

A delightful detached country property with Dutch barn, stables and paddock. Cwrtnewydd, near Llanybydder, West Wales



Isfryn, Cwrtnewydd, Llanybydder, Ceredigion. SA40 9YS.

£275,000

REF: R/4732/LD

*** A character country property *** 3/4 bedroomed accommodation with 2 reception rooms *** Traditional stone and slate construction *** Oil fired central heating, good Broadband connectivity and part double glazing *** Fine rural location with nearby Neighbours *** Studio/cabin perfect for home office or Therapy

*** Useful Dutch barn/workshop *** 3 bay stable range *** Delightful paddock of approximately 0.5 of an acre with stream boundary *** Private driveway with ample parking *** Formal cottage garden with Chicken coup and run

*** A unique country property with off lying garden and paddock enjoying a delightful setting *** Edge of Village location *** Close to Lampeter and Llanybydder *** Viewings highly recommended - Contact us today



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Located in a pleasant rural location within the rural Village of Cwrtnewydd whilst being only 1.5 miles from the Village of Drefach with its new Primary School 'Ysgol Dyffryn Cledlyn', 6 miles from the University Town of Lampeter, 5 miles from Llanybydder and just 12 miles inland from the Cardigan Bay Coastline at New Quay and the Harbour Town of Aberaeron.



GENERAL DESCRIPTION

Truly an unique opportunity. Isfryn offers potential Purchasers with an opportunity to acquire a full of character 3/4 bedroomed detached country residence benefiting from oil fired central heating, part double glazing and good Broadband connectivity.

The property enjoys its very own pasture paddock with stables which borders a stream. To the front of the property lies a Dutch barn with useful workshop and storage space and also a cottage style garden and Chicken coup and run.

Therefore in all a truly idyllic country property or as a micro smallholding.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With solid front entrance door, original staircase to the first floor accommodation with understairs storage cupboard, radiator, quarry tiled flooring.



DINING ROOM

14' 2" x 6' 8" (4.32m x 2.03m). With radiator, open stone fireplace, radiator.



LIVING ROOM

14' 3" x 12' 9" (4.34m x 3.89m). With tiled flooring, radiator, large brick fireplace perfectly suiting a stove.



KITCHEN



14' 5" x 6' 9" (4.39m x 2.06m). A Bespoke hand built kitchen with hardwood work surfaces over, stainless steel sink and drainer unit, plumbing and space for washing machine, space for under counter fridge, gas/electric cooker point, quarry tiled flooring, extractor fan.

UTILITY ROOM



With rear entrance door, Worcester oil fired central heating boiler running all domestic systems within the property, radiator, space for upright fridge/freezer.

BATHROOM

Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, tiled flooring, radiator, extractor fan.



LEAN-TO BOOT ROOM

Opening onto the rear garden area.

FIRST FLOOR

LANDING

With access to the loft space.



BEDROOM 2



14' 3" x 7' 2" (4.34m x 2.18m). With radiator.

BEDROOM 4

7' 5" x 6' 2" (2.26m x 1.88m). With radiator, Bespoke cabin bed.



BEDROOM 1

14' 4" x 11' 9" (4.37m x 3.58m). With timber flooring, access to the loft space, radiator.



BEDROOM 3 (WALK THROUGH)

8' 7" x 6' 6" (2.62m x 1.98m). With radiator.



WALK-IN AIRING CUPBOARD

5' 4" x 6' 6" (1.63m x 1.98m). With hot water cylinder and immersion.

EXTERNALLY

STUDIO/CABIN/OFFICE

9' 6" x 8' 8" (2.90m x 2.64m). Of block construction and under a poly carbonate roof, electricity connected.



FORMAL COTTAGE GARDEN

Being fully enclosed and laid to lawn with CHICKEN COUP AND RUN and located adjacent to the driveway.



DUTCH BARN

30' 0" x 12' 0" (9.14m x 3.66m). With REAR LEAN-TO offering fantastic storage, workshop space or potential conversion (subject to consent).



THE PADDOCK

In all extending to approximately 0.5 OF AN ACRE being well fenced and enjoying a stream boundary. The land benefits from a separate gated entrance point that leads up through the small yard area onto the paddock.



PLEASE NOTE

The current Vendor of the property rents land in the Village from April to November and the Landlord would be happy to continue with this arrangement.

STABLES

Consisting of three stables having a raised floor with a LEAN-TO TACK ROOM and JUMP STORE.



PARKING AND DRIVEWAY

The property enjoys a private driveway where nearby Neighbours have the right of way.

NEIGHBOURING PROPERTIES

Please note that there are two nearby Neighbours.

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 for the property - 'C'.

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 mains water, mains electricity, private drainage, oil fired central heating, part double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

ORDNANCE SURVEY
PLAN REFERENCE

SN 4748

~~COUNTY DYFED~~

~~DISTRICT CEREIDIGION~~

TITLE NUMBER

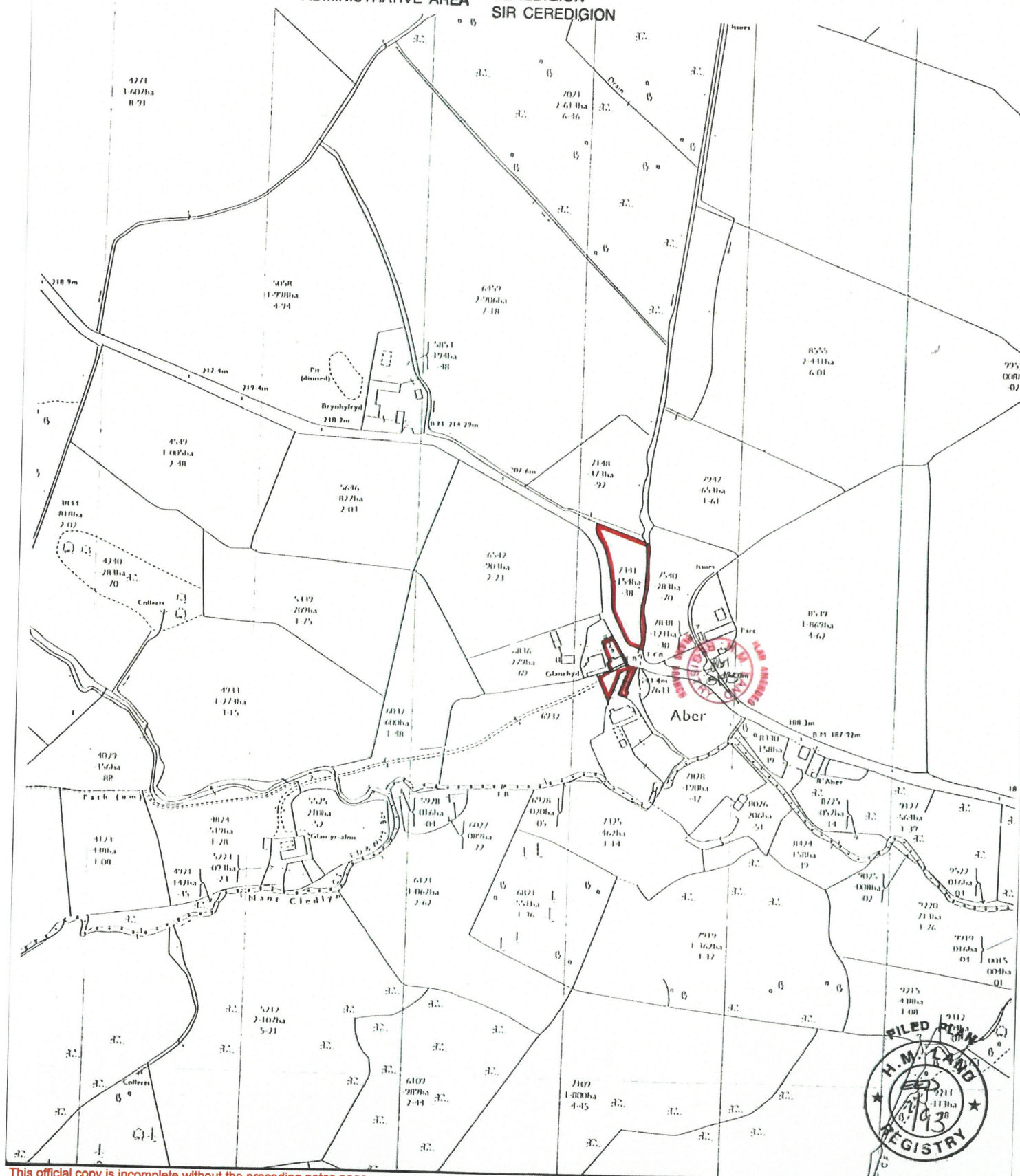
WA 632120

Scale
1/ 2500

© Crown copyright



ADMINISTRATIVE AREA	CEREDIGION
	SIR CEREDIGION



This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band C

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (40)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

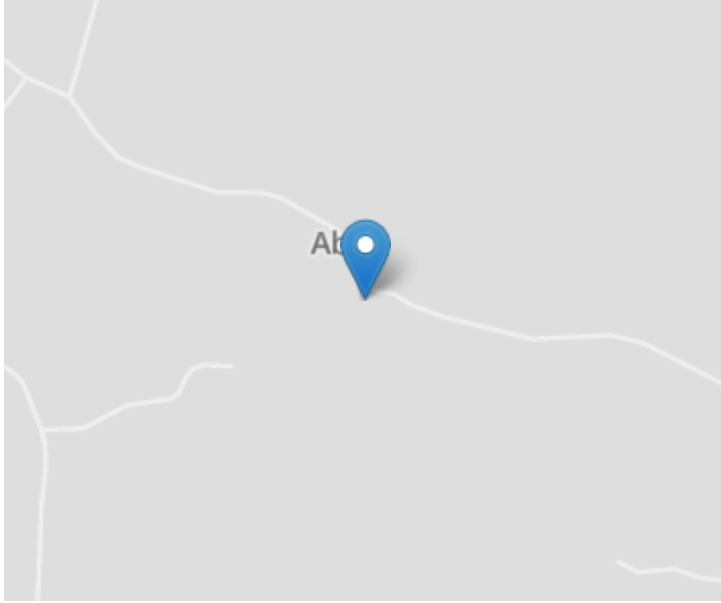
Any risk of coastal erosion? No

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? Yes



Directions

From Lampeter take the A475 Newcastle Emlyn roadway. Continue to the Village of Drefach, turning right onto the B4338. Continue to the Village of Cwrtnewydd and in the Village centre, rather than follow the road around to the right, continue straight on, i.e., take the second left onto a small country lane. Continue for approximately half a mile and the property can be found 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 properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS