Lean To Former Dairy

This building has excellent potential for conversion to some form of commercial/holiday use subject to obtaining the necessary consents.

Other Outbuildings include -



Block Built Outhouse

28' 0" x 11' 3" (8.53m x 3.43m) which formerly provided calf pens/dog kennels with outside run.

Open Fronted General Purpose Outbuilding

42' 0" x 24' 0" (12.80m x 7.32m) overall which incorporates previously accommodated 2 Purpose built Stables (which are still available) but currently used as an open animal training facility.



Pole Barn/Hay Barn

30' 0" x 23' 0" (9.14m x 7.01m)



Block Built Barn/Silage Shed

30' 0" x 17' 0" (9.14m x 5.18m) with Lean To's each side 30' x 17' and 20' x 11' respectively.



Former Orchard.

Currently with a Yurt used for air bnb (Yurt available subject to negotiation), with external bathroom facilities



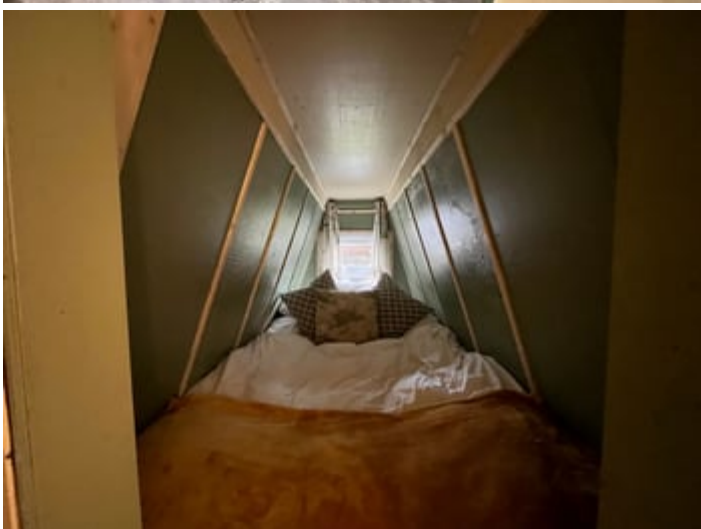
The Treehouse

9' 2" x 11' 7" (2.79m x 3.53m) Timber frame construction located at the entrance to the property.

With open plan accommodation including bedroom and living space, fitted double bed, small corner kitchen unit and sink, dual aspect windows, opens into a Crog Loft.

3'5" x 4'6" bathroom with walk in shower w.c.





OPTION TO PURCHASE

The land is very close to the homestead, off lying (see attached plan). Fenced off into three paddocks, level in nature, all laid down to grazing. Incorporates some sheep handling pens.



TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

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.

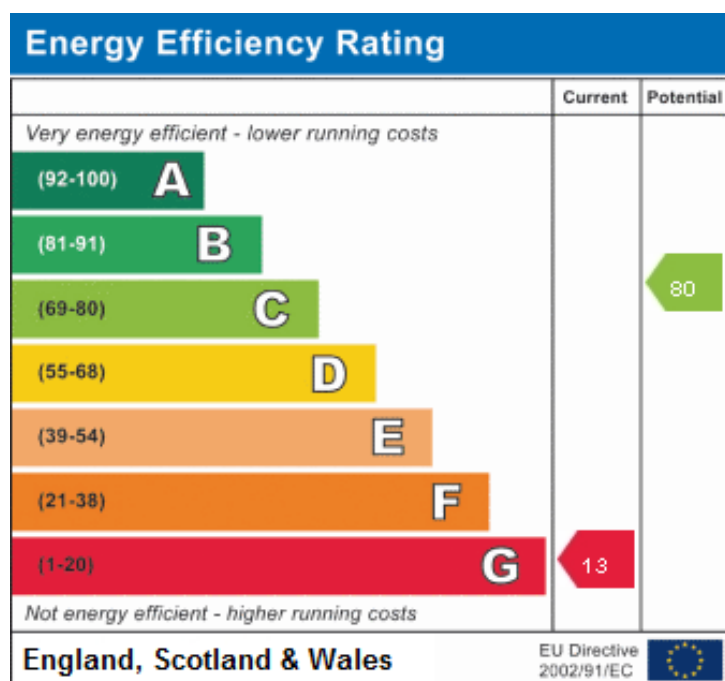
Services

Mains Electricity and Water. Private Drainage. Oil Fired Central Heating (External central heating boiler). Also Solar Panels for hot water. Telephone subject to transfer regulations.

Council Tax Band F

Directions

Travelling on the main A487 coast road south west from Aberaeron towards Cardigan. Proceed to the village of Synod Inn. At Synod Inn turn left then immediately left again onto the B4338 Talgarreg road. Follow this road into the village of Talgarreg. Drive through the village passing the Glanyrafon Arms public house on the right hand side then the primary school on the left hand side. Proceed for a 1/4 of a mile and take the 1st right hand turning. Proceed down this road crossing a small river bridge and follow the road around a left hand bend and you will see the gated entrance of this property on the left hand side.



FOR IDENTIFICATION PURPOSES ONLY

