

A most appealing 14 ACRE traditional Smallholding situated in a beautiful secluded location with glorious views over open countryside. Tregroes, Llandysul - West Wales.



Wesyn, Tregroes, Llandysul, Ceredigion. SA44 4LY.

£650,000

Ref A/5248/ID

****A sought after 14 ACRE traditional smallholding**Substantial 3-4 Bed Detached Farmhouse**Range of character stone and slate outbuildings with potential for alternative uses (stc)**Panoramic views over open countryside and down the Cerdin Valley**Accessed via its own private farm track offering a truly peaceful and quiet location**Productive early growing grassland ideal for cropping and grazing**Picturesque setting**A REAL COUNTRY GEM NOT TO BE MISSED ! ****

The property comprises of Rec/Office/4th bedroom, Living/Dining Room, Lounge, Kitchen/Diner, Cloak Room. To the First Floor - Landing, 3 Double Bedrooms and Family Bathroom. Externally - Range of stone and slate outbuildings.

The property is situated on the rural village of Tregroes being some 10 minutes drive from the Market town of Llandysul with its range of comprehensive shopping and schooling facilities, cafes and bars and the new Regional comprehensive school. The larger urban conurbation town of Carmarthen is some 30 minutes drive from the property offering a wide range of facilities including regional hospital and university. Having access to the M4 and the national rail network. The Heritage Cardigan Bay coastline is approximately a 25 minute drive from the property.



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GENERAL

The placing of Wesyn on the market provides potential purchasers with an opportunity to acquire a most charming traditional smallholding set in a truly peaceful location with panoramic views over rolling countryside and a sunny southern aspect to the property.

The property dates back to the 1700's and is believed to be one of the four oldest farms in the area. Built of traditional stone and slate construction under a slate roof. The property has been improved over the years with work such as oil fired central heating and double glazed windows installed.

There was a description written about Wesyn by Cofiant Phillips Horeb in the year 1861, and has been translated to read - "South facing, at the crack of dawn, Wesyn is ready to greet the early morning sun. What an enchanting spot, with its orchards bursting with fruit and its meadows full of wild flowers! There seems to be an air of mysticism surrounding this dwelling. It is not surprising therefore that any visitor will regard it as the most wonderful place ever".

The farmhouse provides the following accommodation -

GROUND FLOOR

Reception/Office/4th Bedroom



10' 8" x 12' 8" (3.25m x 3.86m) via half glazed hardwood

door with double glazed window to the fore, central heating radiator. Door to rear lobby. Door to -

Living/Dining Room

13' 0" x 12' 8" (3.96m x 3.86m) with brick fireplace, exposed timber beams over, central heating radiator, quarry tiled TV plinth, double glazed window to fore, glazed door into -



Lounge

23' 9" x 13' 0" (7.24m x 3.96m) with stone fireplace housing a log burning stove on a quarry tiled hearth, dual aspect windows to front and side, stone alcove, dog leg staircase to first floor, understairs storage.



Kitchen/Dining Room

26' 1" x 10' 0" (7.95m x 3.05m) having a modern kitchen comprising of a range of base and wall cupboard units with Granite effect formica worktops, stainless steel drainer sink, tiled splash back, electric 4 ring ceramic hob and stainless steel cooker hood over, electric oven and grill, tiled flooring, plumbing for automatic washing machine, exposed brick wall, french doors to side patio area, double glazed window to rear, Worcester oil fired boiler.



Cloak Room

6' 3" x 3' 6" (1.91m x 1.07m) with pedestal wash hand basin, low level flush w.c. central heating radiator, opaque double glazed window to side.



FIRST FLOOR

Landing

Approached via staircase in lounge, built in airing cupboard with shelving, 2 double glazed windows to front with lovely countryside views, central heating radiator.

Bedroom 1

13' 2" x 11' 6" (4.01m x 3.51m) with central heating radiator, dual aspect window to front and side with glorious countryside views.



Bedroom 2

14' 6" x 9' 4" (4.42m x 2.84m) with central heating radiator and velux window.



Bedroom 3

13' 4" x 9' 8" (4.06m x 2.95m) with dual aspect windows to front and side with lovely countryside views, central heating radiator.



Family Bathroom

7' 0" x 9' 1" (2.13m x 2.77m) a white suite comprising of an

enclosed shower unit with Mira electric shower above, panelled bath, dual flush w.c. vanity unit with inset wash hand basin, stainless steel towel rail, extractor fan, double glazed frosted window to rear.



EXTERNALLY

To the Front

The property is approached via a hardcore driveway which leads to the courtyard in front of the house with gravelled parking and turning area.



The Grounds

The grounds and gardens around the property amounts to over ½ an acre and benefits from a patio area laid to slabs, side lawned area with many mature shrubs, trees and hedges. There is also a grassed area between the outbuildings to the front of the house which could be utilised as part of the garden.

The drive itself continues past the courtyard and leads out to the top road that takes you up to the village of Prengwyn and the village pub.



THE OUTBUILDINGS -

They are set in a courtyard fashion directly in front of the house and comprises -



Storws

17' 5" x 14' 4" (5.31m x 4.37m) directly adjoining the house, set over 2 floors with 2 storage rooms to the ground floor and a loft over with side access door and timber flooring.



Cartws

14' 5" x 10' 8" (4.39m x 3.25m) Comprising of the original

Cart House with double doors.



Cow Shed

25' 0" x 14' 5" (7.62m x 4.39m) with cubicles and concrete flooring.



Loft/Storws

18' 4" x 15' 0" (5.59m x 4.57m) with door to side from lane, timber flooring and shutter windows to front.



Ty Pair

17' 6" x 10' 2" (5.33m x 3.10m) with door to front, original open fireplace, concrete flooring, window to rear.



THE LAND

The land extends to some 14 ACRES or thereabouts of excellent fertile pastureland comprising of 6.62 Acres of river meadow in front bordered by the charming Afon Cefel and the larger River Cerdin at the bottom.

The land is split into 4 paddocks slightly sloping, all enclosed within a ring fence.





TENURE

The property is of Freehold Tenure.

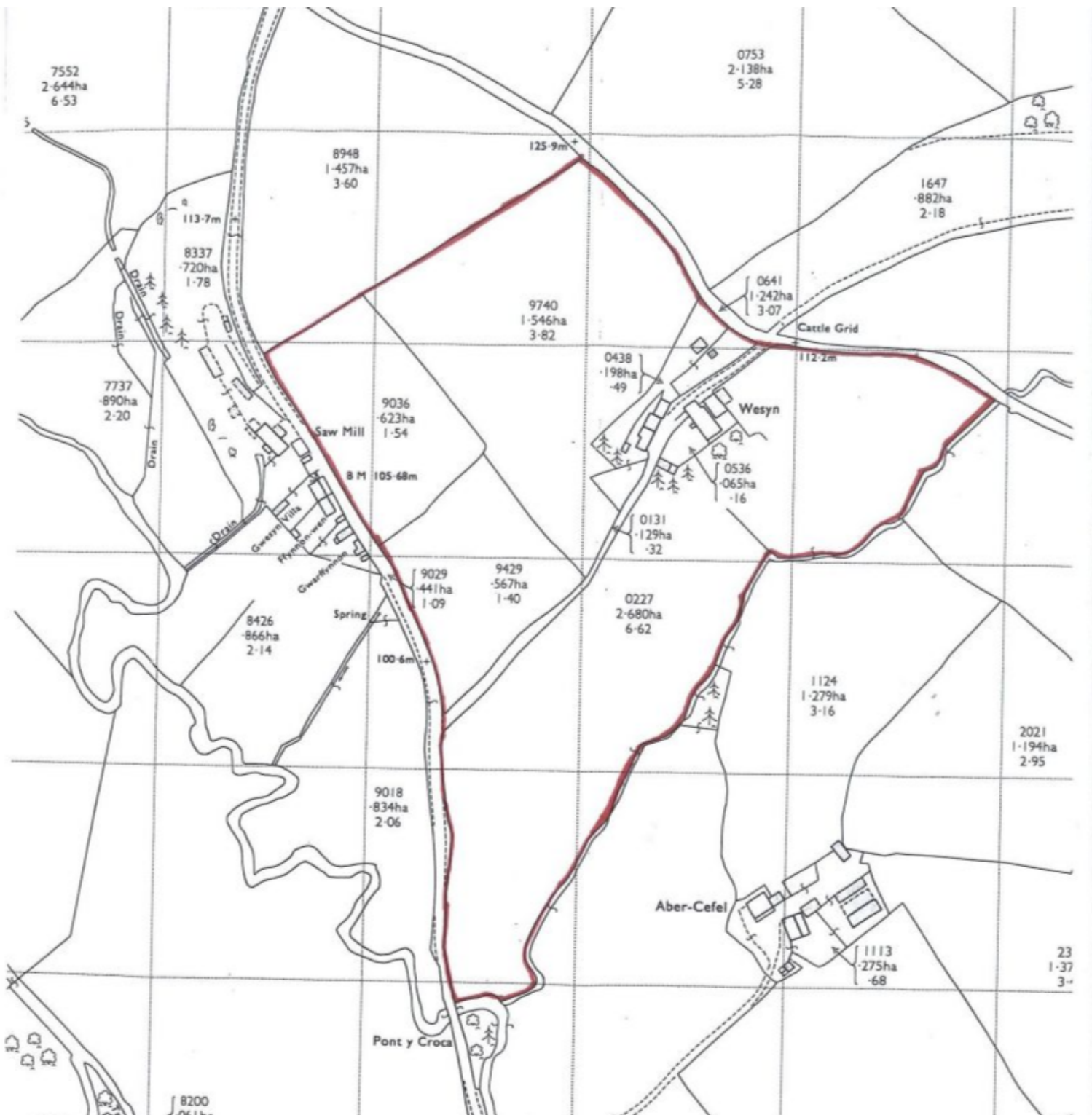
MONEY LAUNDERING

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 advised that the property benefits from Mains Electricity and Water. Private Drainage to septic tank. Oil Fired Central Heating.

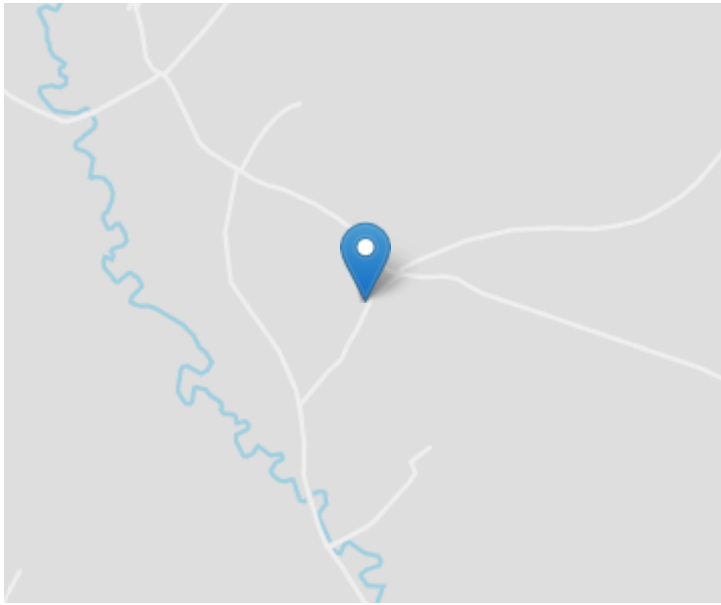
Council Tax Band F



Directions

From Llandysul take the road through Pentrellwyn and cross over the A475. Carry on for approximately 1 mile and the private farm lane will be on your right hand side just before you enter the village itself.

What3words - ///noisy.snap.flashback



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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 :

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