

*An idyllic approximately 7.5 acre country smallholding with a character farmhouse, annexe and outbuildings. Near Llanybydder, West Wales*



**Tancoed, Drefach, Llanybydder, Ceredigion. SA40 9YD.**

**£649,950**

**REF: A/5615/LD**

\*\*\* An idyllic approximately 7.5 acre country smallholding \*\*\* Superbly renovated and beautifully presented farmhouse with characterful accommodation - Full of charm and original features \*\*\* Self contained 1 bedroomed annexe - Ideal for Guests or multi generational living \*\*\* Modern yet traditional property \*\*\* Completed to a very high standard

\*\*\* Range of useful outbuildings including stables and workshop \*\*\* Traditional stone Cow shed in dilapidated condition with potential for conversion (subject to Planning Consent) \*\*\* Excellent residential and Equestrian appeal \*\*\* Lovely landscaped gardens with various patio areas \*\*\* Three grazing paddocks - Being fenced and gated \*\*\* Small area of woodland \*\*\* Large yard area

\*\*\* Stunning rural location with attractive surrounding countryside views \*\*\* Private and pleasant location yet convenient to the nearby Towns of Lampeter, Llanybydder and the Cardigan Bay Coast \*\*\* A versatile smallholding with a lot to offer



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## LOCATION

This most charming smallholding is well positioned approximately 1.5 miles equidistant from the Village of Cwrtnewydd and Drefach just off the B4338 roadway, some 2 miles distant from the Teifi Valley Market Town of Llanybydder renowned for its monthly Horse Sales, 5 miles distant from the University Town of Lampeter and within half an hour's drive from the Ceredigion Heritage Coastline at New Quay.

## GENERAL DESCRIPTION

An idyllic country smallholding extending to approximately 7.5 acres centred around a superbly renovated and beautifully presented farmhouse that perfectly blends traditional character with modern comforts. The property offers charming accommodation full of warmth and original appeal complimented by a useful 1 bedroomed self contained annexe ideal for an extended Family, Guests or ancillary accommodation. The annexe has a through door and could be re-utilised as one large Family home.

Externally the holding benefits from a range of versatile outbuildings including stables and a workshop making the property particularly suiting to those with Equestrian and lifestyle interests. A traditional stone Cow shed now in dilapidation condition offers exciting scope for restoration or conversion (subject to the necessary consents being granted).

Set within a truly stunning rural location the property enjoys high level of residential and Equestrian appeal providing a wonderful opportunity to acquire an attractive lifestyle holding in the West Wales countryside.

The property sits centrally within its own land with three grazing paddocks being fenced and gated and having good easy access.

A property of this residential quality does not come to the market often. It offers versatility and income capabilities.



## THE ACCOMMODATION

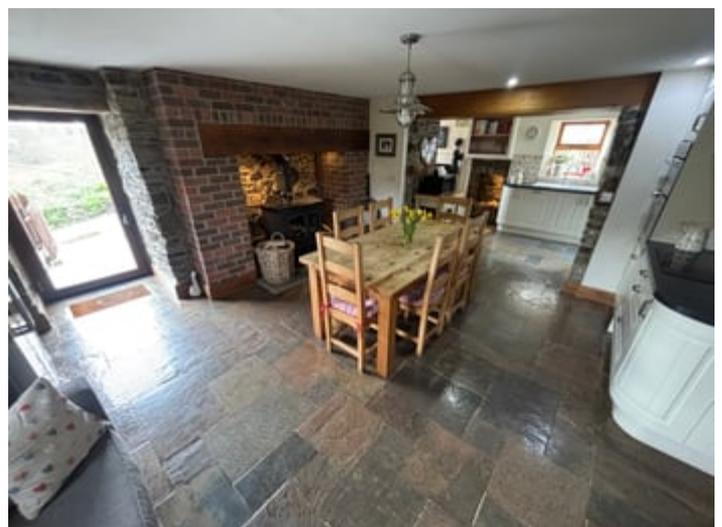
The accommodation at present offers more particularly the following.

### UTILITY ROOM

9' 8" x 9' 1" (2.95m x 2.77m). With central heating boiler, plumbing in-situ for shower and w.c.

### KITCHEN/DINER

16' 2" x 13' 0" (4.93m x 3.96m). A fantastic and spacious open plan kitchen/diner with Ivory based wall units, feature inglenook with substantial multi fuel stove (heating the water), eye level dual oven, electric hob with extractor hood over, slate tiled flooring, oil fired Rayburn for cooking and further hot water purposes, recess stone wood store, single drainer enameled sink, Velux roof windows, overflow central heating radiators, drop down aluminium ladder to a mezzanine floor above, patio doors opening onto the rear grounds.



**KITCHEN/DINER (SECOND IMAGE)****KITCHEN/DINER (THIRD IMAGE)****KITCHEN/DINER (FOURTH IMAGE)****GROUND FLOOR W.C.**

With pedestal wash hand basin, low level flush w.c., plumbing for automatic washing machine.

**LIVING ROOM**

15' 8" x 14' 0" (4.78m x 4.27m). A cosy Family room with exposed stone walls, open fireplace, staircase to the first floor accommodation with understairs storage cupboard.

**LIVING ROOM (SECOND IMAGE)****FIRST FLOOR****LANDING**

Leading to



### PRINCIPLE BEDROOM 1

16' 9" x 13' 7" (5.11m x 4.14m). A fantastic principle room with double aspect windows with fine views over the yard and the surrounding land, exposed stone walls, Velux window.



### BEDROOM 2

15' 5" x 7' 6" (4.70m x 2.29m). With exposed stone walls and roof timbers.



### BEDROOM 1 (SECOND IMAGE)



### FAMILY BATHROOM

Having a modern 4 piece suite comprising of a shower cubicle, bath, low level flush w.c., pedestal wash hand basin, heated towel rail, Velux window, exposed timbers.



### EN-SUITE TO BEDROOM 1

Having a low level flush w.c., pedestal wash hand basin, extractor fan, heated towel rail.



## THE ANNEXE/OVERFLOW ACCOMMODATION

### OAK CANOPY

With a glass roof.



### OPEN PLAN KITCHEN/LIVING AREA

19' 5" x 18' 6" (5.92m x 5.64m). Having a modern fitted kitchen with a range of wall and floor units with work surfaces over, electric oven and hob with extractor hood over, enamel sink and drainer unit, down lighters, and a particular feature being the wood burning stove on a raised slate hearth.



## OPEN PLAN KITCHEN/LIVING AREA (SECOND IMAGE)



### ANNEXE LANDING

With access through to the main house, access to the loft space.

### BATHROOM

9' 6" x 7' 2" (2.90m x 2.18m). A modern 4 piece suite comprising of a free standing bath with central taps, shower cubicle, low level flush w.c., pedestal wash hand basin, shaver point, heated towel rail, down lighters.



### BEDROOM 3

18' 6" x 15' 4" (5.64m x 4.67m). With feature exposed roof timbers and stone walls, Velux window, double patio doors opening onto the balcony area with fine views over the paddocks.



**BEDROOM 3 (SECOND IMAGE)**



## EXTERNALLY

### OUTBUILDINGS

Comprising of:-

#### STABLES

With five 'L shaped stables adding to the equine appeal of the property or could be re-utilised for workshops, storage, studios, etc.



### STABLES (SECOND IMAGE)



#### DILAPIDATED COW SHED

60' 0" x 15' 0" (18.29m x 4.57m). Could offer a great opportunity for conversion (subject to the necessary consents being granted by the Local Authority).



#### DUTCH BARN/WORKSHOP

A most useful workshop space having concrete flooring, roller doors and electricity connected. With further mezzanine storage above.



## DUTCH BARN/WORKSHOP (SECOND IMAGE)



## REAR STORE

12' 0" x 12' 0" (3.66m x 3.66m). Having fitted work benches.

## THE LAND

In all the property sits within its own land of approximately 7.5 ACRES. The land is well fenced and gated and has easy access. It is clean with dry pastures and being naturally draining. Perfectly suits Livestock or for Equestrian purposes.



## LAND (SECOND IMAGE)



## WOODLAND

A small woodland area of approximately 0.5 of an acre behind the property.

## ORNAMENTAL POND



## YARD AREA

To the front of the property lies an extensive yard area with various parking and turning space and providing good access to all of the outbuildings and paddocks.



## PARKING AND DRIVEWAY

The property enjoys a private drive which the neighbouring smallholding has a right of way. Please note this right of way is for one property only.

## REAR GARDEN



## REAR OF PROPERTY



## AGENT'S COMMENTS

An idyllic and superb country smallholding set within its own land offering great residential appeal.

## 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'.

## 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.

## Services

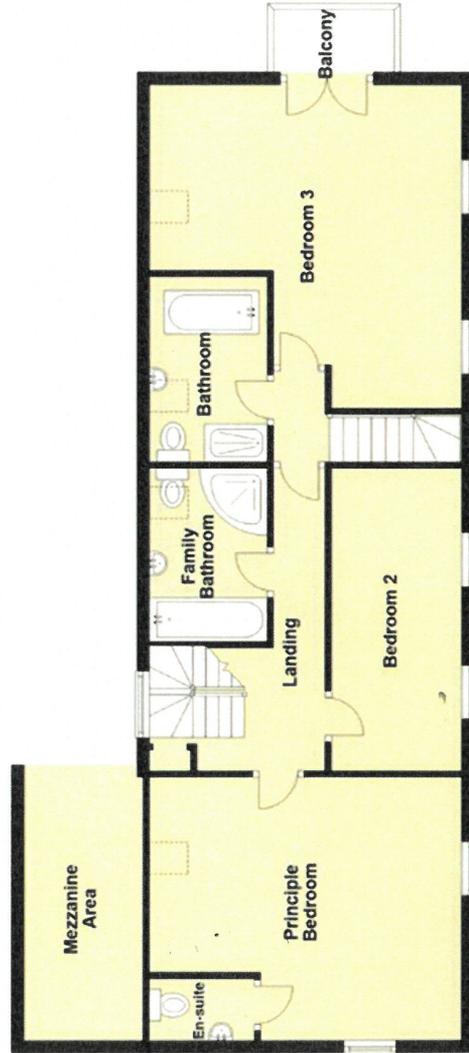
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing. Underfloor heating in all rooms.

Telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Ground Floor



First Floor





**Council Tax:** Band E

N/A

**Parking Types:** None.

**Heating Sources:** Double Glazing. Oil.  
Wood Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (62)

**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

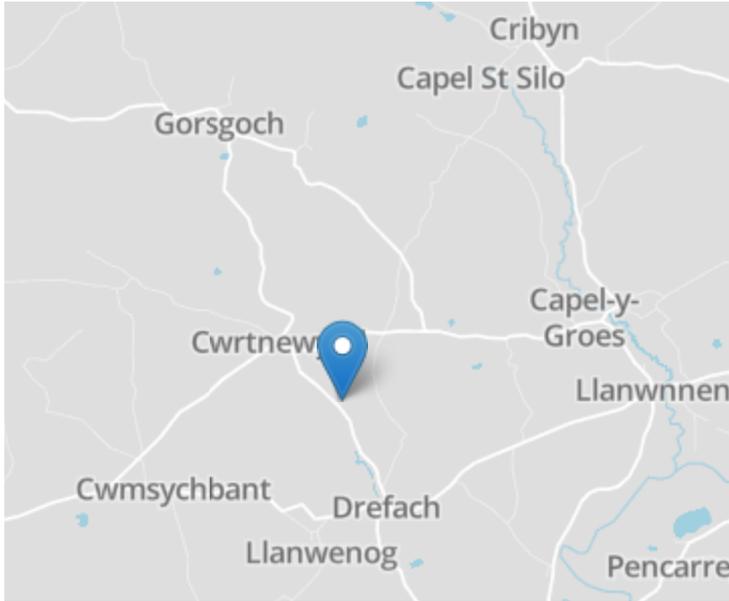
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**

Yes

**The existence of any public or private right of way?** Yes



### Directions

The property is best approached by taking the A475 road from Lampeter towards Newcastle Emlyn. Continue through the Village of Llanwnnen and onto Drefach. In Drefach turn right onto the B4338 signposted Cwrtnewydd. Continue for approximately half a mile and the entrance to the lane can be found on the left hand side by a modern bungalow, as identified by the Agents directional arrow. Proceed down this lane and over the bridge. The property is the first property on the lane thereafter.

**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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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