

*Breathtaking location. An immensely charming cottage set in unspoilt grounds of around 3 acres.  
Llanddewi Brefi, West Wales*



**Tanygoyallt, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6SB.**

**£525,000**

**REF: A/5196/LD**

\*\*\* Breathtaking and unspoilt rural position \*\*\* An unrivalled opportunity with the most charming country residence set in approximately 3 acres \*\*\* One of the finest properties to enter the market this year \*\*\* Sympathetically refurbished and immaculate 3 bedroomed accommodation \*\*\* Bursting with original features - Such as quarry tiled flooring, beamed ceilings and fireplaces \*\*\* Family sized accommodation with fantastic open plan living space

\*\*\* Adjoining stone and slate barn offering convenience and possible conversion potential (subject to consent) \*\*\* Workshop and Shepherd's hut - Great for home working or potential holiday let business \*\*\* Stable block with three stables and tack room \*\*\* Cottage garden - Being well stocked and full of colour all year round \*\*\* Poly tunnel with fruit tree orchard \*\*\* Native woodland with woodland walkways

\*\*\* Dramatic backdrop over the Foelallt Mountain range \*\*\* Beautiful surroundings whilst being a short walk from everyday Village amenities \*\*\* Traditional holding with amazing potential \*\*\* Traditional holding offering potential to keep Animals or as currently utilised as a wild flower meadow \*\*\* You will not be disappointed - Contact the Sole Selling Agents today to view



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



**ABERAERON**  
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Ceredigion, SA46 0AS  
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aberaeron@morgananddavies.co.uk



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

## LOCATION

The property is situated on the outskirts of the most popular and idyllic Village of Llanddewi Brefi. The Village offers a wide range of amenities including Convenience Store, two Public Houses, Places of Worship, Village Hall and Senior Schooling offered in Tregaron, being 3.5 miles distant. The University Town of Lampeter lies within 10 miles, to the South, and the Administrative Centre University Town and Coastal Resort of Aberystwyth 18 miles, to the North. The property is gloriously positioned in the upper Teifi Valley and a great opportunity awaits you.

## GENERAL DESCRIPTION



The placing of Tanygoyallt on the open market provides Prospective Purchasers with an unique opportunity to acquire a very attractive and breathtakingly positioned country property in the upper reaches of the Teifi Valley close to the most attractive and sought after Village of Llanddewi Brefi.

Lying on the edge of the Cambrian Mountains the holding is beautifully situated within the Foelallt Valley and enjoys a breath taking backdrop over the Foelallt Mountain range and home of the Red Kites.

The property would suit those seeking seclusion, tranquillity and being close to nature with conservation interests having vast potential within this property.

The property itself has retained many of its character

features and charm with its flag stone and quarry tiled flooring along with exposed stone walls, open fireplaces and beamed ceilings. To the ground floor it offers open plan living kitchen area and to the first floor 3 bedrooms. The property benefits from mains water, mains electricity and oil fired central heating.

The adjoining barn offers potential for conversion (subject to consent) but could also be convenient as a store and utility space.

The grounds extend to approximately 3 acres, being level to sloping in nature, with the majority being native woodland, with wild flower garden areas. it has been a labour of love to the current Owners over many years and benefits from a useful workshop and Shepherd's hut that could be utilised for home working or a holiday let business (subject to consent).

The stable range offers potential to keep Animals, Ponies, Sheep, etc., and the poly tunnel offers the good life.

In all a fantastic property that enjoys the most breath taking backdrop over the Foelallt mountain range.

## THE MEANING

Tanygoyallt is Welsh for 'Beneath the Goyallt' which is a rocky mountain above and is a beautiful traditional detached stone and slate ex-farmhouse thought to date back to the early 18th Century, being well maintained and now comprising of the following.

## THE ACCOMMODATION

### OPEN PLAN LIVING AREA

Consisting of the following.

### KITCHEN AREA

15' 6" x 7' 4" (4.72m x 2.24m). With a Bespoke made to measure fitted Kitchen with a range of wall and floor units with a Beech hardwood work surfaces over, large stainless steel sink and drainer unit with chrome mixer tap, integrated electric oven with a 4 ring ceramic hob, plumbing and space for a dishwasher, oil fired central heating boiler, Red and Black quarry tiled flooring.





**KITCHEN (SECOND IMAGE)**



## LIVING ROOM

17' 7" x 15' 5" (5.36m x 4.70m). With quarry tiled flooring, hardwood stable style entrance door, opening onto the living area with flag stone flooring and exposed timber floors, staircase leading to the first floor accommodation, open fireplace with a Jotul Vintage cast iron multi fuel stove, two radiators, steps leading onto the Reception Hall, exposed/painted walls.



## RECEPTION HALL

With hardwood stable style entrance door, Red and Black quarry tiled flooring, radiator, crog loft to the Home Office.

## BATHROOM

9' 0" x 6' 4" (2.74m x 1.93m). A contemporary 3 piece suite comprising of a panelled bath with shower attachment over, low level flush w.c., pedestal wash hand basin, extractor fan, radiator, quarry tiled flooring, exposed/painted walls.



## OFFICE SPACE OVER

12' 5" x 5' 9" (3.78m x 1.75m). Accessed via a crog loft from the Reception Hall with under eaves storage, side door to the garden area, Velux roof window.



## FIRST FLOOR

### GALLERIED LANDING

Accessed via a staircase from the Living Room.



### BEDROOM 3

11' 3" x 6' 0" (3.43m x 1.83m). With stripped wooden flooring, tilted window, radiator, original 'A' framed beams, tongue and groove walls.



### BEDROOM 2

11' 6" x 8' 8" (3.51m x 2.64m). With deep quarry tiled window shelf, stripped wooden flooring, original 'A' framed beams, tongue and groove walls, radiator.



### BEDROOM 1

14' 9" x 8' 1" (4.50m x 2.46m). With original 'A' framed beams, radiator, deep quarry tiled window shelf, access to the loft space.



### ADJOINING BARN

Adjoining stone and slate barn offering convenience and possible conversion potential (subject to consent).

### UTILITY ROOM

14' 7" x 6' 8" (4.45m x 2.03m). With a hardwood entrance door, quarry tiled flooring, Belfast sink, understairs cupboard housing the fridge/freezer, plumbing and space for automatic washing machine and tumble dryer.





## LOFT ROOM OVER

14' 7" x 6' 8" (4.45m x 2.03m). Providing potential office space.

## OUTBUILDINGS

Comprising of:-

### STABLE RANGE

With three stables and a tack room.

### WORKSHOP/STUDIO

A purpose built workshop/studio being fully insulated with electricity connected. Providing:-

#### ROOM 1

12' 0" x 9' 3" (3.66m x 2.82m).

#### ROOM 2

15' 2" x 9' 3" (4.62m x 2.82m). With Jotul multi fuel stove.

### SHEPHERD'S HUT

Please note the workshop/studio and Shepherd's Hut offers a great home office environment or as a potential holiday let business (subject to consent) as it enjoys a private location within the grounds and could have its own private access point.



## SHELTERED AREA/BBQ AREA

Currently housing Animals but could offer itself nicely as an outdoor entertaining area.

## POLY TUNNEL

With established fruit and vegetable beds.



## FRUIT TREE ORCHARD

## GROUND

In all the property extends to approximately 3 ACRES. The land is level to sloping.

## GARDEN

The garden is private and not overlooked and is extremely well maintained by the current Owners. It has been developed over a number of years and now provides a delightful cottage style garden, being well stocked with a good range of mature shrubs and trees and flower beds, and is intersected by a small stream with various small bridges.

The lower end of the garden has been left to nature, being a wild flower meadow.



To the rear of the property lies a rear garden area with low stone walls and a fruit tree orchard.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



## WILD FLOWER MEADOW



COTTAGE GARDEN





## WALLED GARDEN



## WALLED GARDEN (SECOND IMAGE)



## DURING THE SUMMER SEASON



## NATIVE WOODLAND

The current Owners have established various woodland walkways through the native woodland which provides a delightful insight into wildlife habitats and does indeed provide magnificent views over the surrounding Teifi Valley and especially the Foelallt Mountain range. The woodland

consists of native species such as Beech, Raven, Oak, Holly and Ash, all providing an idyllic position with the holding offering great versatility and potential.

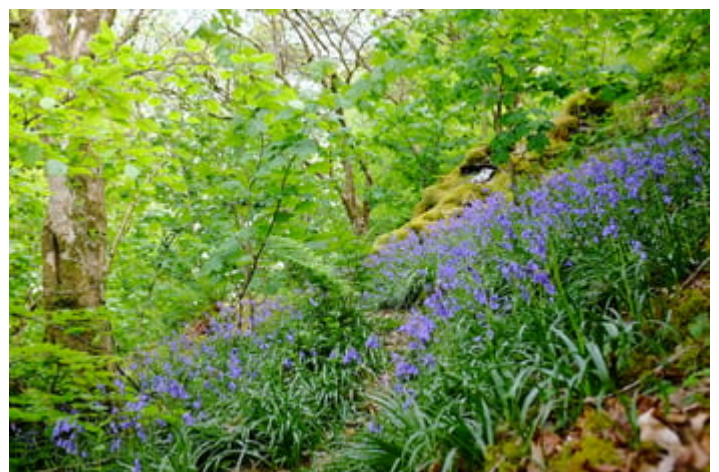
## WOODLAND WALKWAY



## WOODLAND WALKWAY (SECOND IMAGE)



## BLUEBELL WOODS





BLUEBELL WOODS (SECOND IMAGE)



BLUEBELL WOODS (THIRD IMAGE)



FOELALLT MOUNTAIN RANGE



VIEW OVER FOELALLT MOUNTAIN RANGE (SECOND IMAGE)



VIEW FROM WOODLAND



FRONT OF PROPERTY





## FRONT ELEVATION



## AGENT'S COMMENTS

An idyllic country smallholding offering potential to keep Animals or as currently utilised as a country holding with large grounds.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

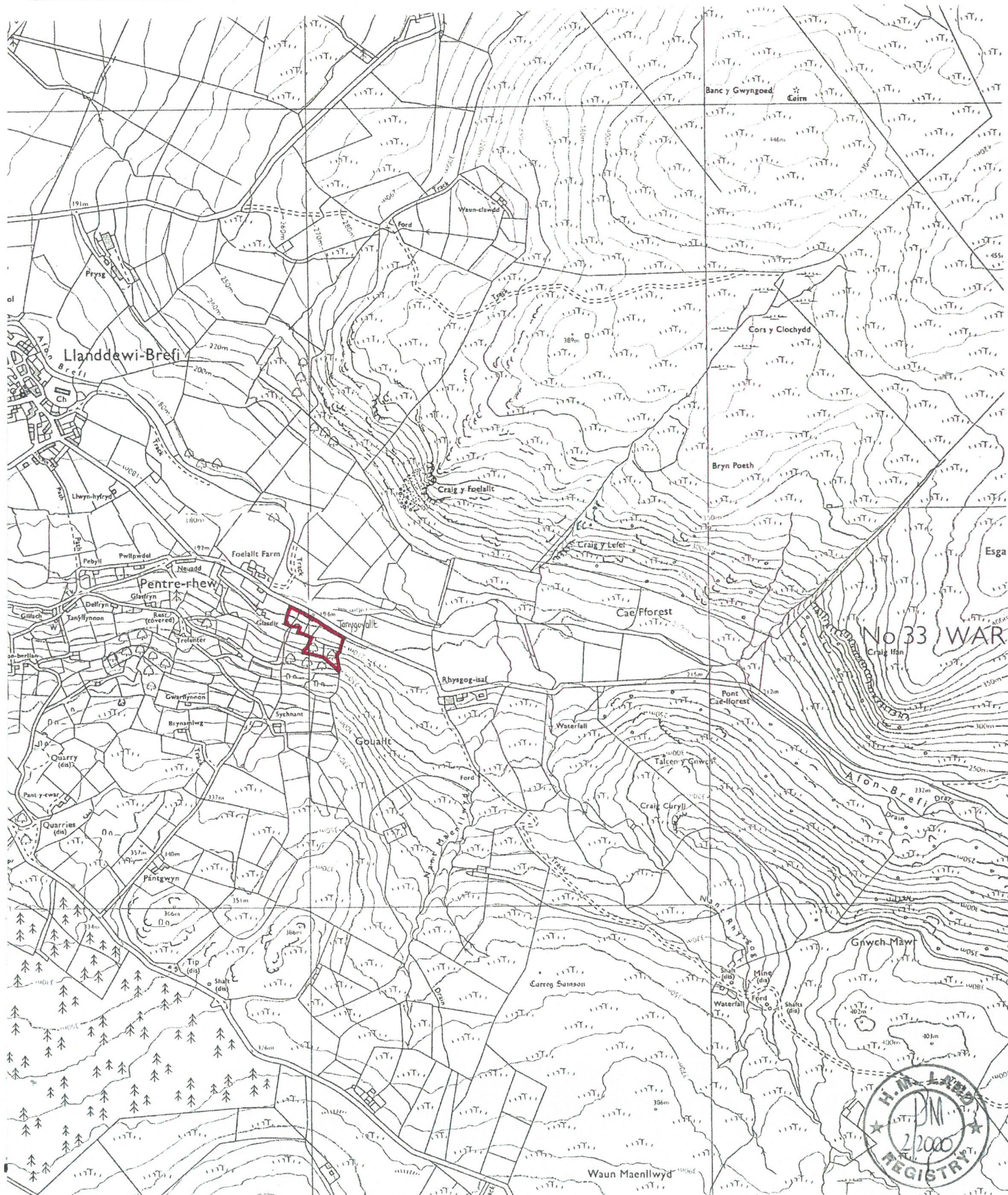
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

## Services

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



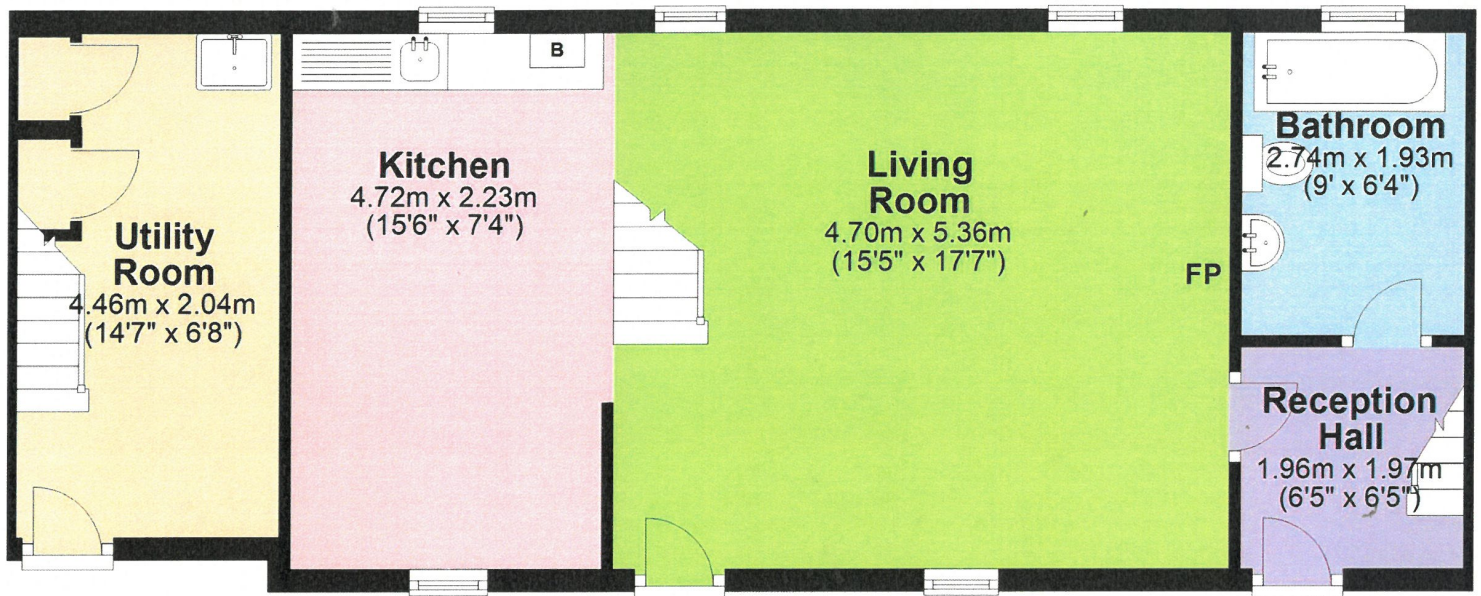
H.M. LAND REGISTRY		TITLE NUMBER	
		WA 945771	
ORDNANCE SURVEY PLAN REFERENCE	SN65SE	SN65NE	Scale 1/10000
ADMINISTRATIVE AREA		CEREDIGION / SIR CEREDIGION	© Crown Copyright





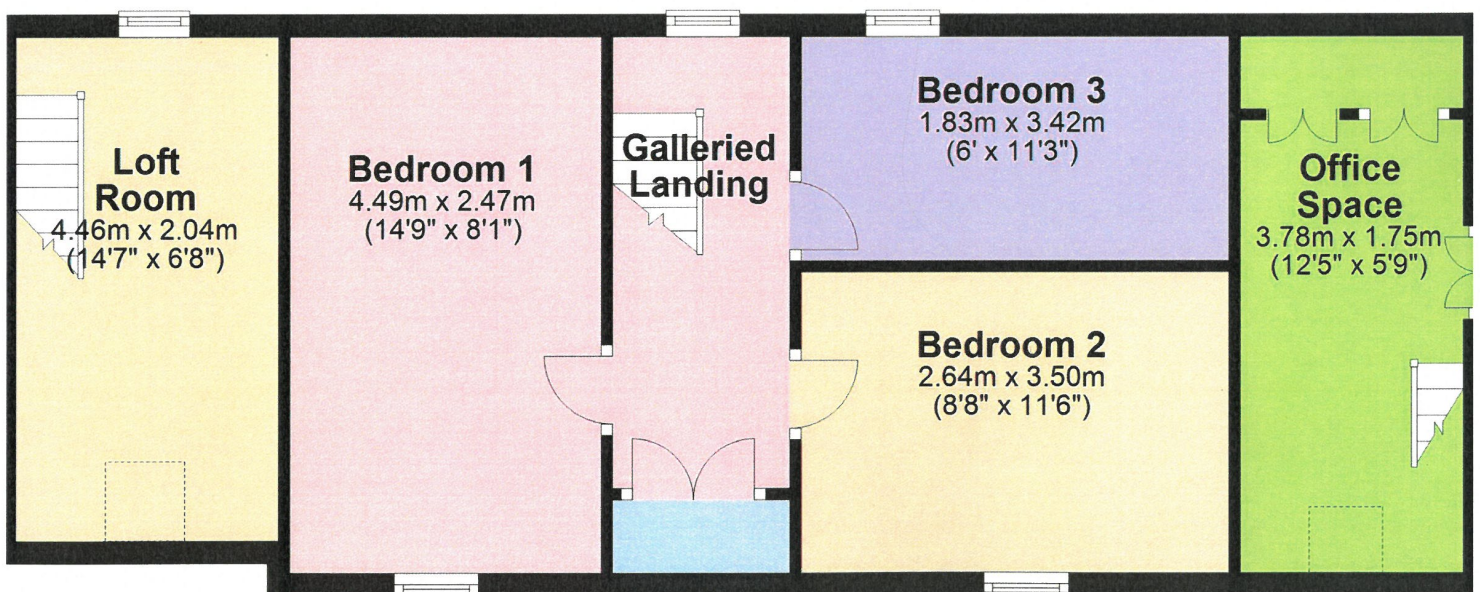
## Ground Floor

Approx. 59.2 sq. metres (637.2 sq. feet)



## First Floor

Approx. 59.8 sq. metres (643.8 sq. feet)



Total area: approx. 119.0 sq. metres (1281.0 sq. feet)

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

**Tanygoyallt, Llanddewi Brefi, TREGARON**



## Directions

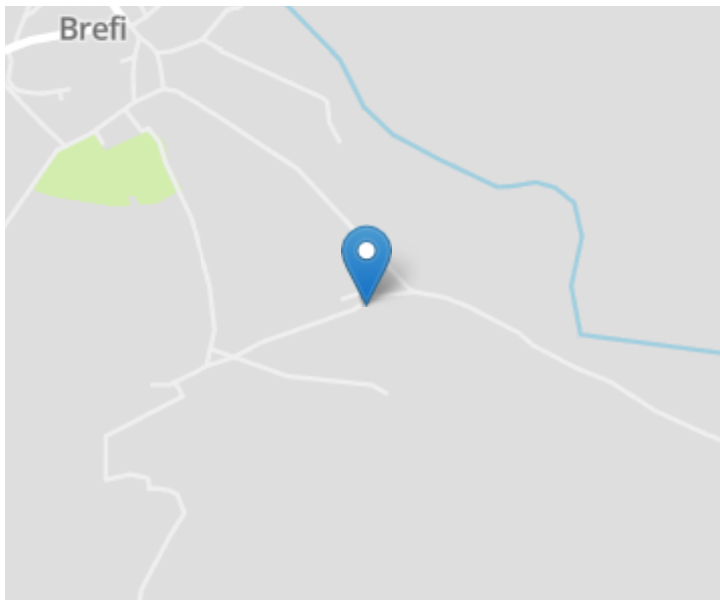
what3words will point you to where the properties lies on the map - [untrained.roadshow.fast](https://www.what3words.com/)

From Lampeter head South East on Harford Square towards Cwmann. After leaving Lampeter drive 0.3 of a mile and next the first left onto B4343 towards Cellan. Follow this road for 3 miles into Llanddewi Brefi. Turn right in the Village near the New Inn Public House and immediately thereafter take the left hand fork in the road. Continue on this road for half a mile that leads to a left hand bend. Continue on this road for a further 200 metres and the property will be located on your right hand side.


**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](https://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		100
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
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