

*Off Grid living. Rurally positioned country smallholding of approximately 3.85 acres. Ystrad Meurig, West Wales*



Castell, Ystrad Meurig, Ceredigion. SY25 6AB.

**£375,000**

**REF: A/5474/LD**

\*\*\* No onward chain \*\*\* A rare and unrivalled opportunity \*\*\* Off grid living in the Cambrian Mountains \*\*\* A traditional Welsh cottage offering 2 bedroomed accommodation \*\*\* Solar panels, 2 kilowatt turbine and spring water supply \*\*\* LPG fired central heating

\*\*\* A range of outbuildings with stable block, hay barn and open fronted stores \*\*\* Naturally landscaped land of approximately 3.85 acres - Boundary fenced with good grazing \*\*\* Small wet land with Willow trees \*\*\* Small woodland copse \*\*\* Private and secluded but not remote \*\*\* Undulating land suiting Equestrian or general Animal grazing \*\*\* Self sufficiency with two poly tunnels and fruit bush garden

\*\*\* An opportunity not to be missed - Your very own country escape with off grid living \*\*\* Off road location - Easily accessible \*\*\* Upper reaches of the historical Cambrian Mountains \*\*\* Contact us today to view



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**CARMARTHEN**  
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## LOCATION



Located on the edge of the small rural Hamlet of Ystrad Meurig just off the B4340 Llanilar to Pontrhydfendigaid road, 12 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth, within easy reach of Pontrhydfendigaid, Tregaron and Lampeter, to the South, approximately a 25 minute drive.

## GENERAL DESCRIPTION



A great opportunity awaits. A delightful country smallholding offering off grid living. The property itself is a traditional Welsh cottage offering 2 bedroomed accommodation that benefits from private spring water, solar panels and 2 kilowatt turbine for electricity, LPG for central heating.

In total the land extends to approximately 3.85 acres with a good range of outbuildings with hay barn, two open fronted barns, garage and stable range. The land is undulating, naturally landscaped and boundary fenced with areas of wet land and woodland.

Truly an unique opportunity in the stunning Cambrian Mountains.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.



## KITCHEN

11' 7" x 10' 7" (3.53m x 3.23m). A pine fitted kitchen with a range of range of wall and floor units with work surfaces over, ceramic 1 1/2 sink and drainer unit, Leisure gas/electric stove (not tested), radiator, tiled flooring, Vaillant LPG fired central heating boiler.



## BATHROOM

11' 2" x 5' 1" (3.40m x 1.55m). With a free standing bath with central taps, corner vanity unit with circular wash hand basin, low level flush w.c., heated towel rail.



## INNER HALL

Leading to

## GROUND FLOOR BEDROOM 1

15' 8" x 11' 0" (4.78m x 3.35m). With radiator, double aspect windows.



## OFFICE

With radiator, staircase to the first floor accommodation.



## FIRST FLOOR

### BEDROOM 2

22' 7" x 13' 1" (6.88m x 3.99m). With radiator, limited head height, five roof windows, ample built-in storage.



### SUN ROOM

25' 0" x 11' 6" (7.62m x 3.51m). Of timber construction with double glazed window units, large cast iron multi fuel stove, two access doors to the garden.



## EXTERNALLY

### GENERATOR STORE/WORKSHOP

16' 8" x 10' 6" (5.08m x 3.20m). Housing the Lister diesel back up generator, battery bank, inverter for the solar panels and 2 kilowatt wind turbine.



### RANGE OF OUTBUILDINGS



### OPEN GARAGE

15' 8" x 9' 2" (4.78m x 2.79m).

### CONTAINER UNIT

### STABLE BLOCK

36' 0" x 12' 0" (10.97m x 3.66m). Currently split into two large stables, of timber construction with a concrete base, electricity connected.





## HAY BARN

20' 0" x 19' 0" (6.10m x 5.79m). Of timber construction with electricity connected.

## LEAN-TO FIELD SHELTER

14' 0" x 12' 0" (4.27m x 3.66m). With concrete base.

## LEAN-TO WOOD STORE

## LARGE OPEN SHED

38' 7" x 14' 2" (11.76m x 4.32m). Of timber and steel sheet construction, three bays.

## SECOND OPEN BARN

28' 7" x 12' 3" (8.71m x 3.73m). Of timber and steel sheet construction.



## SECURE TURN OUT AREA



## POLY TUNNEL 1

24' 0" x 14' 0" (7.32m x 4.27m).



## POLY TUNNEL 2

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



## FRUIT BUSH GARDEN

With Raspberry, Gooseberry and Blackcurrants and a Fig Tree.

## GARDEN

The garden surrounds the property being mature and landscaped. The property is private and not overlooked.



## THE LAND

In total the land extends to approximately 3.85 ACRES is naturally landscaped and being boundary fenced. It offers diverse appeal with a small woodland copse along with partial wet land with Willow trees. The land has previously been utilised for general Animal grazing and Equestrian purposes. In all an unique opportunity to purchase a rural smallholding in the historical Cambrian Mountains.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



LAND (FIFTH IMAGE)



SMALL WOODLAND





## PARKING AND DRIVEWAY

A double gated entrance with ample parking and turning space on hard standing.



## POSITION OF PROPERTY



## FRONT OF PROPERTY



## AERIAL VIEW



## AGENT'S COMMENTS

A truly unique opportunity awaits. A county smallholding like no other.

## 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.

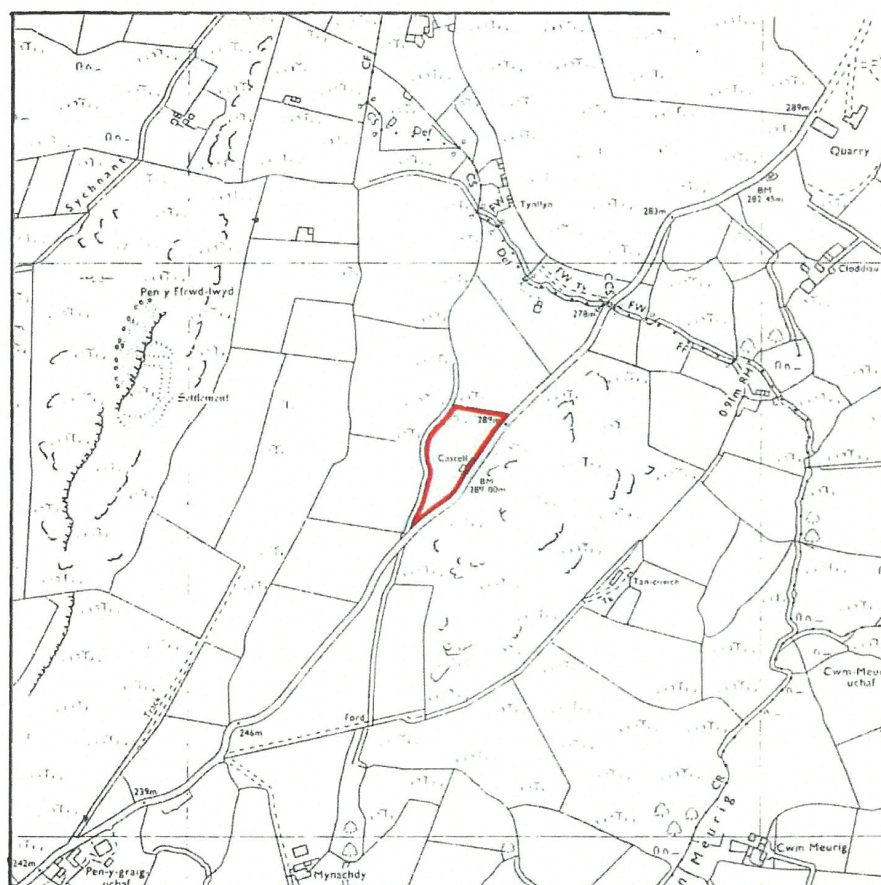
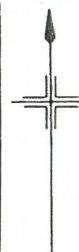
## MONEY LAUNDERING REGULATIONS

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.

## Services

We are informed by the current Vendors that the property benefits from private spring water, solar panels and 2 kilowatt turbine for electricity, private drainage via septic tank, LPG for central heating, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

H.M. LAND REGISTRY		TITLE NUMBER
		<b>WA 804582</b>
ORDNANCE SURVEY PLAN REFERENCE	SN76NW	Scale 1/10000
ADMINISTRATIVE AREA CEREDIGION / SIR CEREDIGION		© Crown Copyright 19





**Council Tax:**

N/A

**Parking Types:** Driveway. Garage. Gated.  
Private.

**Heating Sources:** Gas Central.

**Electricity Supply:** Private Supply. Solar  
PV Panels.

**Water Supply:** Private Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (51)

**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

what3words will point you to where the properties lies on the map - battling.chuckle.paddlers

From Lampeter take the A485 to Tregaron. From Tregaron take the B4343 road to Pontrhydfendigaid (for approximately 5 miles). In Pontrhydfendigaid continue on the B4340 road signposted Llanilar and Aberystwyth.


Proceed for 2 miles to Ystrad Meurig turning right beside the Church. Continue for a further 1.5 miles. Castell will be the property located thereafter on your left hand side access via a double gated entrance.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**Lampeter Office**  
**12 Harford Square**  
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