



*Rural and private. Delightfully positioned 2 acre country smallholding set in the beautiful Teifi Valley, West Wales*



**Pantycwar, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6PE.**

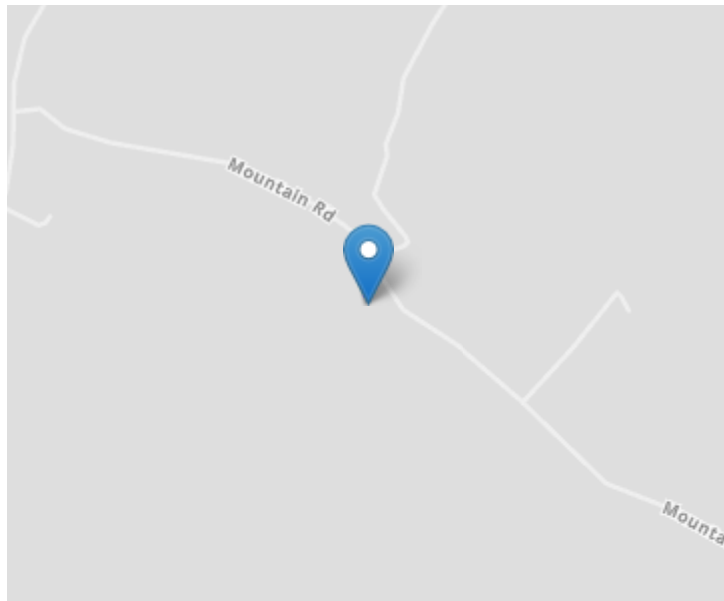
**REF: A/5142/LD**

**£475,000**

\*\*\* Rural and private position \*\*\* A traditional character cottage offering 3 bedroomed, 2 bathroomed accommodation \*\*\* Set in glorious and enchanting grounds \*\*\* Stone and slate former Cow shed and dairy - Offering conversion opportunity (subject to consent) \*\*\* All set in approximately 1.929 acres

\*\*\* Two pasture paddocks currently Wild flower meadows \*\*\* Breath taking and magnificent views over the surrounding countryside and the Teifi Valley \*\*\* Stable/tack room \*\*\* Well manicured cottage style gardens with raised beds and vegetable garden \*\*\* Ornamental Fish pond \*\*\* Various shrubbery

\*\*\* Secluded but not remote \*\*\* Up a private track \*\*\* Idyllic country smallholding \*\*\* A dream to the West Wales countryside \*\*\* Close to the Village Community of Llanddewi Brefi, Tregaron and Lampeter \*\*\* A rare and unrivalled opportunity - West Wales Retreat \*\*\* Contact us today for a viewing - Don't miss out on this great opportunity



## LOCATION

The property is located on the outskirts of the popular Village of Llanddewi Brefi. Llanddewi Brefi is an historic Village in the upper reaches of the Teifi Valley enjoying a thriving Community with two Public Houses, Village Shop, two Places of Worship, along with various Community led Organisations. The Market Town of Tregaron lies within 3.5 miles and the University Town of Lampeter is 8 miles to the South. Pantycwar lies around 2 miles outside the Village of Llanddewi Brefi.

## GENERAL DESCRIPTION



Total isolation but not remote. Pantycwar enjoys a private and idyllic position enjoying magnificent views over the Teifi Valley. The property benefits from 3 bedroomed, 2 bathroomed accommodation with private well water and mains electricity.

Externally it sits within its own well kept grounds of around 2 acres with two Wild flower meadow/paddocks, stable block

and beautifully kept gardens. Truly a sight to see.

The detached barn/former Cow shed offers conversion opportunity and could lend itself nicely as a holiday let, annexe, etc (subject to the necessary consents being granted).

Although being private it is not remote and viewing are highly recommended. The property currently consists of the following.

## THE ACCOMMODATION

### FRONT ENTRANCE PORCH

With half glazed front entrance door, tiled flooring.

### RECEPTION HALL

With flag stone flooring, staircase to the first floor accommodation, understairs storage cupboard, feature beamed ceiling, radiator.



### SHOWER ROOM/WET ROOM

Being fully tiled, with walk-in shower facility, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



## CONSERVATORY

12' 6" x 11' 4" (3.81m x 3.45m). Of UPVC construction under a glazed roof, tiled flooring, patio doors opening onto the garden area and raised flower beds.



## CONSERVATORY (SECOND IMAGE)



## KITCHEN

13' 9" x 12' 6" (4.19m x 3.81m). A fitted farmhouse kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space with extractor hood over, plumbing and space for automatic washing machine and dishwasher, original Red and Black quarry tiled flooring, radiator.



## LIVING ROOM

14' 5" x 14' 3" (4.39m x 4.34m). With exposed chimney breast with open fire housing the cast iron multi fuel stove, radiator, flag stone flooring, double aspect windows to the front and rear.



## FIRST FLOOR

### LANDING

Leading to



## BATHROOM

Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator.



## BEDROOM 2

14' 2" x 12' 6" (4.32m x 3.81m). A walk through room, with two windows to the front, access to the loft space, radiator, airing cupboard housing the hot water cylinder, exposed 'A' framed beams.



## PRINCIPAL BEDROOM 1

14' 8" x 14' 7" (4.47m x 4.45m). With access to the loft space, radiator, two windows to the front, exposed 'A' framed beams.



## BEDROOM 3

14' 1" x 6' 8" (4.29m x 2.03m). With radiator.



## EXTERNALLY

### ADJOINING LEAN-TO BARN

Of stone construction providing potential for conversion into further accommodation to the ground floor (subject to consent).



## FORMER COW SHED/BARN

22' 9" x 16' 0" (6.93m x 4.88m). Of stone and slate construction with large 14ft opening, concrete flooring, electricity connected, staircase to the first floor accommodation.



## FORMER COW SHED/BARN (SECOND IMAGE)



## LOFT OVER

14' 10" x 13' 0" (4.52m x 3.96m).



## ADJOINING DAIRY

15' 7" x 13' 4" (4.75m x 4.06m).



## STABLES

Providing



## TACK ROOM

12' 0" x 8' 0" (3.66m x 2.44m).



## STABLE

11' 5" x 11' 8" (3.48m x 3.56m). With electricity connected.



## VEGETABLE GARDEN

With established vegetable beds.



## GREENHOUSE

10' 0" x 8' 0" (3.05m x 2.44m).

## GARDEN

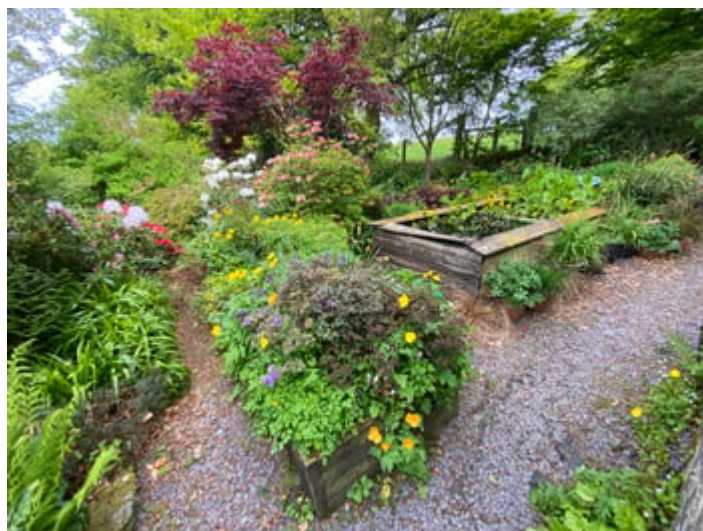
A mature well maintained cottage garden lies to the side and front of the property being productive and enjoying an abundance of raised beds with various shrubbery and flowering bushes. Truly a sight to see and brings the garden to life and has been a labour of love to the current Owner and truly an asset to the property. The garden also enjoys low stone walls and various patio/seating areas ideal for those late Summer evenings and outdoor entertaining.



## GARDEN (SECOND IMAGE)



## FLOWER GARDEN



## FRONT GARDEN

To the front of the property lies a more formal garden area with raised beds and a well stocked ornamental Fish pond.

## LAND

In all the property extends to around 1.929 acres or thereabouts and enjoys two well fenced paddocks. Currently

wild flower meadows but previously being utilised for Goats and Sheep and would be an ideal Pony paddock. Here lies the breath taking vista point over the Teifi Valley.



**LAND (SECOND IMAGE)**



**REAR OF PROPERTY**



## VIEW FROM PROPERTY



## AGENT'S COMMENTS

An idyllic country smallholding with magnificent views. A must see.

## 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 - 'F'.

## Services

We are informed by the current Vendors that the property benefits from private water (well), mains electricity, private drainage, oil fired central heating, single glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

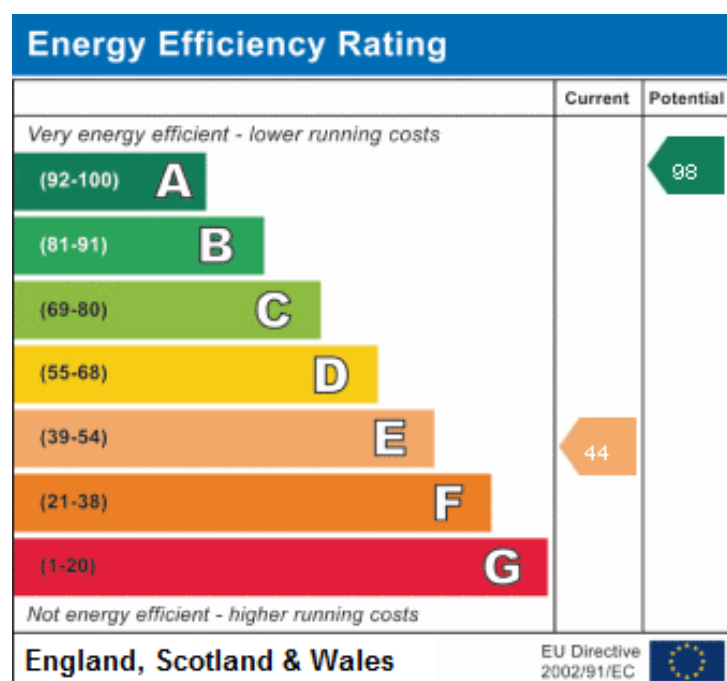
## Directions

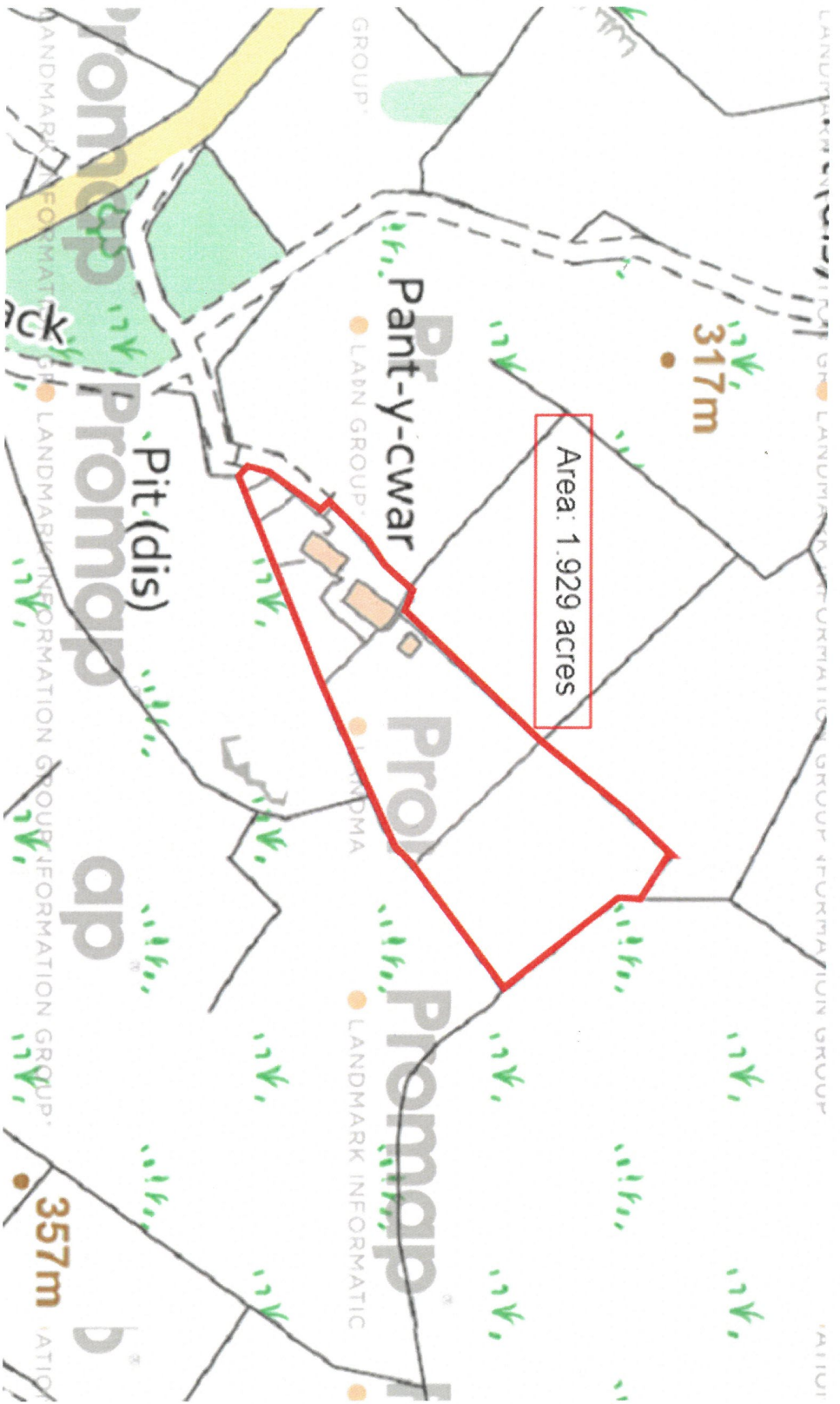
From Lampeter take the A485 North towards Tregaron. Proceed for approximately 5 miles into Llangybi. Continue for a further 1.5 miles to Llanio. On leaving Llanio turn right for Llanddewi Brefi. Continue along the road to the Village of Llanddewi Brefi. Turn right at the 'T' junction. On entering the Village continue to the Village Shop on the square. Continue straight on bearing right towards the Village Hall and Playing Fields. Follow the road signposted for Ffarmers. Proceed onto this road for approximately 1 mile and take the left hand turning onto the Ffarmers road. The track to the property will be located thereafter on your right 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](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'.

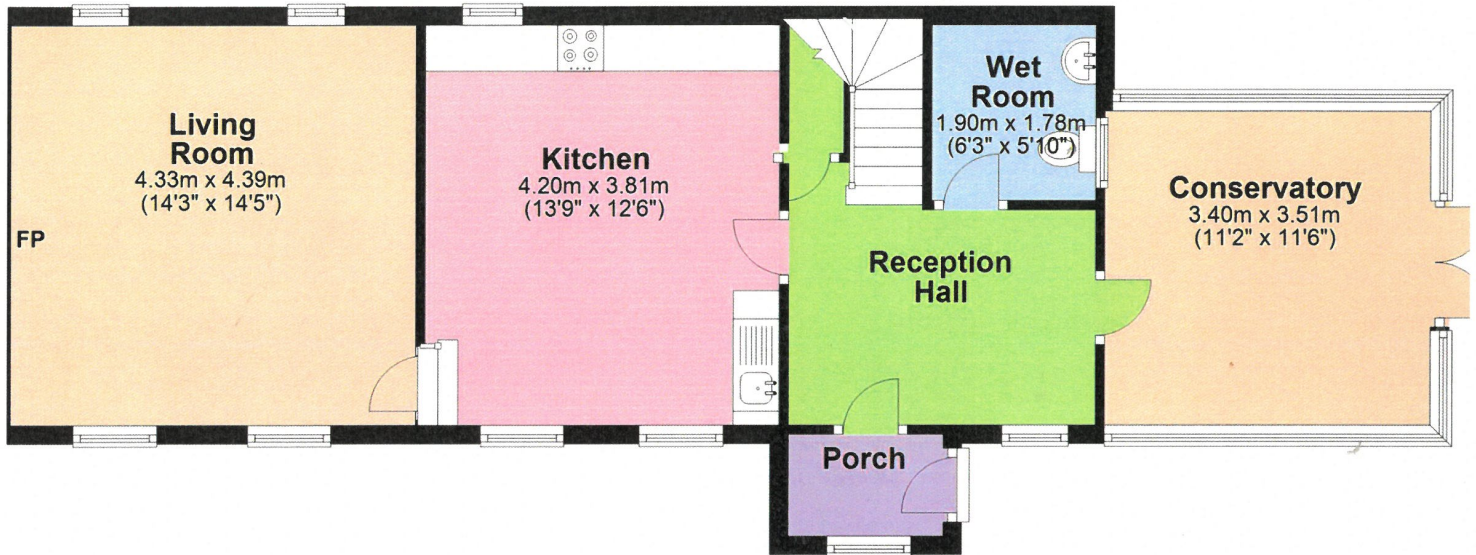
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## Ground Floor

Approx. 69.2 sq. metres (744.8 sq. feet)



## First Floor

Approx. 52.5 sq. metres (565.1 sq. feet)



Total area: approx. 121.7 sq. metres (1309.9 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Pantycwar, Llanddewi Brefi, TREGARON**