

*An exclusive newly completed residential smallholding of approximately 4.222 acres. Bronant, near Aberystwyth, West Wales*



**Dolcoed, Bronant, Aberystwyth, Ceredigion. SY23 4TG.**

**£625,000**

**REF: A/5476/LD**

\*\*\* No onward chain \*\*\* An exciting and unrivalled opportunity \*\*\* An exclusive recently completed country property \*\*\*  
A fully renovated 3 bedroomed, 2 bathroomed farmhouse with no expense spared \*\*\* Adjoining 2 bedroomed, 2 bathroomed  
holiday cottage \*\*\* Planning Permission in place for an additional 2 bedroomed cottage \*\*\* In all set in approximately 4.222  
acres \*\*\* Additional land of approximately 21 acres available by separate negotiation

\*\*\* Extensive gravelled driveway with ample parking and turning space \*\*\* Magnificent views to the rear over open farmland  
and the Cambrian Mountains beyond \*\*\* Two grazing paddocks with gated access and being well fenced

\*\*\* Centre of popular Village location with Primary School \*\*\* A great opportunity awaits - With residential and investment  
appeal \*\*\* Business opportunity with holiday let or for extended Family (subject to consent) \*\*\* A convenient well positioned  
property with immense potential \*\*\* Aberystwyth 12 miles and Tregaron 6 miles distant



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## LOCATION

Located in the popular rural Village of Bronant, 12 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth, 15 miles from the Georgian and Harbour Town of Aberaeron and 6 miles from the rural Market Town of Tregaron.

## GENERAL DESCRIPTION



A superior and spacious newly renovated country property. The farmhouse offers 3 bedroomed, 2 bathroomed high end living accommodation that benefits from oil fired central heating and double glazing.

To the rear lies a 2 bedroomed, 2 bathroomed adjoining cottage again completed to a very high order and both enjoying enclosed rear patio/garden areas with slate patio and lawned areas.

The property as a whole extends to approximately 4.222 acres with two rear grazing paddocks being fenced and gated and an extensive gravelled driveway. Please note there is an additional 21 acres available by separate negotiation.

As a whole the property enjoys fine country views to the rear whilst also being convenient and lying centrally within the Village of Bronant. Aberystwyth lies 12 miles away and Tregaron 6 miles.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## THE FARMHOUSE

### SIDE RECEPTION HALLWAY

With solid entrance door, pillared radiator, slate flooring.

### UTILITY ROOM

7' 8" x 4' 4" (2.34m x 1.32m). With a Grant oil fired central heating boiler running all domestic systems within the property, plumbing and space for automatic washing machine, slate flooring.

### GROUND FLOOR SHOWER ROOM

6' 3" x 6' 1" (1.91m x 1.85m). A 3 piece suite comprising of a quadrant style corner shower cubicle with double headed shower, low level flush w.c., pedestal wash hand basin, slate flooring, extractor fan.





## KITCHEN

14' 5" x 10' 4" (4.39m x 3.15m). A modern gloss fitted kitchen with a range of wall and floor units with work surfaces over, double Belfast sink with mixer tap, eye level electric oven, microwave, 4 ring electric hob with extractor hood over, built-in dishwasher, space for under counter washing machine, slate flooring, spot lighting.



KITCHEN (SECOND IMAGE)



## LIVING ROOM

24' 4" x 14' 3" (7.42m x 4.34m). With a solid front entrance door, double aspect windows, brick feature open fireplace, two pillared radiators, wood effect tiled flooring.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



## REAR HALLWAY

With oak staircase to the first floor accommodation, pillared radiator, rear entrance door, wood effect tiled flooring.



## WALK-IN STORE CUPBOARD

6' 1" x 6' 9" (1.85m x 2.06m). With wood effect tiled flooring.

## FIRST FLOOR

### GALLERIED LANDING

With oak staircase leading from the Rear Hallway, office space, pillared radiator, two Velux roof windows.



## GALLERIED LANDING (SECOND IMAGE)



## FRONT LANDING

With original 'A' framed beams, oak flooring.

## BEDROOM 1

14' 4" x 9' 7" (4.37m x 2.92m). With oak flooring, original 'A' framed beams, pillared radiator.





## BEDROOM 2

14' 9" x 9' 9" (4.50m x 2.97m). With oak flooring, two windows to the front, original 'A' framed beams, pillared radiator.



## BEDROOM 3

15' 3" x 9' 5" (4.65m x 2.87m). With pillared radiator, two windows to the front, oak flooring, spot lighting, access to the loft space.



## WALK-IN AIRING CUPBOARD

With hot water cylinder and immersion.

## BATHROOM

A modern 4 piece suite comprising of a walk-in shower cubicle with double headed shower, free standing bath with mixer tap, vanity unit with 'his and hers' wash hand basin, two Velux roof windows, extractor fan, pillared radiator, towel rail.



## THE COTTAGE

The cottage adjoins the main farmhouse but is totally separate with its own entrance door and garden. Please note the cottage has Planning Permission as a holiday let only. The accommodation at present offers more particularly the following.



## COTTAGE - RECEPTION HALL

With solid front entrance door, slate flooring, staircase to the first floor accommodation, upright pillared radiator.



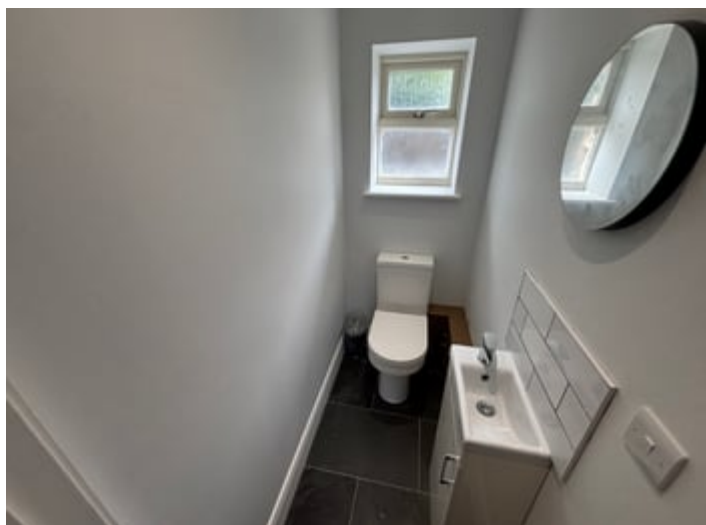
## COTTAGE - LIVING ROOM

14' 9" x 14' 5" (4.50m x 4.39m). With solid oak flooring, double aspect windows, two pillared radiators.



## COTTAGE - W.C.

With low level flush w.c., vanity unit with wash hand basin, extractor fan, spot lighting.



## COTTAGE - KITCHEN/DINER

14' 8" x 10' 9" (4.47m x 3.28m). A modern gloss fitted kitchen with a range of wall and floor units with work surfaces over, large Belfast sink with mixer tap, integrated oven, 4 ring hob and extractor hood over, integrated microwave, slimline built-in dishwasher, double patio doors to the garden area, slate flooring.



## COTTAGE KITCHEN/DINER (SECOND IMAGE)





## COTTAGE - UTILITY ROOM

8' 2" x 5' 2" (2.49m x 1.57m). With modern gloss units with work surfaces over, ceramic sink and drainer unit with mixer tap, plumbing and space for automatic washing machine and tumble dryer, Grant oil fired central heating boiler running all domestic systems within the property, tiled flooring.



## COTTAGE - SHOWER ROOM

With a 5ft wide walk-in shower with double headed shower, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, tiled flooring.



## COTTAGE - AMENITY SPACE/POTENTIAL BEDROOM 3/HOBBY ROOM

16' 8" x 11' 3" (5.08m x 3.43m). With double access doors opening onto the decking, radiator, electricity and water connection.

## COTTAGE - FIRST FLOOR

### COTTAGE - LANDING

With Velux roof window.

## COTTAGE - BATHROOM

Having a 3 piece suite comprising of a corner shower cubicle, low level flush w.c., pedestal wash hand basin, Velux roof window, fully tiled.



## COTTAGE - BEDROOM 1

14' 8" x 11' 6" (4.47m x 3.51m). With two Velux roof windows, pillared radiator, oak flooring.



## COTTAGE - BEDROOM 2

15' 2" x 14' 3" (4.62m x 4.34m). With two Velux roof windows, pillared radiator, oak flooring.



## COTTAGE - GARDEN



## COTTAGE - REAR ELEVATION



## PLANNING PERMISSION

We are informed that the property benefits from Planning Permission for an additional holiday let barn, 10 metres x 5 metres, approx, which would be identical to the existing cottage.

## EXTERNALLY

### GARDEN

The farmhouse and cottage have their own private enclosed garden areas being newly fenced with slate patio with raised beds in preparation for flowers or shrubs.

### FARMHOUSE GARDEN



### POTENTIAL PLOT

To the rear of the garden lies a potential in-fill plot currently having no Planning Permission but offers a great opportunity (subject to consent).

### PARKING AND DRIVEWAY

The property enjoys an extensive driveway with ample parking and providing good access onto the land.





## THE LAND

In total the property itself is offered with approximately 4.222 ACRES which provides two large grazing paddocks having good gated access, being fenced, with a natural tree boundary.



THE LAND (SECOND IMAGE)



THE LAND (THIRD IMAGE)



## ADDITIONAL LAND

There is additional land of approximately 21 acres available by separate negotiation which lies beside the property and positioned centrally within the Village.



VIEWS TO REAR



## AGENT'S COMMENTS

A rare opportunity to acquire a centre of Village smallholding that has been completed to a very high order.

## 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 - 'C'.

## **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, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





## Energy performance certificate (EPC)

Ysgubor Dolcoed Bronant ABERYSTWYTH SY23 4TG	Energy rating <b>C</b>	Valid until: <b>21 April 2035</b>
		Certificate number: <b>9345-3009-7204-8475-5200</b>

Property type Semi-detached house

Total floor area 114 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

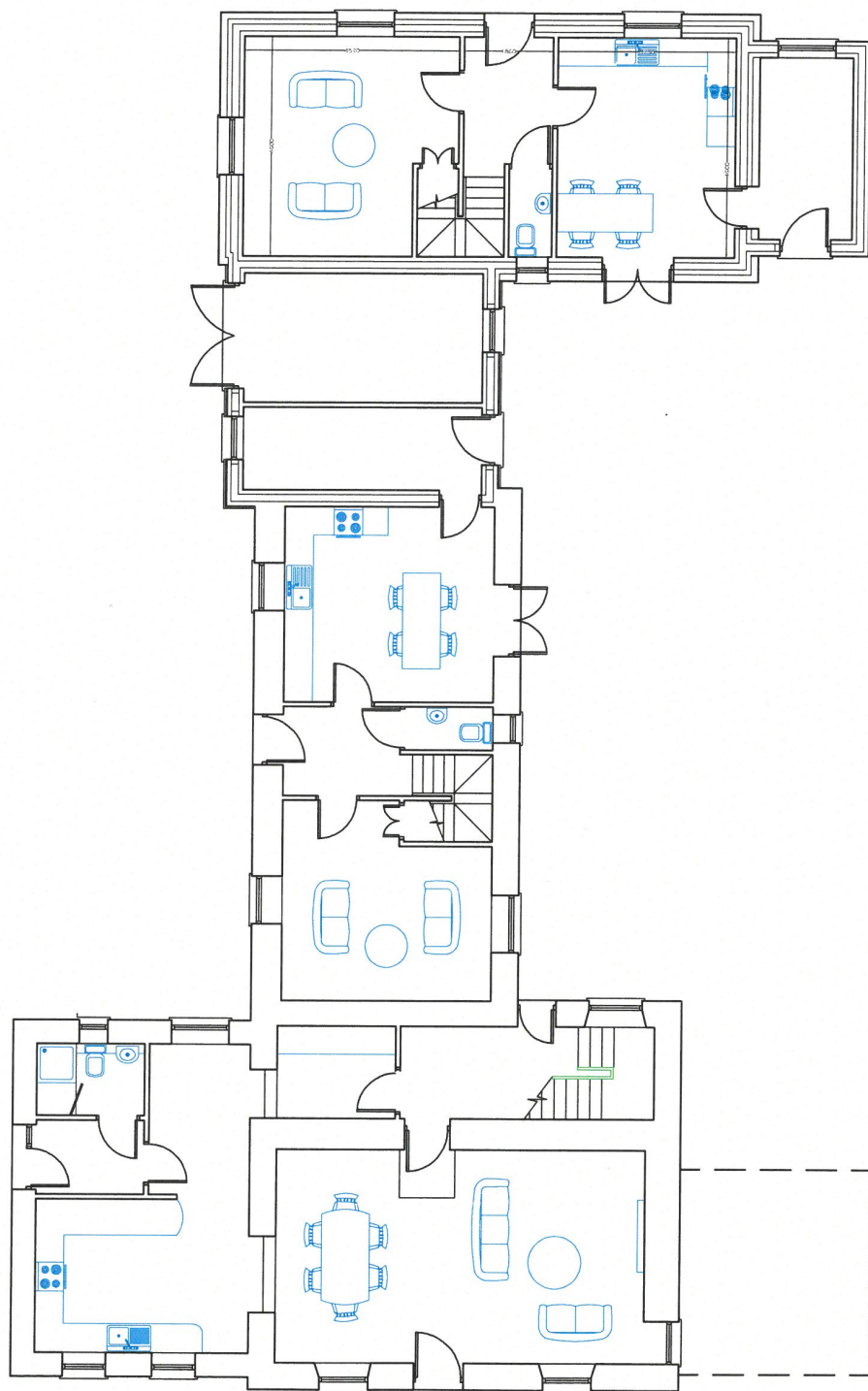
For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Proposed Ground Floor 1:100



**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Private.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (66)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

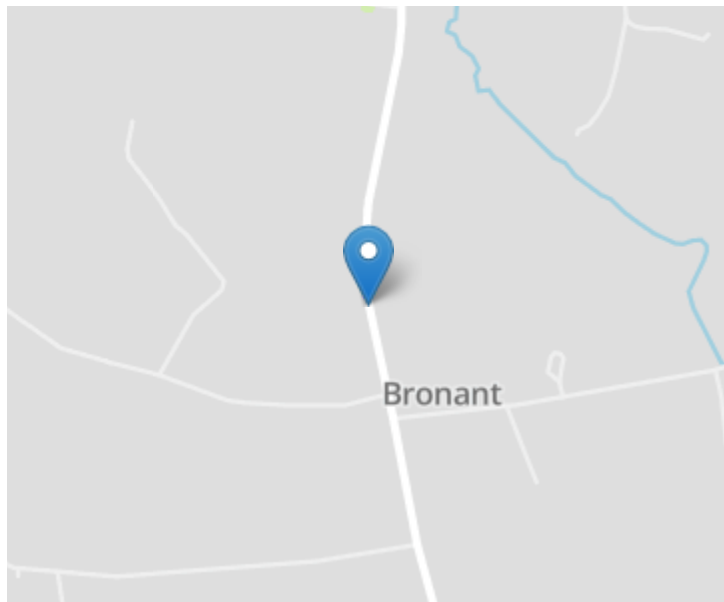
**Any risk of coastal erosion?** No

**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



## Directions


From Lampeter take the A485 road to Tregaron. From Tregaron proceed along the Aberystwyth road, proceeding through the Villages of Tynreithyn and Tyncelyn. Once reaching Bronant, just after the School, 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](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'.

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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