

**TO BE SOLD BY ON-LINE AUCTION. A tranquil rural setting. A former Mill now offering a delightful 2 bedroomed cottage set in approximately 3.846 acres. Aeron Valley, West Wales**



**Felin Rhydygroes, Bwlchllan, Lampeter, Ceredigion. SA48 8QN.**

**£199,000**

**REF: A/5375/LD Auction Guide Price**

\*\*\* TO BE SOLD BY ON-LINE AUCTION \*\*\* AUCTION GUIDE PRICE: £199,000. This Auction will be held by our Joint Auctioneers, Auction House Wales - [www.auctionhouse.co.uk/southwales](http://www.auctionhouse.co.uk/southwales) \*\*\* Auction begins at 1:00pm on Monday 17th November 2025 and closes at 1:00pm Tuesday 18nd November 2025.

\*\*\* Tranquil rural location \*\*\* A former Corn Mill now offering a delightful and sought after country cottage \*\*\* 2 bedroomed split level accommodation \*\*\* Oil fired central heating and UPVC double glazing \*\*\* Nicely positioned set in approximately 3.846 acres \*\*\* Two pasture paddocks intersected by the Afon Fallen \*\*\* Mature Wildlife garden \*\*\* Greenhouse and ornamental pond \*\*\* Useful outbuildings with Dutch barn and general purpose Animal housing \*\*\* Former drying room - Potential development opportunity (subject to consent) \*\*\* Suiting those wanting to keep Animals \*\*\* Paddocks being fenced and having roadside access

\*\*\* A private and rural position - Yet convenient to the Towns of Lampeter, Tregaron and the Cardigan Bay Coast at Aberaeron \*\*\* West Wales countryside at its best \*\*\* A property steeped in history and could provide the perfect escape \*\*\* Contact us today to view



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## LOCATED

Well positioned approximately 1 mile West from the Village of Bwlchllan on the Northern side of the Aeron Valley enjoying a picturesque outlook over the surrounding countryside, some 7 miles North from the University and Market Town of Lampeter, and some 8 miles inland from the Georgian Harbour Town and Market Town of Aberaeron on the Ceredigion Heritage Coastline. The property enjoys a private rural position and is accessed via its own gated driveway.

## GENERAL DESCRIPTION

Peaceful and tranquil. A highly desirable smallholding. Morgan & Davies are proud to offer for sale this charming former Mill that was renovated circa 40 years ago to now offer a delightful 2 bedroomed split level cottage.

The property enjoys a private position and is set within its own approximately 3.846 acres. The land is split into two paddocks and is intersected by the Afon Fallen. It suits Animal grazing and enjoys two roadside gated access points and being well fenced. There lies a useful range of outbuildings with a machinery/hay store, Dutch barn and Animal housing.

The garden has been a labour of love over the years to the current Owners and offers a Wildlife and natural garden with a range of flower and shrub beds, ornamental pond and a greenhouse.

In all a delightful and rural property deserving early viewing. It requires general modernisation but enjoys a stunning location.



## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### UTILITY ROOM/BOOT ROOM

9' 7" x 6' 9" (2.92m x 2.06m). With stable style entrance door, tiled flooring, plumbing and space for automatic washing machine, Worcester oil fired central heating boiler.



## KITCHEN

14' 5" x 10' 0" (4.39m x 3.05m). A cottage style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, eye level electric oven, 4 ring LPG hob, tiled flooring, radiator.





## LIVING ROOM

14' 6" x 14' 3" (4.42m x 4.34m). With a stone feature fireplace (previously housing the former Corn Mill) now providing a Real Flame gas effect fire (possibility to re-convert into an open fire), original beamed ceiling, open tread staircase to the first floor accommodation, radiator.



## CONSERVATORY

13' 0" x 9' 0" (3.96m x 2.74m). Of UPVC construction with tiled flooring, door through to the garden. The Conservatory provides 360 degree views over the garden and the paddocks.



## FIRST FLOOR

### LANDING

With radiator, large store cupboard.

### FRONT PORCH

With front entrance door, tiled flooring.

### BATHROOM

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



### BEDROOM 2



11' 5" x 7' 9" (3.48m x 2.36m). With radiator, enjoying fine views over the front garden and paddock.

### BEDROOM 1

11' 7" x 11' 7" (3.53m x 3.53m). With built-in wardrobes and dressing table, two windows to the front with fine views over the front paddock, radiator.





## EXTERNALLY

### RANGE OF OUTBUILDINGS

Comprising of the following:-

### MACHINERY/HAY STORE



### DUTCH BARN

30' 0" x 15' 0" (9.14m x 4.57m). With concrete flooring. In need of re-construction.



### GENERAL STORE/ANIMAL HOUSING

35' 0" x 20' 0" (10.67m x 6.10m). With six concreted Calf pens, separate w.c. and shower room. Enjoying direct field access.

### FORMER DRYING ROOM (NOW DERELICT)

Offering future development opportunities (subject to consent).



### GARDEN

As mentioned previously, the property enjoys split level accommodation and externally offers a delightful terraced garden style area being a haven for local Wildlife and having ample level lawned areas, flower and shrub borders, ornamental pond and GREENHOUSE. A particular feature of the garden is that it is intersected by the Afon Fallen. The river runs through the garden providing a picturesque outlook and truly an unique and unrivalled position. The garden has been a labour of love to the current Owners and is a sight to see with colour all year round.





GARDEN (SECOND IMAGE)



GREENHOUSE



GARDEN (THIRD IMAGE)



STREAM



ORNAMENTAL POND



STREAM (SECOND IMAGE)





## LAND



We are informed in total the land extends to approximately 3.846 ACRES and is split into two paddocks. Both of paddocks have direct field access, are fenced, secure and suiting Animal grazing whilst also having direct access onto the river. In all a delightful smallholding in a sought after rural location.

### LAND (SECOND IMAGE)



### LAND (THIRD IMAGE)



## PARKING AND DRIVEWAY

There lies a large gated and parking area to the rear of the property providing good access onto the first floor accommodation.



## REAR OF PROPERTY



## AGENT'S COMMENTS

A characterful former Mill set in a picturesque position within the Aeron Valley. A must view.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed.

## 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.

## **GUIDE PRICE**

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

## **AUCTION GUIDANCE**

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

## **REGISTER TO BID AND LEGAL PACK**

We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

## **Services**

We are informed by the current Vendors that the property benefits from mains electricity, private spring water, private drainage via septic tank, oil fired central heating, LPG for cooking and fireplace, UPVC double glazing, telephone subject to B.T. transfer regulations.



For identification purposes only



**Council Tax:**

N/A

**Parking Types:** Driveway.

**Heating Sources:** Double Glazing. Gas.  
Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Private Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (47)

**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

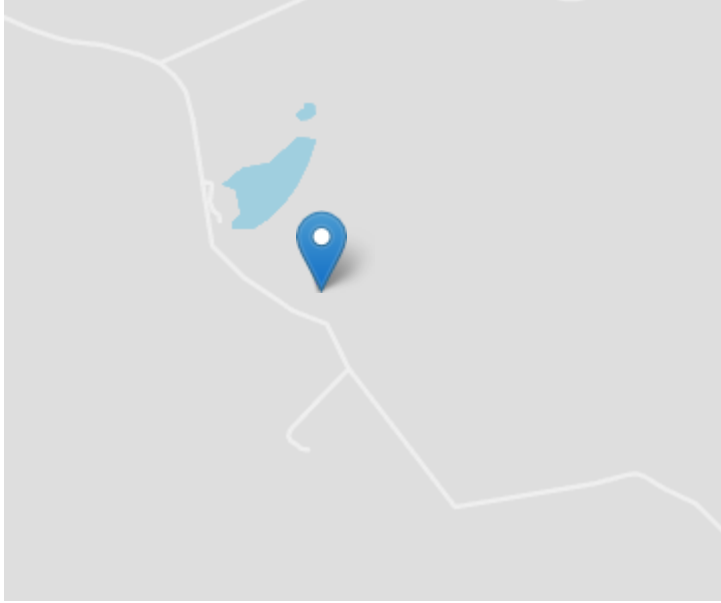
**Any easements, servitudes, or wayleaves?**  
No

**The existence of any public or private right of way?** No

**Construction Type**

Traditional





## Directions


From Lampeter take the A482 towards Aberaeron. After passing through Creuddyn Bridge take the next right hand turning onto the B4337. Proceed down the hill into the Village of Talsarn. In Talsarn right onto the B4342 road for Tregaron and Llangeitho. Proceed through the small Hamlet of Llundain Fach. Continue for a further 1.5 miles. Turn left for Bwlchllan. At the next crossroads proceed up the hill into the Village of Bwlchllan. Turn left at the 'T' junction in the Hamlet. Continue on this road for 1.5 miles. The property will be located on your left 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		
(92+) <b>A</b>	<b>47</b>	<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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