

A traditional full of character country cottage with paddock. Near Lampeter, West Wales



Foelfechan, Drefach, Llanybydder, Ceredigion. SA40 9SX.

£350,000 Offers Over

REF: R/4662/LD

*** House and paddock - Suiting multiple uses *** Step back in time - Wonderfully charming country cottage *** Full of original character being retained to all its glory *** Diverse appeal with pleasant paddock having Planning Permission granted for two cottages *** Original character features - Such as inglenook fireplaces, floorings, etc *** 4 bedrooomed, 2 bathrooomed period accommodation *** Potential conversion of original cottage to offer separate accommodation (subject to consent)

*** Delightful cottage gardens with private patio *** Baltic pine wooden South Westerly facing conservatory *** Pasture paddock ideal for Animal keeping *** In all approximately 0.6 of an acre *** Generous parking areas with ample turning space

*** Pleasant views over the surrounding countryside and Pencader Mountain Range *** Escape to the West Wales countryside *** Convenient edge of Village position *** 5 miles from the University Town of Lampeter *** Within walking distance to the brand new Ysgol Dyffryn Cledlyn School *** A property worthy of early viewing - A rare and unrivalled opportunity



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LOCATION

Drefach is a popular rural Village 5 miles West from the University and Market Town of Lampeter, located on the A475 Newcastle Emlyn road. The property has a delightful aspect along the Vale of Cledlyn with a pleasant backdrop onto open farmland across the Teifi Valley. The Cardigan Bay Coast lies only 15 miles.

GENERAL DESCRIPTION

Here lies an unrivalled opportunity to acquire a traditional character cottage that dates backs to the 18th Century. The property has undergone renovation but retains many of its original features, such as quarry tiled flooring and inglenook fireplaces. The property offers 4 bedoomed, 2 bathoomed accommodation providing the most perfect Family home.

The original cottage (Sitting Room) dates back to the 18th Century with the addition of the existing main cottage being built in the late 19th Century but does offer itself nicely to be converted or extended to offer two separate properties (subject to consent).

It sits within its own 0.6 of an acre or thereabouts with the adjoining paddock offering ideal Animal keeping whilst also having full Planning Permission granted for a pair of semi detached cottages, all of which enjoying a pleasant rural position with fantastic views over the surrounding countryside.

The property is diversely appealing and offers great potential to any discerning Owner. The property layout offers the following.

RECEPTION HALL

With original front entrance door with fan light over, original quarry tiled flooring (being re-laid and insulated), staircase to the first floor accommodation, radiator, original beamed ceiling.



PARLOUR ROOM

14' 6" x 7' 9" (4.42m x 2.36m). With original quarry tiled flooring (being re-laid and insulated), radiator, open fireplace (currently not in use), decorative wooden surround and quarry tiled hearth, original beamed ceiling.



BOLTC PINE CONSERVATORY

Delightful South Westerly facing, fully double glazed with tiled flooring, doors opening onto the patio area, external grapevine.



REAR HALLWAY

With original stable entrance door, original quarry tiled flooring (being re-laid and insulated), radiator.

GROUND FLOOR BATHROOM

With pine panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan, original beamed ceiling.



KITCHEN

13' 9" x 6' 3" (4.19m x 1.91m). A pine Bespoke fitted kitchen with a range of wall and floor units with reclaimed pine worktops, ceramic 1 1/2 sink and drainer unit, multi purpose Esse oil fired stove for cooking, hot water and heating systems, plumbing and space for automatic washing machine, quarry tiled flooring (being re-laid and insulated), original beamed ceiling.



DINING ROOM

12' 7" x 14' 6" (3.84m x 4.42m). An impressive inglenook fireplace with a cast iron multi fuel stove, fitted alcove shelving, two radiators, original quarry tiled flooring (being re-laid and insulated), original beamed ceiling.



SITTING ROOM (ORIGINAL COTTAGE)

15' 0" x 20' 0" (4.57m x 6.10m). This section of the property dates back to the 18th Century and an imposing inglenook fireplace with cast iron multi fuel stove with original 'Megicks of Lampeter' bread oven, original quarry tiled flooring (being re-laid and insulated), two radiators, side entrance door to the cottage garden, original beamed ceiling.



SITTING ROOM (SECOND IMAGE)



FIRST FLOOR**FRONT LANDING**

With traditional wood panelling.

**BEDROOM 1**

14' 5" x 14' 2" (4.39m x 4.32m). With Victorian cast iron fireplace (not in use), radiator.

**BEDROOM 4/STUDY**

7' 9" x 5' 5" (2.36m x 1.65m).

**BEDROOM 2**

14' 6" x 8' 0" (4.42m x 2.44m). With an open fireplace with pine surround (not in use), radiator.

**REAR LANDING**

With airing cupboard with hot water cylinder and immersion, pine flooring.

**BATHROOM**

With panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, pine flooring.



BEDROOM 3

10' 9" x 7' 4" (3.28m x 2.24m). With pine flooring, radiator.



EXTERNALLY

OUTBUILDINGS

Comprising of

WORKSHOP

17' 8" x 6' 9" (5.38m x 2.06m). With electricity connected, external access point only. This room does offer itself nicely to be converted and built into the Living Room to offer further accommodation, if needed.



GARDEN

A particular feature of this most charming cottage is its enclosed private cottage style garden area being laid mostly to lawn with a vast range of mature shrubs and ornamental bushes.

To the side of the property also lies a delightful enclosed garden area with a wonderful colour all year round.



GARDEN (SECOND IMAGE)



PATIO AREA



PADDOCK

Located to the side of the property and ideal for those wishing to keep Animals and enjoying a gated access point from the driveway for easy access. The paddock has Planning Permission granted for a pair of semi detached cottages. Plans are available within the sales particulars.



PADDOCK (SECOND IMAGE)



PADDOCK (THIRD IMAGE)



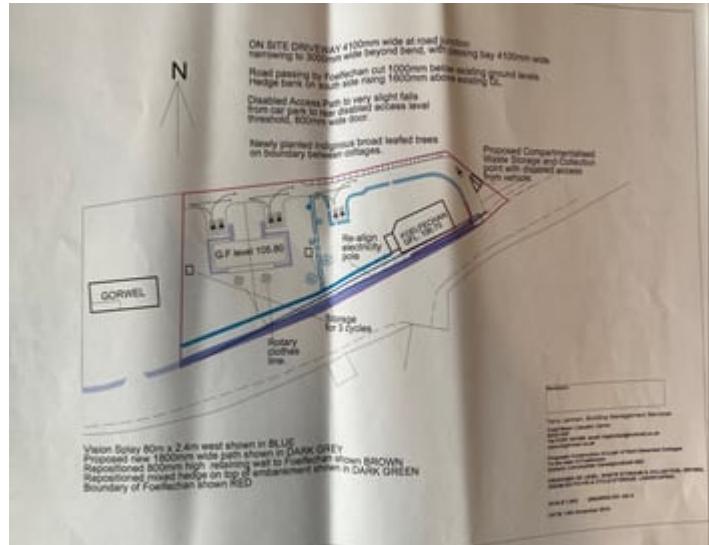
PLANNING PERMISSION

Full Planning Permission has been granted for a pair of semi detached cottages. Reserved matters have now been satisfied and works have been carried out to preserve planning and highway/entrance improvement have been carried out in order to preserve the Planning Permission.

The access and entrance way has been improved for visibility in order to comply with the Planning Regulations.

Planning Reference Number A170170.

PLANNING PERMISSION - SITE LAYOUT



PARKING AND DRIVEWAY

A gravelled parking area is located to the side of the property having a newly created entrance point with ample parking and turning space.



REAR OF PROPERTY



oil fired central heating, telephone subject to B.T. transfer regulations, Broadband available.

VIEWS FROM PROPERTY



PHOTOGRAPHS

Please note that the photographs were taken in 2023 when the property was previously on the market.

AGENT'S COMMENTS

A most charming country cottage with great versatility and development potential.

TENURE AND POSSESSION

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

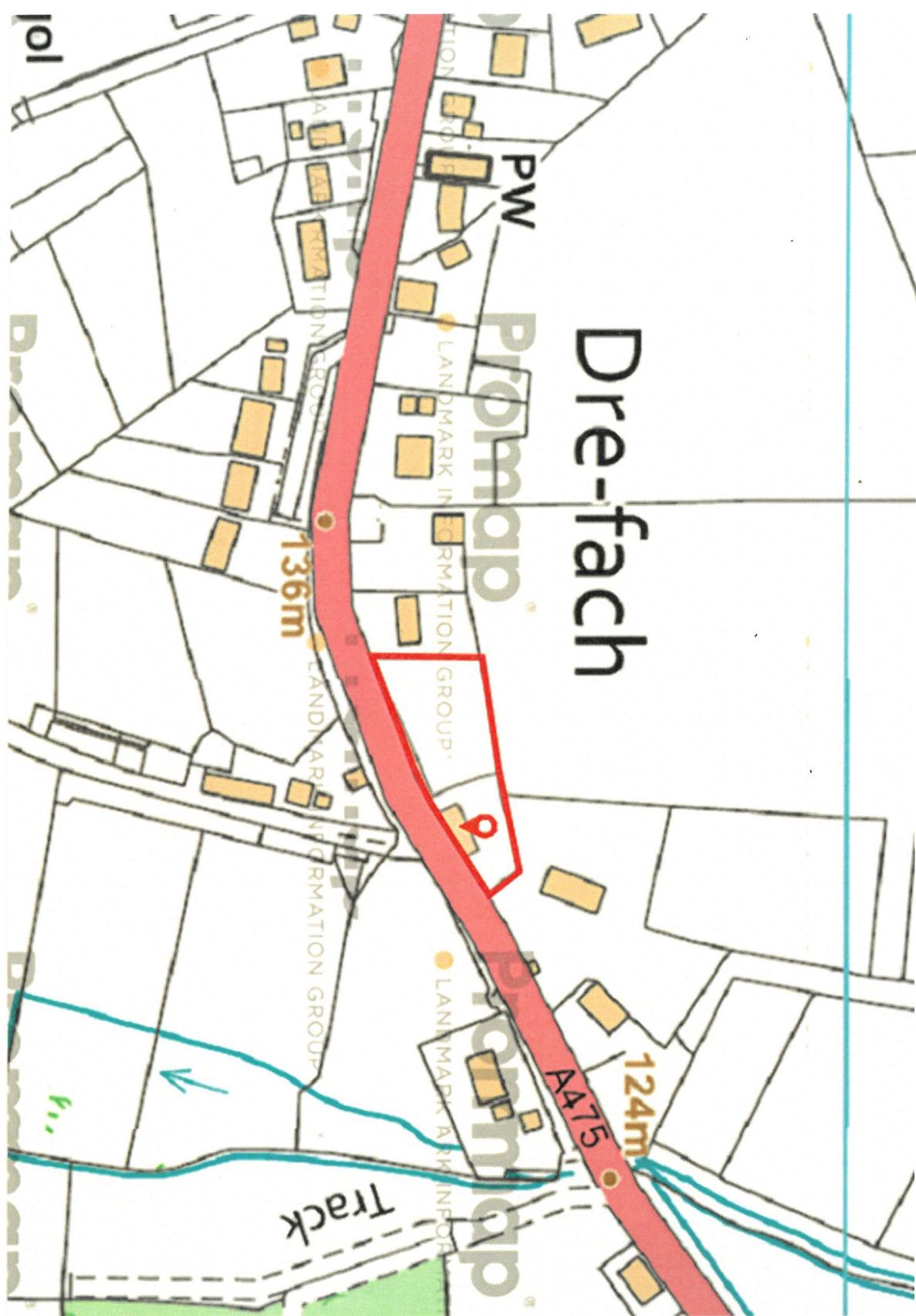
COUNCIL TAX

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

Services

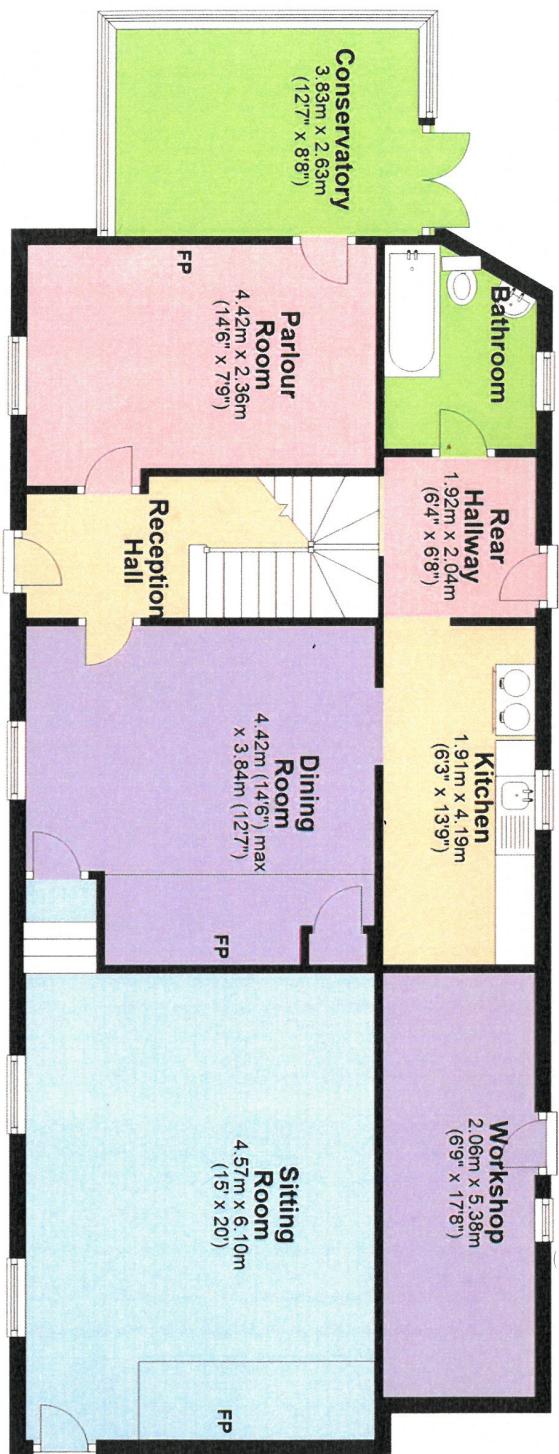
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage,

Dre-fach



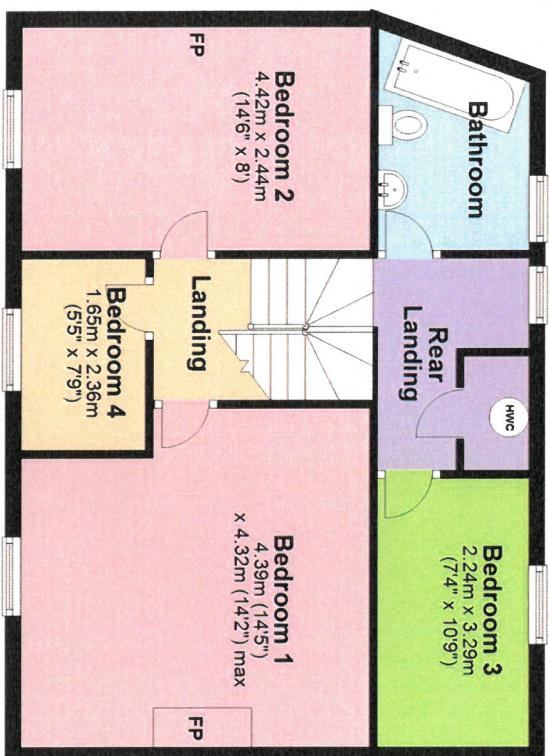
Ground Floor

Approx. 98.0 sq. metres (1055.0 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.3 sq. feet)



Total area: approx. 156.1 sq. metres (1680.4 sq. feet)

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

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: E (39)

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

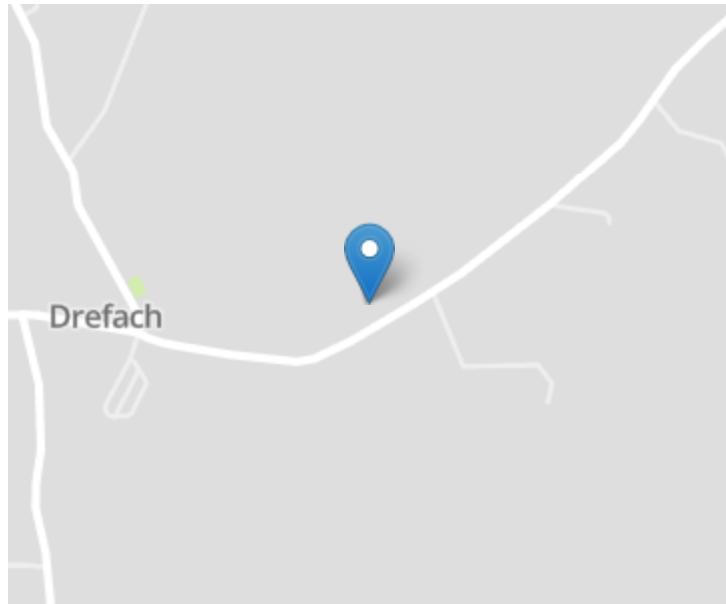
Is the property listed? No

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	96	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Lampeter take the A475 road West towards Llanwnnen and Drefach. Once reaching the Village of Drefach the property will be located 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page – 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

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

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