

A superbly positioned country property, of 10.4 acres or thereabouts in the upper reaches of the River Teifi, adjoining Cors Caron National Nature Reserve.



Dolbeudiau, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6EJ.

£498,500

A/5360/AM

A superbly situated country property of 10.4 acres or thereaboutsAn outstanding renovated period Farmhouse, having many original features and offering six bedroomed accommodation*** An Extensive range of former farm buildings***Ideal for conversion, to provide holiday cottages***

In an outstanding area of natural beauty, adjoining the Cors Caron National Nature Reserve***The land comprises 10.4 acres in total with pasture land and rough grazing/river meadows*** In all offering a unique countryside opportunity for residential, or leisure/commercial/re-development/re-modelling as desired, subject to the appropriate consents being obtained***

Dolbeudiau is located adjacent to the River Teifi with direct frontageSet at the end of a hard based farm lane, off the restored Tregaron to Aberystwyth cycle track***Half a mile south of Ystrad Meurig, one mile from Pontrhydfendigaid, 11 miles south of the University town, coastal resort, and administrative centre of Aberystwyth, five miles from Tregaron. Grid Reference number 712662



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HISTORICAL NOTE

Dolbeudiau is one of a number of farms in the vicinity of Strata Florida Abbey which was established by the monks there and formed part of the monastic estate. The Abbey is the resting place of several Welsh princes, and of Dafydd ap Gwilym, one of the great poets of the Middle Ages.

Archaeological evidence shows that parts of the old farm buildings date from the 14th Century, and that they were used for housing pack animals. Further evidence of the monastic influence is in stone embankments of the field enclosures leading to the village of Pontrhydfendigaid.

GENERAL

The Farmhouse is now made available following a change in business interest by the owners. The property is further enhanced by having an extensive array of farm building which surround a courtyard and are built of stone and slate, and have massive alternative use potential, which can only be fully appreciated on inspection. They are set around a courtyard, and would be an ideal conversion prospect for holiday letting accommodation, holiday cottages or for commercial re development, subject to the appropriate consents being obtained. Further details are available in the aspect of alternative used from the Ceredigion County Council Planning Department, Telephone no 01545 570881.

The Farmhouse, built traditionally of stone and slate, and having been extensively re-furbished by the existing owners, offering six bedroom, two bath-roomed, accommodation which is family proportioned, ideal as a guest house or bed and breakfast use, and indeed, enviably positioned for purely residential purposes.

The placing of Dolbeudiau on the open market, provides prospective purchasers with an opportunity of acquiring a unique country property, that is beautifully situated adjacent to the Cors Caron Nature Reserve, which is one of the most extensive wetland/bog Nature Reserves in Northern Europe, and is famous for its wildlife and high value conservation interests.

The Farmhouse itself, extends to 1550 sq ft (145 sq m) of residential accommodation, and divides into two separate

distinct areas offering overall, an extensive level of accommodation, with two internal staircases, which lends itself to subdivision, if necessary.



ACCOMMODATION

The accommodation benefits from oil fired central heating and sash/UPVC double glazed windows, and it is more particularly divided as follows:-

SIDE ENTRANCE

Door to side entrance hall, with flagstone floor and radiator.

KITCHEN/DINER

14' 0" x 16' 5" (4.27m x 5.00m) fully complete with fitted units, electrical power points, single drainer sink unit, multifuel stove on a raised hearth. Built in pantry cupboard, and radiator.



GROUND FLOOR CLOAKROOM

With washbasin and w.c., radiator.

UTILITY ROOM

Being a through room, has flagstone floor, radiator, and plumbing for washing machine.



SITTING/DINING ROOM

21' 4" x 14' 2" (6.50m x 4.32m) Open plan, with a cast iron log burner on a raised slate hearth. UPVC front entry door to the west. Two radiators. Part flagstone floor.



SEPARATE LIVING ROOM

14' 6" x 11' 1" (4.42m x 3.38m) with flagstone floor, Valor multifuel stove, in brick fireplace with surround, and radiator.



FIRST FLOOR

LANDING

First floor is approached via the main staircase to the landing



BATHROOM

With pedestal wash hand basin, low level flush w.c. Panelled bath. Triton shower and screen over. Heated towel rail. Radiator. Shaver light and extractor fan.



BEDROOM 1

11' 5" x 10' 6" (3.48m x 3.20m) with radiator.

**BEDROOM 2**

10' 6" x 8' 10" (3.20m x 2.69m) with fireplace and radiator.

**BEDROOM 3**

7' 6" x 7' 6" (2.29m x 2.29m)

**BEDROOM 4**

12' 9" x 7' 6" (3.89m x 2.29m) with pedestal wash hand basin,

shaver light. Radiator.

**SECOND STAIRCASE LEADING TO SECOND LANDING GIVING ACCESS TO:****SHOWER ROOM**

With shower cubicle with electric shower. Low level flush w.c. and pedestal wash hand basin.

**BEDROOM 5**

12' 1" x 8' 2" (3.68m x 2.49m) with built in airing cupboard, housing copper cylinder and immersion heater. Velux window.



BEDROOM 6

12' 1" x 8' 2" (3.68m x 2.49m) with radiator and Velux window.



EXTERNALLY

The property has its own gated driveway, and also a secondary access from the Aberystwyth to Tregaron cycle track traversing the Cors Caron Nature Reserve from Ystrad Meurig to Tregaron, in a North/South direction.

The arrival courtyard comprises of hard based yard, together with a detached chalet (20' x 15') with electricity connected, which has in the past been utilised as office accommodation. The courtyard of former farm buildings comprised a three sided arrangement, enclosing a hard based former farmyard. The buildings are all of stone and slate, and are extensive in nature, providing former animal housing, and a servants day cottage, with chimney and fireplace. These buildings lend themselves to alternative use, and plans are available with the Agents for perusal. A further particular feature of the farm is its location with the homestead surrounded by pasture land and amenity areas, grounds, pocket of woodland, and a cottage garden. The agricultural lands are divided into

pastures, which are capable of sustaining good stocking levels, including an area of conservation land/river meadow, adjoining the River Teifi.

In all the property extends to 10.4 acres or thereabouts.

LAND TO REAR



FRONT OF PROPERTY



HOUSE SETTING



YARD SETTING



OLD SHOOT OFFICE



INTERIOR OF OLD SHOOT OFFICE



COURTYARD OF STONE AND SLATE BUILDINGS



HOUSE AND YARD

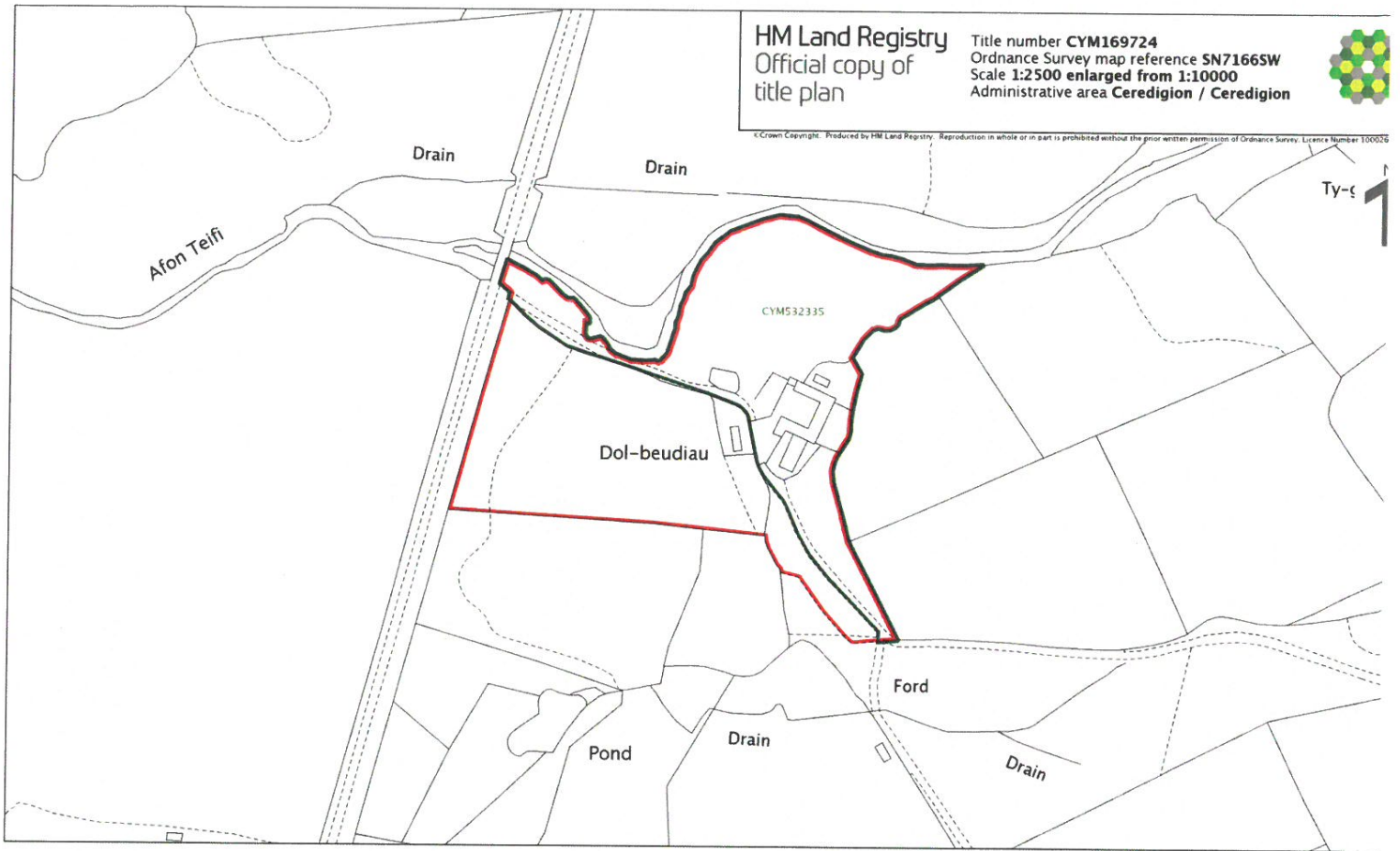


LOCATION



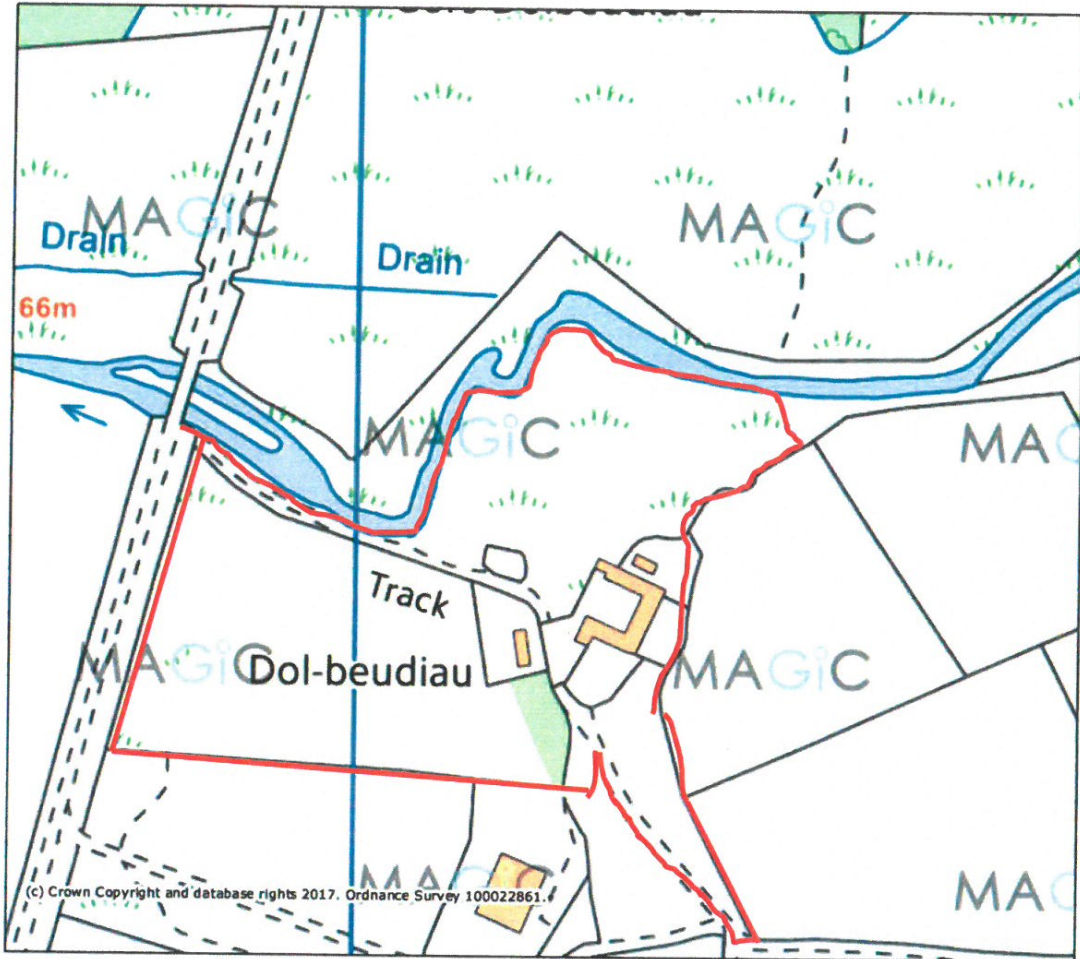
Services

Mains water, mains electricity, oil fired central heating, private drainage. BT connection, subject to Openreach agreement.




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Dolbeudiau, Ystrad Meurig, Ceredigion, SY25 6EJ - Boundaries



Directions

From Lampeter, take the A485 to Tregaron, proceeding North to Pontrhydfendigaid. Once reaching Pontrhydfendigaid, by the former Post Office, before proceeding over the bridge, turn left (opposite the turning to Strata Florida). Continue to the end of this lane, over a cattle grid, and continue towards Dolbeudiau, which is the central gate of three gates, at the end of the track.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(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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