

A luxury country property with menage and off lying paddock. Rhydlewis, near Llangrannog, West Wales



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

£599,000

REF: R/5012/LD

*** A stunning country property of exceptional quality *** A character yet contemporary 3/4 bed roomed, 2 bathroomed house *** Being the former Village Stores *** Period and traditional features retained but enjoying modern Family living *** Stylish and modern fitted kitchen and bathroom suites

*** An exceptional and extensive plot in an elevated position *** An extensive gravelled forecourt *** Outbuildings ideal for stabling, storage or workshop *** Excellent Equestrian facilities with menage - 30m x 20m *** Off lying adjacent paddock of approximately 1 acre *** Bordering the River Ceri with triple S.S.S.I. Status *** Suiting general Animal grazing or Equestrian *** Landscaped gardens laid to lawn offering privacy, mature plants and fine country views

*** A one off property - Totally unrivalled *** A stunning country retreat with amazing potential *** Coast and Country on your doorstep *** You will fall in love at first sight



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 on the outskirts of the rural Village of Rhyd Lewis that enjoys a Village Shop and Hall, 10 miles equidistant to the Market Town of Cardigan and the Georgian and Harbour Town of 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

An exceptional and luxury country house being traditional with period character features and charm yet providing fantastic modern conveniences. The property has been renovated in recent years and now offers a stylish Family home with a Bespoke kitchen and bathroom suites.

It offers spacious 4 bedroomed, 2 bathroomed accommodation with the benefit of oil fired central heating, double glazing and good Broadband connectivity. It provides the most perfect Family home with fantastic living spaces, ample light and space.

Externally it enjoys an extensive elevated plot with landscaped gardens, extensive forecourt and a useful garage/stable block. The off lying paddock offers further outdoor space for general Animal keeping and Equestrian facilities with the 30m x 20m menage.

A property deserving early viewing.



THE ACCOMMODATION

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.

RECEPTION HALL

Accessed via a 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.



BEDROOM 4/OFFICE

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



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 and spacious Family room.



LIVING ROOM (SECOND IMAGE)



KITCHEN

The WOW factor! A stunning 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 with a Neff 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.



KITCHEN (SECOND IMAGE)



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 patio area, radiator, double aspect windows, ceramic tiled flooring.



SUN ROOM (SECOND IMAGE)



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, radiator, access to loft space, rear entrance door to side garden.



WET ROOM/SHOWER 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

CHARACTER 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, painted stone and slate walls.



BEDROOM 1

4.3m x 3.6m. An impressive principle room with external door to the galvanised steel external staircase, radiator, recently exposed/vaulted ceiling offering a fantastic sense of space and light.



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, 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 sun room.

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.

HOME OFFICE

34' 0" x 10' 0" (10.36m x 3.05m). Of timber construction, part built.



MENAGE SAND SCHOOL

30m x 20m



MENAGE (SECOND IMAGE)



GROUNDS

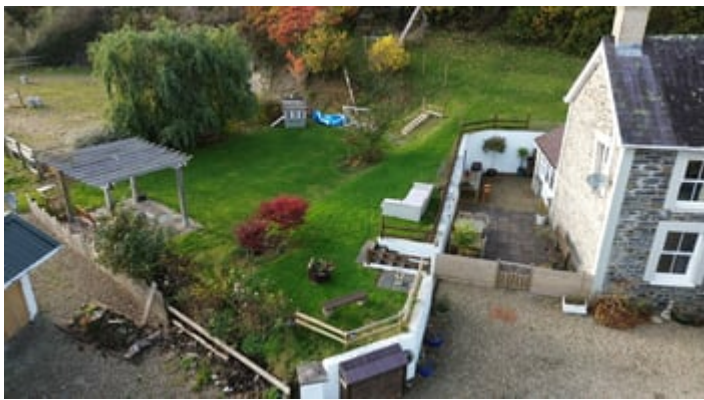
Extensive landscaped grounds surround the side and rear of the property, being laid mostly to lawn, with a fantastic range of flower and shrub borders along with a range of raised beds and a fruit cage, Bespoke pergola and patio. The garden offers fantastic Family space on a level plot and is easily accessible and visible from the kitchen/sun room.



GROUNDS (SECOND IMAGE)



GROUNDS (THIRD IMAGE)



GROUNDS (FOURTH IMAGE)



OUTDOOR DINING AND ENTERTAINING

The garden has been landscaped to offer a stunning paved pergola and an enclosed barbeque/dining area.



PADDOCK



An adjacent off lying paddock extends to approximately 1 acre and is bordered by the River Ceri with a triple SSSI Status. The land enjoys a mature boundary and gated access, previously utilised as a Pony paddock, and could ideally suit Animal grazing or an extensive vegetable garden/self sufficiency.

PADDOCK (SECOND IMAGE)



FRONT OF PROPERTY



REAR OF PROPERTY



AERIAL VIEW



AGENT'S COMMENTS

A luxury home in a fine rural setting.

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'.

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, newly fitted external oil fired central heating boiler, wood effect UPVC sash windows (opening for easy cleaning), telephone subject to B.T. transfer regulations, good Broadband speeds available.



Area: 1.492 acres (0.6037 ha)

For Identification Purposes Only



LAMPETER
 12 Harford Square, Lampeter,
 Ceredigion SA48 7DT
 TEL: 01570 423 623
 lampeter@morgandavies.co.uk

ABERAREON
 4, Market Street, Aberareon,
 Ceredigion SA46 0AS
 TEL: 01545 571 500
 aberareon@morgandavies.co.uk

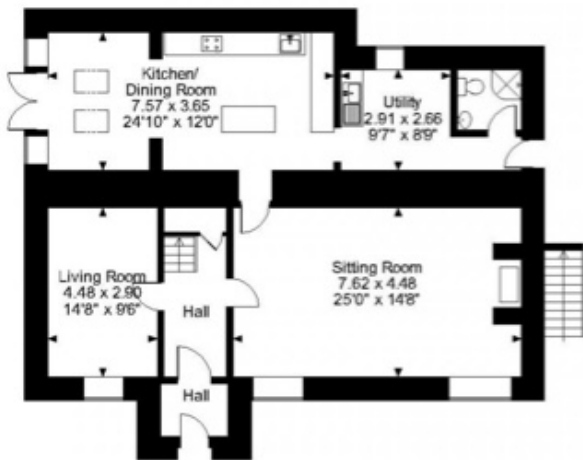
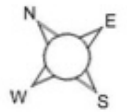
CARMAARTHEN
 11 Llanmaes Street, Carmarthen,
 Carmarthenshire SA31 3AD
 TEL: 01267 493 444
 carmarthen@morgandavies.co.uk

Directors:
 Morgan RICS FRAV Rhys ap Dylan Davies BA (Hons) MTP
 T Dylan R Davies FNAEA FNAWA Llion ap Dylan Davies BA (Hons) MNAEA FNAWA
 www.morgandavies.co.uk

Associates:
 Iwan Davies, Associate MNAEA
 Neilie Thomas, Associate

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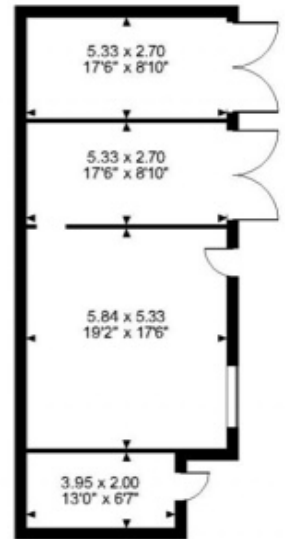
Pengraig, Rhydlewis, Llandysul, Ceredigion
 Approximate Gross Internal Area
 Main House = 1984 Sq Ft/184 Sq M
 Outbuilding = 746 Sq Ft/69 Sq M



Ground Floor



First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax: Band F

N/A

Parking Types: Driveway. Garage. 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 (45)

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

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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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>



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