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Since 1989

Peaceful and private. An outstanding period country property with traditional outbuildings. Near Lampeter, West Wales



Gelli-Ddyfod, Llanfair Clydogau, Lampeter, Ceredigion. SA48 8LG.

REF: A/4837/LD

£510,000

*** A fantastic lifestyle property *** An impressive simply stunning country smallholding *** Utterly charming 5 bedrooomed period farmhouse dating back to the 1650's *** Wealth of retained features and character *** Currently split into two units *** Newly fitted oil fired central heating boiler and good Broadband speeds available

*** Conversion potential with two significant stone barns - Possible studio or holiday cottage (subject to consent) *** Nestling within its own 3.5 acres of pasture and mature grounds *** Private and rural streamside setting *** Income/lifestyle investment - Close to Lampeter and the Cambrian Mountains *** Versatile homestead suiting Family or multi generational living *** Fine courtyard setting - The dream

*** West Wales at its best *** Historic Village of great importance to the Local Community

LOCATION

Llanfair Clydogau is a scattered rural Community with a Community Post Office and Convenience Store, Church and Places of Worship, located on a regular Bus Route, and set off the B4343 Tregaron to Lampeter road. Lampeter is within 4 miles and the small Market Town of Tregaron, to the North, is approximately, 7 miles. Carmarthen, Aberystwyth and Aberaeron are all within easy commuting distance.

GENERAL DESCRIPTION

The placing of Gelli-Ddyfod on the open market provides Prospective Purchasers with an unique and rare opportunity of acquiring a significant and historical farmhouse. The property itself is presented to a very high standard and is full of its retained character and charm. It has been extended in recent times and does offer two separate units with a 1 bedroomed annexe attached, although could be re-configured to offer one large Family dwelling.

Externally lies the true beauty with a streamside setting and a private drive. It is located within its own 3.5 acres with a significant range of outbuildings with a former stable and dairy which could provide ideal conversion potential (subject to the necessary consents).

Here we have a lifestyle property deserving of early inspection. Contact us today. The accommodation at present offers more particularly the following:-

THE FARMHOUSE

ENTRANCE PORCH

6' 8" x 5' 0" (2.03m x 1.52m). With an Oak entrance door to the front, slate flooring.

RECEPTION HALL

With an original Pine staircase to the first floor accommodation, slate flooring, radiator, interconnecting door through to the Annexe.

LIVING ROOM

15' 9" x 14' 2" (4.80m x 4.32m). With part quarry tiled flooring, two radiators, an outstanding inglenook fireplace with a Waterford multi fuel stove, cast iron bread oven, shelved recesses.



STUDY

17' 6" x 6' 4" (5.33m x 1.93m). With laminate flooring, radiator, access to the loft space, enjoying views over the rear grounds.

FAMILY KITCHEN

15' 5" x 12' 9" (4.70m x 3.89m). With a farmhouse style Shaker style Kitchen with wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, Range Master electric/LPG cooker stove with extractor hood over, radiator, newly fitted Worcester oil fired central heating boiler running all domestic systems.



UTILITY ROOM

7' 4" x 7' 2" (2.24m x 2.18m). With fitted base cupboards, plumbing and space for automatic washing machine and tumble dryer, sink unit.

FIRST FLOOR

REAR LANDING

Having access via the original Pine staircase from the Reception Hall, Velux window.



REAR BEDROOM 3

15' 3" x 14' 0" (4.65m x 4.27m). With two built-in wardrobes, double windows to the side with fine views over the gardens, two radiators.



EN-SUITE TO REAR BEDROOM 3

A contemporary style suite with a shower cubicle, low level flush w.c., vanity unit with wash hand basin, extractor fan.



VIEW FROM BEDROOM 3



FRONT LANDING

Leading to

FRONT BEDROOM 2

12' 4" x 12' 2" (3.76m x 3.71m). With built-in wardrobes, radiator, deep windowsill with storage cupboards under.



FAMILY BATHROOM

10' 5" x 7' 8" (3.17m x 2.34m). A fully tiled stylish suite with a low level flush w.c., pedestal wash hand basin, heated towel rail, panelled bath with mixer tap and power shower over, airing cupboard with insulated copper cylinder and electric immersion heater.



FRONT BEDROOM 1

15' 8" x 14' 1" (4.78m x 4.29m). With two radiators, vanity unit with wash hand basin, deep windowsill with storage cupboards under.



ANNEXE LIVING ROOM

15' 9" x 11' 1" (4.80m x 3.38m). A bright and sunny room with bi-fold doors opening onto the side patio area, two radiators.



SELF CONTAINED ACCOMMODATION/ANNEXE/POTENTIAL HOLIDAY LET

Currently interconnected to two separate entry points with the existing main residence. The accommodation at present offers more particularly the following:-

ANNEXE ENTRANCE HALL

The Annexe benefits from its own Entrance Hall with hardwood side entrance door.

ANNEXE KITCHEN

7' 9" x 7' 7" (2.36m x 2.31m). A modern fitted Kitchen with wall and floor units with a stainless steel single drainer sink unit with mixer tap, Electrolux eye level fan oven with 2 ring ceramic hob with extractor hood over.



ANNEXE BEDROOM

16' 10" x 14' 2" (5.13m x 4.32m). With enclosed fireplace, fitted wardrobe, two radiators.



ANNEXE HALLWAY

With understairs storage facility, interconnecting access into

the main farmhouse.

ANNEXE SHOWER ROOM

9' 5" x 6' 8" (2.87m x 2.03m). A contemporary styled suite with a walk-in shower cubicle, vanity unit with wash hand basin, low level flush w.c., heated towel rail, radiator.



EXTERNALLY

RANGE OF TRADITIONAL OUTBUILDINGS



Providing:-

FORMER COW SHED

18' 0" x 16' 0" (5.49m x 4.88m). Of stone and slate construction divided into two separate areas, being the former Cow shed ideally suiting conversion into a studio, workshop or holiday cottage (subject to the necessary consents being granted by the Local Council).



REAR LEAN-TO LOOSE BOX

15' 0" x 9' 0" (4.57m x 2.74m).

SECOND LEAN-TO

14' 3" x 6' 3" (4.34m x 1.91m).

FORMER STABLES

Of stone and slate construction with original cobbled floor and UPVC oil tank.



DETACHED GARAGE

20' 0" x 18' 0" (6.10m x 5.49m). Of block stone and corrugated iron construction.



REAR LEAN-TO STORE SHED

18' 0" x 10' 0" (5.49m x 3.05m). Of block construction with a corrugated iron roof.

GREENHOUSE

10' 0" x 7' 0" (3.05m x 2.13m).

CHICKEN RUN

A large and enclosed Chicken Run located to the rear of the Garage and Workshop.

ORCHARD

A mature fruit tree Orchard with Apple, Pear and Cherry trees.



THE GROUNDS

The grounds are a particular feature, being extensive in nature, comprising of sweeping and attractive lawns with woodland pockets and pleasant areas with high conservation and native value. The current Owners have encouraged local Wildlife and native species. Truly brings the property back to life.

To the rear of the outbuildings lies a small Lambing paddock area that could be utilised to house a range of Stock.

The grounds could also be developed and to be reinstated as paddocks and could be done at a minimal cost.

In all the property extends to around 3.5 ACRES or thereabouts.



GROUND (SECOND ANGLE)



GROUND (THIRD ANGLE)



BLUEBELL WOODS



PARKING AND DRIVEWAY

The property enjoys an enchanting and pleasant approach from the North West along a quiet lane and then in turn over a steel bridge to a gated entrance. As you approach the property you are able to enjoy views over the gardens and outbuildings until you arrive at the fantastic courtyard setting that leads you to the front of the farmhouse along with both outbuildings and truly gives you the sense of the country. The property enjoys ample parking and turning areas.



PATIO AREA



POND



FRONT OF FARMHOUSE



REAR OF FARMHOUSE



PLEASE NOTE

There is a public footpath right of way leading up the driveway and onto the neighbouring land.

AGENT'S COMMENTS

Truly stunning property in a highly desirable location. A lifestyle property like no other.

VIDEO

Virtual Video available on our Website – www.morgananddavies.co.uk

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 - E

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage via a separate tank, recently fitted oil fired central heating, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Directions

From Lampeter take the A482 to Cwmann, proceeding up the Teifi Valley, along the B4343 towards Cellan. Proceed through Cellan. Continue to Llanfair Clydogau. In Llanfair Clydogau, past the Church on your left hand side, continue towards Llanddewi Brefi, taking the first turning right by a bungalow. Continue along this lane for approximately 200

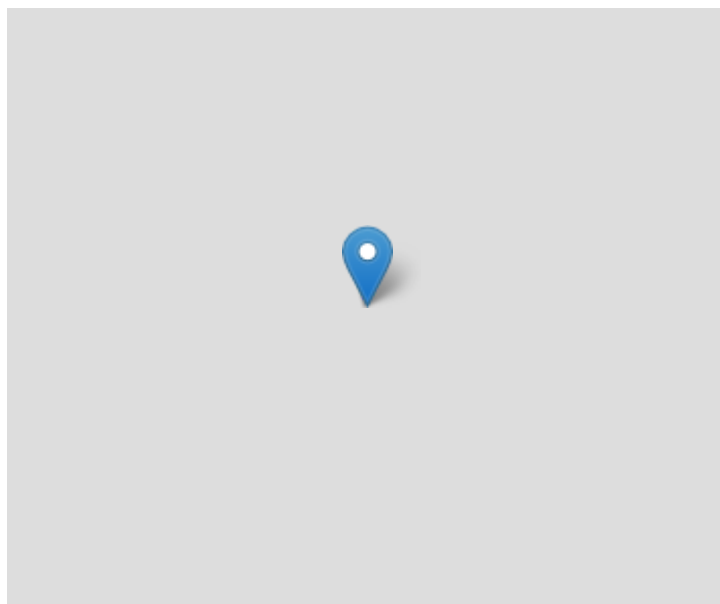
yards and there is a 'No Through' road directly in front of you. Turn right onto the 'No Through' road and continue past a couple of cottages and then over a steel bridge which takes you to the private entry drive into Gelli-Ddyfod, as identified by the Agents 'For Sale' board.

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


Virtual Video available on our Website – www.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'.

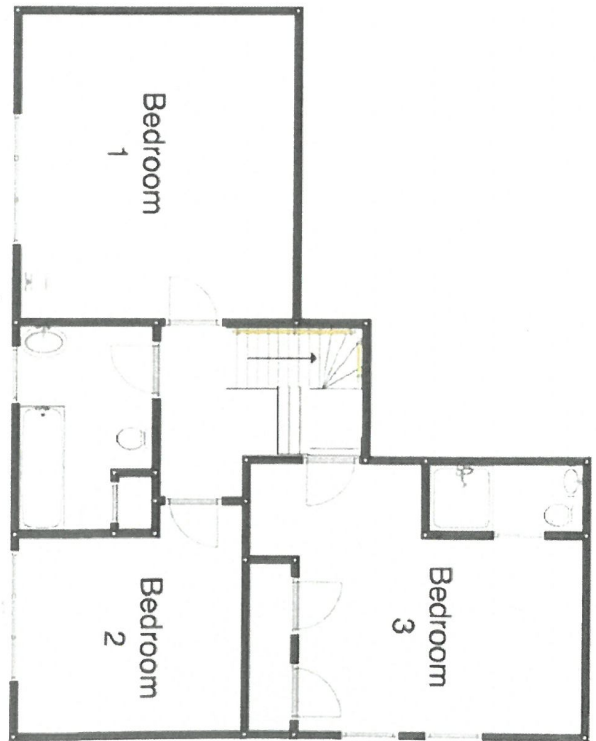
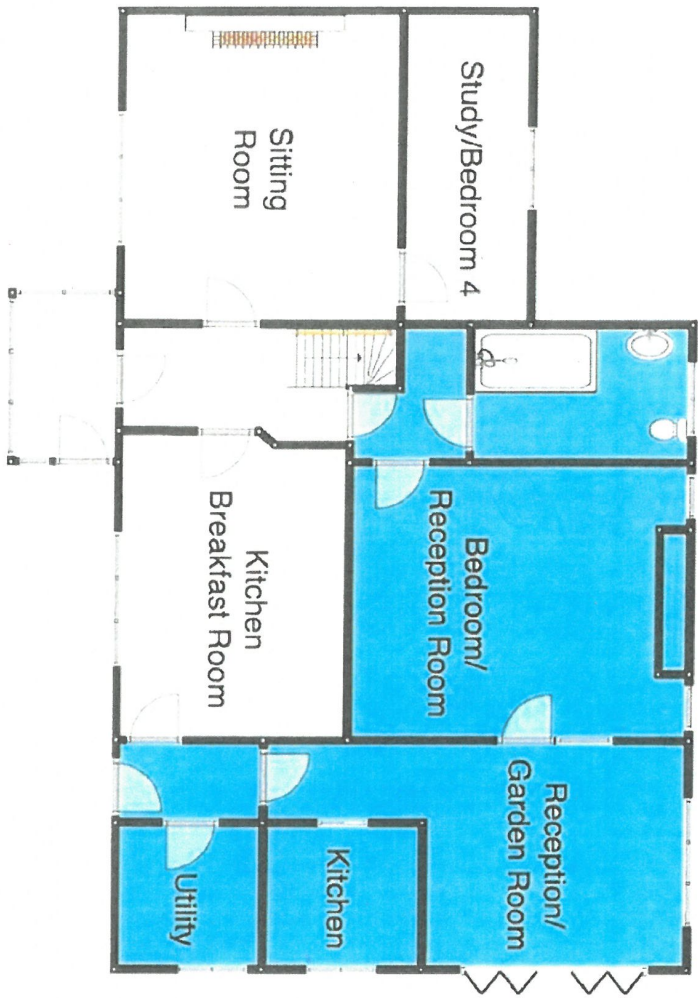
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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H.M. LAND REGISTRY

TITLE NUMBER

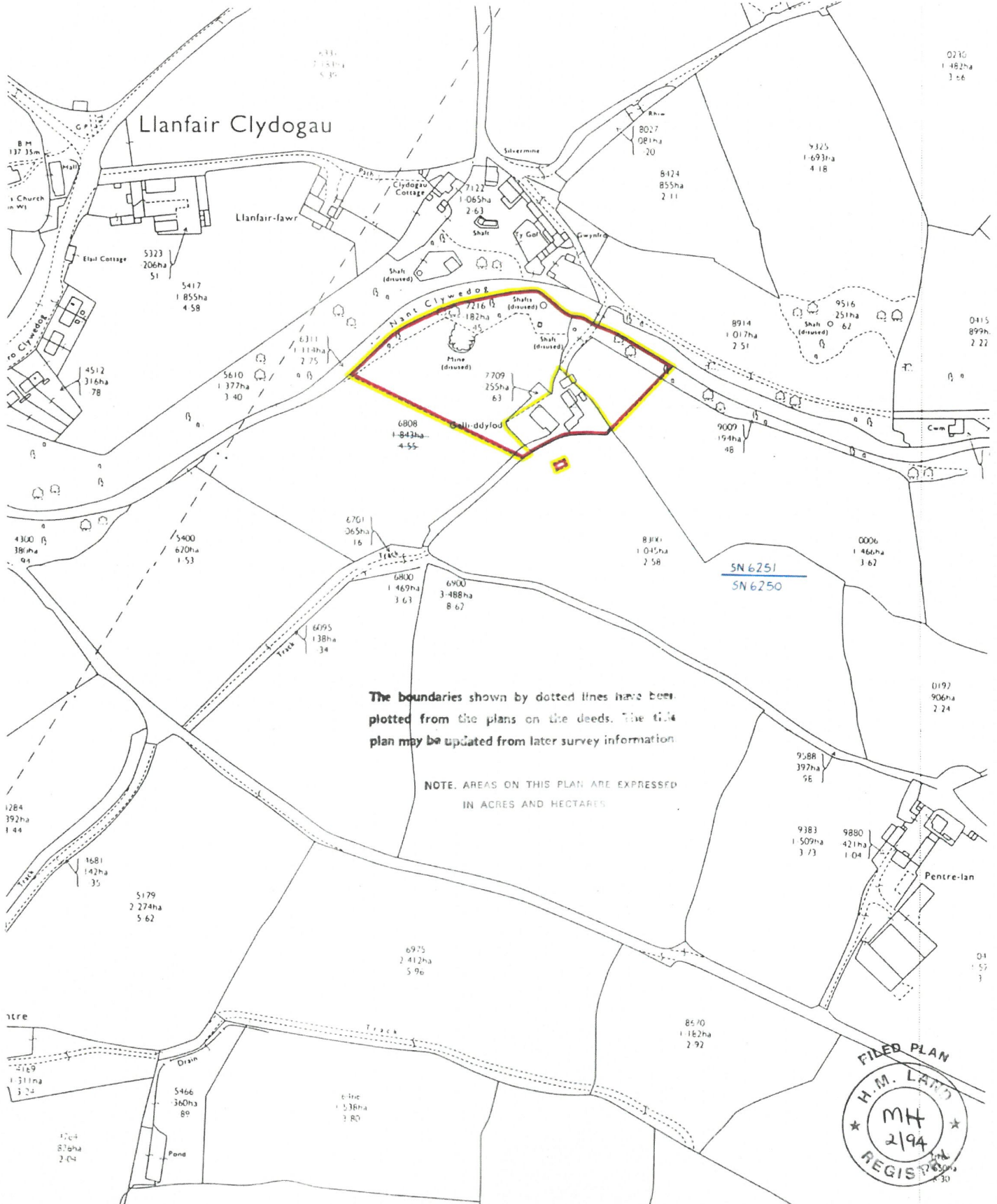
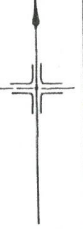
WA691510

ORDNANCE SURVEY PLAN REFERENCE
SN 6250-6251
SN 6350-6351

Scale
1/2500

COUNTY ~~DYFED~~ ADMINISTRATIVE AREA ~~DISTRICT CEREDIGION~~ CEREDIGION
SIR CEREDIGION

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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.

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