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*An exceptional and luxury country property with Manege and off lying paddock. Rhydlewis, West Wales*



**Pengraig, Rhydlewis, Llandysul, Ceredigion. SA44 5RL.**

**REF: A/4889/LD**

**£595,000**

\*\*\* Glorious country property of exceptional quality \*\*\* Fantastic fully renovated 3/4 bed roomed house - Being the former Village Stores \*\*\* Period and traditional features - Thankfully retained \*\*\* Enjoying everyday modern conveniences \*\*\* Prepare to be amazed - Luxury and high spec is an understatement \*\*\* Brand new stylish kitchen and designer bathroom

\*\*\* Extensive plot in an elevated position \*\*\* Large gravelled forecourt with useful stable/garage block \*\*\* Manege - 40m x 20m \*\*\* Off lying adjacent paddock of 1.1 acres \*\*\* Bordered by the Ceri River with triple S.S.S.I. Status \*\*\* Equestrian purposes for general Animal keeping \*\*\* Magnificent well kept gardens with paved pergola and a range of vegetable beds \*\*\* A one off property - Totally unrivalled

\*\*\* West Wales at its finest \*\*\* Stunning country retreat \*\*\* Enjoy the Coast and the Country \*\*\* Work life - This is the home for you \*\*\* Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## LOCATION

Located on the outskirts of the rural Village of Rhydlewis that enjoys a Village Shop and Hall, 10 miles equidistant to the Market Towns of Cardigan and Aberaeron, just 6 miles from the Market Town of Newcastle Emlyn, and 6 miles inland from the Cardigan Bay Coast at Llangrannog and Penbryn. In all a very convenient and highly desirable location.

## GENERAL DESCRIPTION

Pengraig is an exceptional and luxury country house. it has been lovingly renovated to a very standard in recent years and now offers 3/4 bedroomed period accommodation with brand new modern kitchen and stylish bathrooms. The property is totally a one off in a stunning country position.

Externally it enjoys an off lying adjacent paddock of 1.1 acres, being ideal for general Animal grazing or for Equestrian purposes, and has the benefit of a useful stable/garage block. The property also boasts a 40m x 20m Manege and extensive gardens, being laid mostly to lawn with a range of flower and vegetable beds.

The property is worthy of early inspection and won't be on the market for long. The accommodation at present offers more particularly the following:-

## FRONT PORCH

With Welsh Larch cladding, fully glazed front entrance door, Velux roof window, quarry tiled floor.

## IMPRESSIVE RECEPTION HALL

With Oak stable entrance door with triple locks, original Red and Black quarry tiled flooring, original staircase to the first floor accommodation with understairs storage cupboard, radiator.



## OFFICE/BEDROOM 4

14' 4" x 9' 5" (4.37m x 2.87m). With a feature fireplace on a slate hearth, radiator, multiple electrical points, telephone point.



## OFFICE/BEDROOM 4 (SECOND ANGLE)



## LIVING ROOM

25' 0" x 15' 0" (7.62m x 4.57m). With a feature fireplace with a Calor Gas Real Flame effect wood burner stove, wood effect sash windows with Roman blinds, multiple electrical points, telephone and T.V. point, part carpeted and part quarry tiled flooring. In all an exceptional Family room.



LIVING ROOM (SECOND ANGLE)



## KITCHEN

TOTALLY STUNNING. A brand new Shaker style French Blue kitchen with Iroko hardwood worktops over, range of appliances with a wine cooler, Range Master double oven with grill and warming cupboard, ceramic hob and extractor hood over, built-in microwave, coffee machine and fridge/freezer, large pull out larder, Granite sink with mixer boiler tap, quarry tiled flooring, mobile island with Butcher style worktop.



## DINING ROOM/SUN ROOM

11' 8" x 10' 8" (3.56m x 3.25m). With vaulted ceiling with four Velux roof windows, UPVC French doors opening onto the Barbeque area, radiator, double aspect windows, ceramic tiled flooring.



## UTILITY ROOM

8' 7" x 7' 9" (2.62m x 2.36m). With a fitted range of floor cupboards with stainless steel sink, plumbing and space for automatic washing machine, space for upright fridge/freezer, radiator, access to loft space, central heating control panels, rear entrance door to side garden.



## WET ROOM

With a walk-in shower facility with thermostatically controlled shower, pedestal wash hand basin with cabinet, low level flush w.c., extractor fan, chrome heated towel rail, Velux roof window.



## FIRST FLOOR

### LANDING

With exposed stone and slate walls, Velux roof window, access to loft space, original timber wall, large laundry cupboard with shelving.



### FRONT BEDROOM 2

13' 8" x 9' 2" (4.17m x 2.79m). With double aspect windows, radiator, original timber floors, curtain fitted wardrobes, painted stone and slate walls.



## BEDROOM 1 (PRINCIPAL)

4.3m x 3.6m. Originally the store loft for the General Stores but now offering a comfortable principal bedroom with external door to the galvanised steel external staircase, radiator.



## BATHROOM

10' 4" x 9' 2" (3.15m x 2.79m). With a large roll top bath with in-built mixer tap and shower attachment, 1,000 mm corner shower cubicle with thermostatically controlled shower, free standing wash hand basin with mirror and light, enclosed low level flush w.c., Velux roof window, chrome heated towel rail, airing cupboard with twin coil sealed system tank with controls for solar water and immersion.



## REAR BEDROOM 3

11' 6" x 12' 3" (3.51m x 3.73m). With an open vaulted ceiling with original 'A' framed beams, four Velux roof windows with black out blinds, radiator, multiple sockets, minstrel gallery style double glazed window overlooking the dining area.



## EXTERNALLY

### PARKING AND DRIVEWAY



## STABLE/GARAGE BLOCK



Comprising:-

### WORKSHOP

20' 0" x 18' 0" (6.10m x 5.49m). With concrete flooring, power and lighting connected.

### STABLE/GARAGE 1

17' 6" x 10' 5" (5.33m x 3.17m). With concrete flooring, electricity and power connected.

### STABLE/GARAGE 2

18' 2" x 8' 0" (5.54m x 2.44m). With concrete flooring.

### PLANNING PERMISSION GRANTED FOR TIMBER FRAMED DOUBLE CAR PORT

With room over to be located beside the garage block.

### MANEGE SAND SCHOOL

40m x 20m



## GROUNDS

Extensive landscaped grounds surround the side and rear of the property, being laid mostly to lawn, with a fantastic range of flower and shrub borders along with a range of raised beds and a fruit cage.



### GROUNDS (SECOND ANGLE)



### OUTDOOR DINING AND ENTERTAINING

The garden has been landscaped to offer a stunning paved pergola and an enclosed barbeque/dining area. In all a highly desirable property and ideally suiting Family accommodation.

## PADDOCK

An adjacent off lying paddock extends to 1.1 acres, being bordered by the River Ceri, with a triple SSSI Status. The land has been well kept with mature boundary and gated access, previously utilised as a Pony paddock, and could ideally suit Animal grazing or an extensive vegetable garden.



## FRONT ELEVATION



## SIDE ELEVATION



## AGENT'S COMMENTS

A luxury country property set in extensive grounds.

## VIDEO

Available on our Website – [www.morgananddavies.co.uk](http://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 is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'F'.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, wood effect UPVC sash windows (opening for easy cleaning), telephone subject to B.T. transfer regulations, good Broadband speeds available.

## Directions

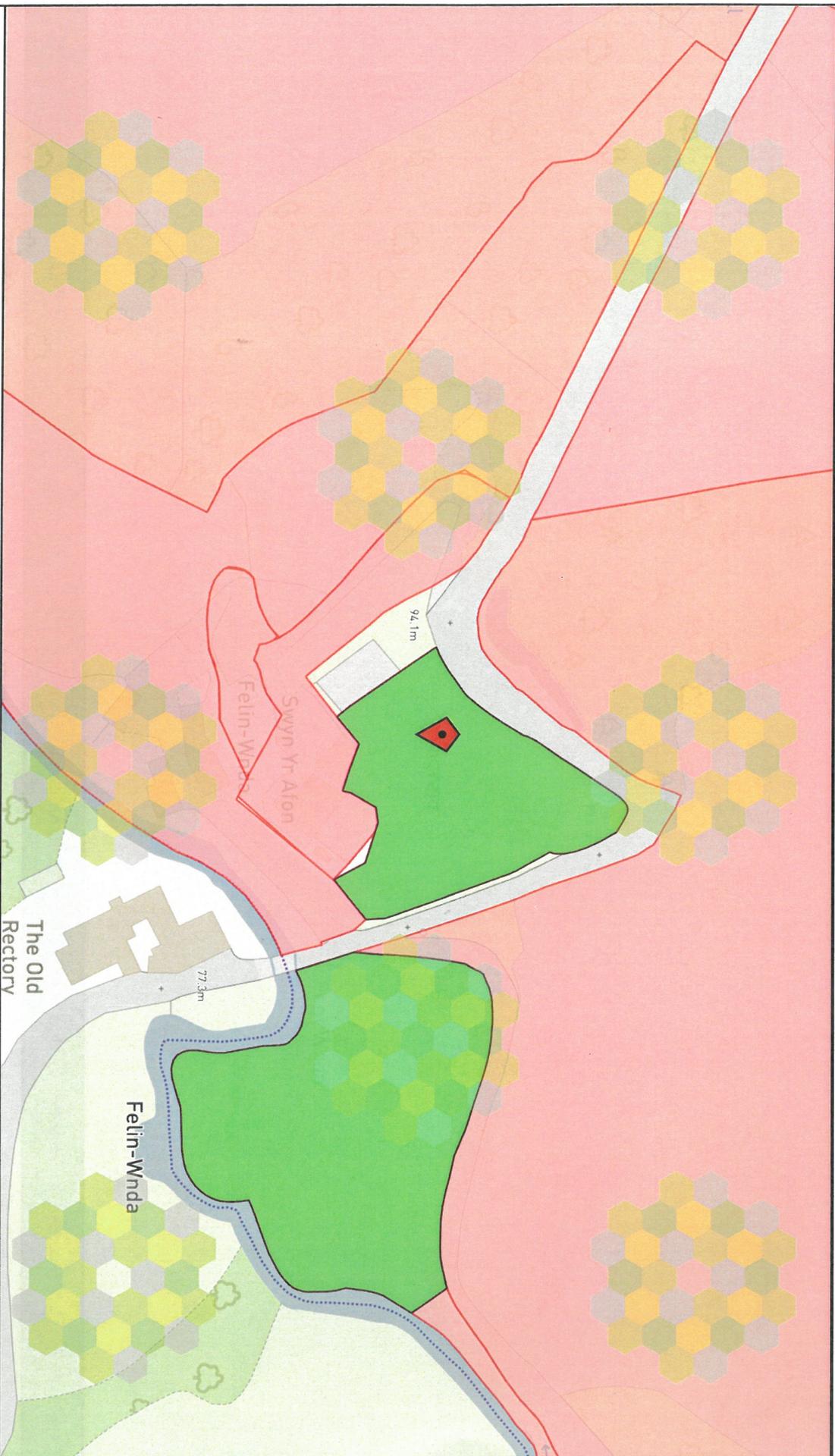
From Aberaeron head along the main coast road (A487) towards Cardigan. Just after Tan-y-Groes take the left turn immediately after the filling station (on the right). Carry on, take the first left sign posted to Betws Ifan. At the crossroads in Betws Ifan take the right turn towards Brongest and then the left turn (half a mile) signposted to Pilbach Caravan Site. Follow that road, past the caravan site, through the farm and at the T Junction turn right. Continue for approximately a quarter of a mile going down the steep hill, and immediately after the sharp left and then right turn you will find Pengraig on your right.

**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 our properties are also available to view 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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Map scale 1:1250

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