



Picturesque and secluded traditional country smallholding of around 4.5 acres nestled in the magnificent Clettwr Valley. Near Llandysul, West Wales



Yr Hen Efail, Pontsian, Llandysul, Ceredigion. SA44 4UN.

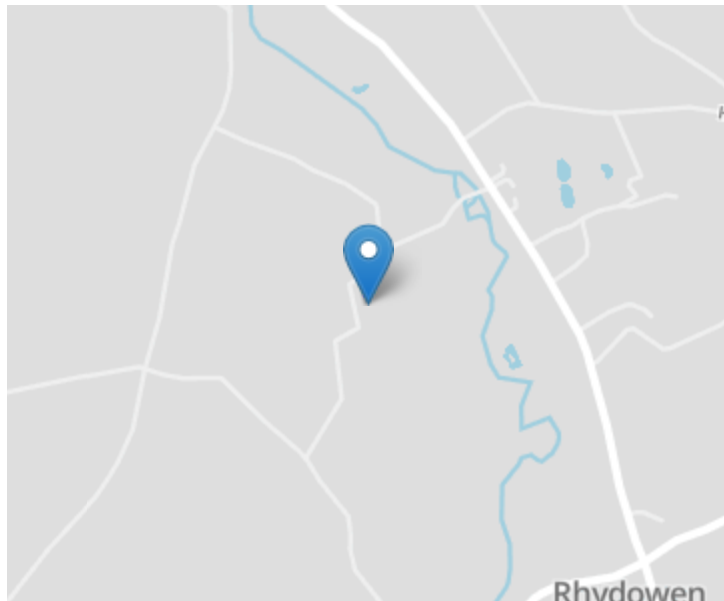
REF: A/5046/LD OFFERS OVER

£699,950

Motivated Seller *** Picturesque and secluded *** Beautifully situated traditional country smallholding *** An idyllic refurbished character cottage bursting with period features yet modernised *** Delightful homestead setting - West Wales' finest *** Breathtaking - Situated in the upper reaches of the Clettwr Valley *** A comprehensive refurbishment programme - Charming character features retained throughout *** Elegance and sophistication *** Perfect home for the Family with 5 large bedrooms and 3 bathrooms *** Dating back to the early 18th Century with latter additions *** Recently updated electrics, oil fired central heating and timber framed double glazing *** Utterly charming with guest suite potential/Airbnb

*** Adjoining stone and slate barn previously having Planning Permission *** Detached former stable range with potential for conversion (subject to consent) *** In all set within 4.5 acres or thereabouts - Split between the large garden and paddocks that border the River Clettwr with a parcel of land with triple S.I. Status

*** Stunning, ready to move, into whilst offering further development/great potential *** Viewing highly recommended - Prepare to be impressed *** A South facing and stunning smallholding *** Popular edge of Village setting and only a 15 minute short drive from the Ceredigion Heritage Coastline at New Quay, West Wales



LOCATION

Well situated on the outskirts of the popular and picturesque Village of Pontsian with a good range of local amenities including Castell Howell Local Leisure Centre and Restaurant, Village Hall and Places of Worship, only some 4 miles distant from the Teifi Valley Market Town of Llandysul, some 7 miles distant from the University Market Town of Lampeter and only a 15 minute short drive from the Ceredigion Heritage Coastline at New Quay.

GENERAL DESCRIPTION



Prepare to be impressed. Here we have on offer a truly stunning and unique country smallholding offering traditional yet modern accommodation. The property itself has undergone comprehensive refurbishment in recent times and now offers 5 double bedrooms along with 3 bathrooms providing period features along with all everyday modern conveniences.

Adjoining the main cottage lies a former Cow shed that could offer a great conversion opportunity into further holiday let

business or an extension to the existing dwelling (subject to consent).

Across the courtyard lies a detached stable range offering workshop space or conversion opportunities.

As a whole it sits within its own 4.5 acres or thereabouts which includes landscaped and mature gardens with a picture perfect patio to the rear and a large paddock to the front leading down to the River Clettwr.

Currently the accommodation offers the following.

GENERAL DESCRIPTION (SECOND IMAGE)



ENTRANCE HALLWAY

An impressive entrance to this most stunning of properties, being light and airy and having access via a half glazed hardwood entrance door with double glazed side panels, slate flooring, radiator, exposed lime rendered walls, windows and doors opening onto the kitchen.



KITCHEN

30' 6" x 12' 6" (9.30m x 3.81m). A stunning farmhouse kitchen with a range of Shaker style floor units with granite worktops over, Belfast sink, Range Master Cooker Range with induction hob, large breakfast bar, integrated dishwasher, pantry style cupboards with space for American fridge/freezer, slate flooring.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



KITCHEN (FOURTH IMAGE)



DINING/SNUG

With a feature corner return picture window enjoying views over the rear garden.



UTILITY CUPBOARD

Housing the oil fired central heating boiler, plumbing and space for automatic washing machine and tumble dryer.

LIVING ROOM

20' 0" x 14' 4" (6.10m x 4.37m). A fantastic Family room with an attractive and large inglenook stone fireplace with original oak beam incorporating a multi fuel stove on a slate hearth with original bread oven, cast iron vintage radiator, feature beamed ceiling with inset spot lighting, two windows to the front overlooking the courtyard, original staircase to the first floor accommodation with large understairs storage cupboard, rear door to a stunning patio area.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



INGLENOOK FIREPLACE IN LIVING ROOM



GROUND FLOOR BEDROOM 3

14' 3" x 9' 2" (4.34m x 2.79m). A highly attractive room with double aspect windows, painted and exposed stone walling, feature chimney breast, radiator, beamed ceiling.



GROUND FLOOR BEDROOM 3 (SECOND IMAGE)



INNER HALL

Leading to



INNER HALL (SECOND IMAGE)



BATHROOM

A unique and contemporary styled suite with slate flooring, retro painted wash stand with a feature circular wash basin, roll top bath with mixer shower attachment, low level flush w.c., heated towel rail, recessed shower with a feature wireless

remote digital shower.



BATHROOM (SECOND IMAGE)



FIRST FLOOR

LANDING AREA

Approached via the staircase from the Living Room, Velux roof window.

BEDROOM 1

14' 3" x 10' 4" (4.34m x 3.15m). With double aspect windows, exposed 'A' framed beams, radiator, large built-in wardrobes.



BEDROOM 1 (SECOND IMAGE)



BEDROOM 2 (SECOND IMAGE)



FIRST FLOOR SHOWER ROOM

With corner shower cubicle, pedestal wash hand basin, low level flush w.c., radiator.



POSSIBLE GUEST SUITE

With separate entrance door. Leading to

SHOWER ROOM

With a corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, tiled flooring.



BEDROOM 2

14' 3" x 9' 2" (4.34m x 2.79m). With double aspect windows, exposed 'A' framed beams, radiator.



BEDROOM 4

14' 9" x 9' 1" (4.50m x 2.77m). With double aspect windows,

radiator, stairs to Guest Suite Landing with access to a large loft storage area.

BEDROOM 5

12' 0" x 12' 0" (3.66m x 3.66m). With a vaulted ceiling having a Velux roof window exposed 'A' framed beams.



EXTERNALLY

RANGE OF TRADITIONAL OUTBUILDINGS

Comprising of

FORMER COW SHED

25' 0" x 15' 0" (7.62m x 4.57m). Providing ideal conversion potential for further accommodation, as a separate annexe, holiday let, office or retained as a workshop (subject to the necessary consents being granted), with original cubicle pens, concrete flooring and having electricity connected. We are informed by the current Owners this previously had Planning Permission (now lapsed).



LEAN-TO CALF SHED

12' 9" x 7' 5" (3.89m x 2.26m). Located to the rear of the

former Cow shed.

FORMER STABLE RANGE

14' 0" x 11' 10" (4.27m x 3.61m). Currently utilised as a workshop/storage space but providing ideal conversion potential to any discerning Owner.



FORMER STABLES

19' 2" x 14' 6" (5.84m x 4.42m). With front and rear entrances and of stone and slate construction.

SIDE STORE

14' 7" x 11' 7" (4.45m x 3.53m). With concrete flooring and lighting.

FORMER PIGGERY

18' 0" x 12' 0" (5.49m x 3.66m). Now having access from the stable.



GROUNDS

Here lies the true beauty. The current Vendors have extended the rear patio area and now provides an unbelievable outdoor entertaining and dining experience with a built-in BBQ area

and a large level patio that enjoys a beautiful backdrop of flower beds and backing onto open country fields.

To the front of the property lies gravelled and lawned areas currently utilised for Chicken and Duck enclosures but could offer itself nicely as a level mature garden with Duck pond.



REAR PATIO/BBQ AREA



DUCK POND



ORCHARD

Located to the side of the property is a recently established orchard area.



POTENTIAL CARAVAN/CAMPING

To the rear of the stable range lies a Vintage Caravan ideal for Airbnb, being beautifully refurbished by the current Owners, having mains electric and water connection. Providing ideal income potential in this beautiful West Wales countryside.



POTENTIAL CARAVAN/CAMPING (SECOND IMAGE)



POTENTIAL CARAVAN/CAMPING (THIRD IMAGE)



LAND

In all some 4.5 acres or thereabouts. The paddock is located to the front of the homestead. The land is sloping in nature and is easily accessible via a gated point from the track. Enjoying ample natural shelter ideal for any Animal keeping.

Heading down to the river lies a parcel of well fenced with triple S.I. Status. A haven for local Wildlife with Otters and various native species.



POSITION

A pleasantly positioned smallholding with great track access. Ideal for those seeking to keep Animals or as a Wildlife haven.

PARKING AND DRIVEWAY

Enjoying rights of way over a track entrance (that only leads to Yr Hen Efail) that leads to a tarmacadamed driveway with ample parking and turning space.

REAR OF PROPERTY (FIRST IMAGE)



REAR OF PROPERTY (SECOND IMAGE)



AGENT'S COMMENTS

A property deserving early viewing. A breathtakingly stunning cottage with amazing development opportunities near the West Wales Coastline.

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 - 'F'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, hardwood double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions


From our Lampeter Office take the A475 Newcastle Emlyn. Continue through the Villages of Llanwnnen, Drefach and Cwmsychpant. Continue down the hill to Rhydowen. Turn right at the square towards Pontsian. On reaching the main square in Pontsian take the left hand turning. Continue up this road for a further 300 yards and the track entrance for the property will be located on your left hand side, as identified by the house name.

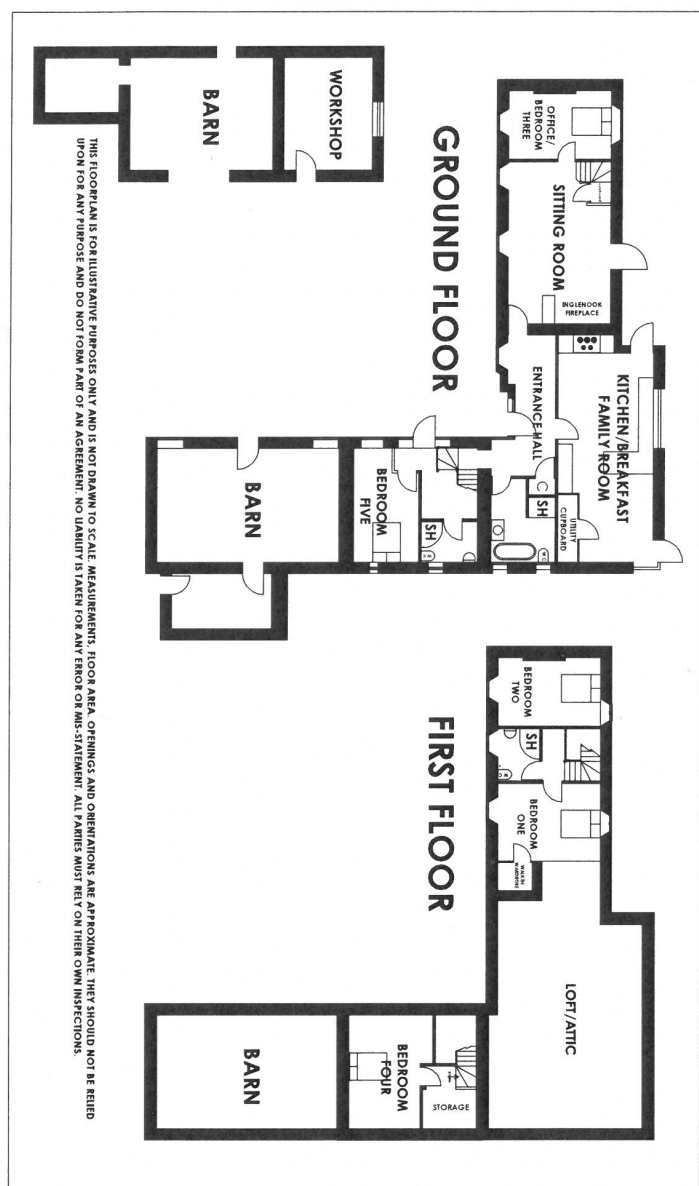
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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

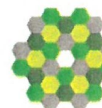
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(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 

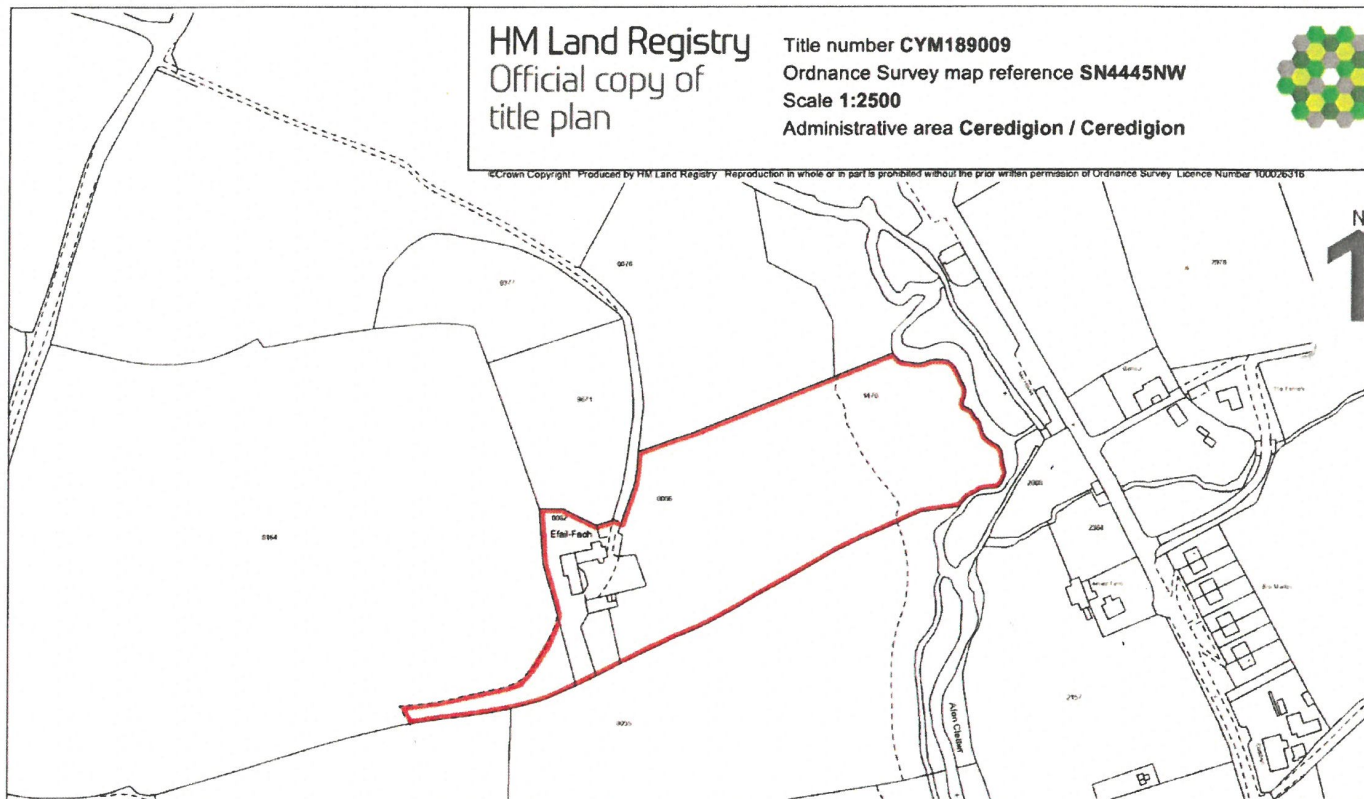


HM Land Registry
Official copy of
title plan

Title number **CYM189009**
Ordnance Survey map reference **SN4445NW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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