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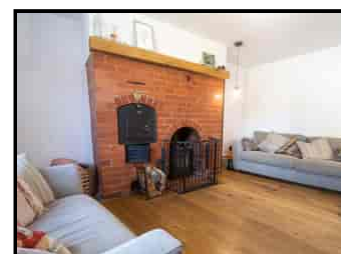


RICS



Since 1989

*Fantastic! with an imposing village residence now offerings a modern, stylish family home.
Llangeitho, Aeron Valley, West Wales*



Drovers House, Llangeitho, Tregaron, Ceredigion. SY25 6TL.

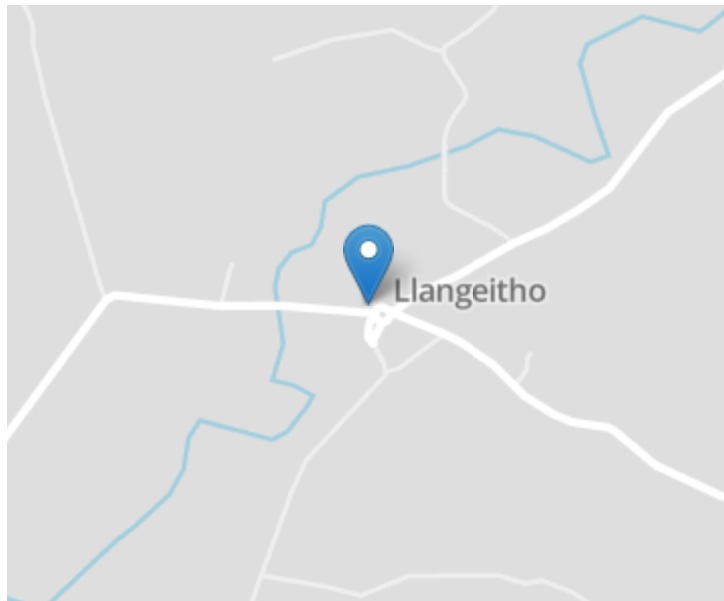
R/3716/LD

£299,000

*** Unbelievable transformation *** Sympathetically yet a modernised refurbishment programme ***
4 bedroomed accommodation *** A stylish and ultra modern kitchen *** 2 designer bathroom suites
*** An imposing and historical Village residence - A former Public House *** Grade II listed ***
Many of its original charm and character retained *** Oil fired central heating ** Oak doors and
flooring throughout *** Total refurbishment with no expense spared - A home to be proud of

*** Extensive rear lawned garden backing onto open fields that extend to the Aeron Valley *** Raised
vegetable beds *** Raised decking area *** Log store *** Large gravelled/yard area with newly built
garden shed

*** Convenient Village residence - Llangeitho offers a Public House, Cafe, Shop and Village Hall *** A
great Community spirit at the heart of the Aeron Valley *** Close to Lampeter, Tregaron and Aberaeron
*** A must view property



LOCATION

A highly sought after, must be viewed property. Location for this Llangeitho in the upper reaches Aeron Valley and offers junior schooling, shop, tea room, public house and places of worship, a small garage and petrol station at Stags Head. The market town of Tregaron is within 3 miles, the university market town of Lampeter 8 miles to the south and the university town of Aberystwyth is some 16 miles to the north and is within easy reach of the Cardigan Bay coastline.



GENERAL DESCRIPTION

The placing of this imposing and characterful village residence offers an unique opportunity for potential purchasers to acquire a substantial 4 bedroomed family home that has undergone complete refurbishment in recent years and now offers a stylish and contemporary family home. The property has been completed to a high end specification and benefits from oil fired central heating and good broadband connectivity. Externally it sits on a generous corner plot with an extensive lawned garden area backing onto open country fields that runs down to the Aeron river. The garden is perfectly suiting a family home with a raised decking/entertaining area and a large gravelled driveway. A property of this calibre deserves to be viewed at the earliest convenience and you will not be disappointed.



ACCOMMODATION

Open Plan Kitchen/Diner

17' 0" x 15' 7" (5.18m x 4.75m) with an ultra-modern fitted kitchen with a range of floor units with work surfaces, electric oven, 4 ring electric hob with floating extracting fan over, stainless steel 1½ sink and drainer unit with mixer tap, large upright pantry, oak flooring, oak staircase to first floor accommodation.





Living Room

16' 1" x 11' 5" (4.90m x 3.48m) with a period feature brick open fireplace incorporating and cast iron multi-fuel stove on a tiled hearth and original Mejicks of Lampeter Bread Oven and oak flooring.



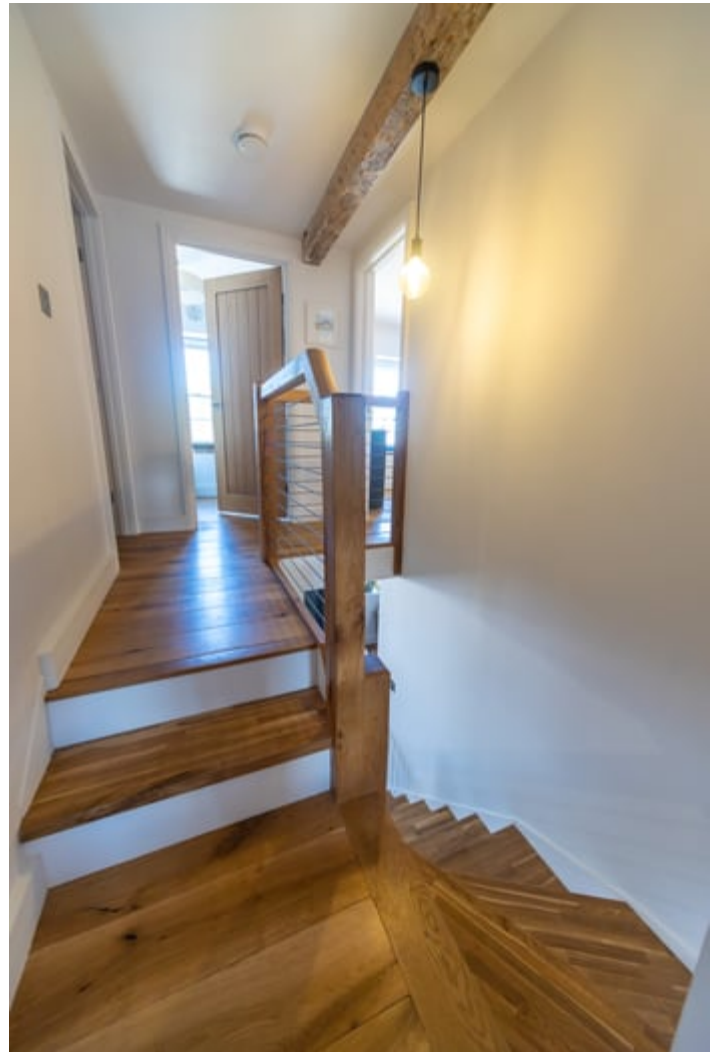
Utility Room

10' 8" x 9' 11" (3.25m x 3.02m) with rear entrance door, built in cupboard with plumbing for washing machine and tumble drier, oak flooring, feature cork boarded walls and pillared radiator.



Bathroom

A designer and stylish fully tiled 4 piece suite with a freestanding Mode bath with upright mixer taps with shower attachment, low level flush WC, floating vanity unit with wash hand basin, 4' walk-in shower, extractor fan, chrome heated towel rail.



FIRST FLOOR

Front Landing

With an oak staircase leading from the open plan kitchen area.



Front Bedroom 2

15' 7" x 10' 2" (4.75m x 3.10m) with exposed painted stone fireplace housing a cast iron Victorian fireplace, access to loft space, oak flooring and pillared radiator.



Bedroom 4/Nursery

9' 0" x 5' 3" (2.74m x 1.60m) with oak flooring and designer pillared radiator.



Bedroom 3

15' 9" x 11' 5" (4.80m x 3.48m) currently utilised as a dressing area with fitted hanging areas, oak flooring, designer pillared radiator and steps leading up to the mezzanine loft.



Mezzanine Loft Over

11' 6" x 9' 7" (3.51m x 2.92m) with original beamed ceiling which provides a perfect bedroom/office space.



Rear Landing

Bedroom 1

11' 7" x 9' 0" (3.53m x 2.74m) oak flooring, view over garden, designer pillared radiator.



En-Suite

9' 0" x 6' 9" (2.74m x 2.06m) a contemporary style suite being part tiled with a wet room style shower facility, pedestal wash hand basin, WC, radiator, extractor fan and spotlights.



EXTERNALLY

Garden

Garden shed of timber construction - 12' x 8'.

A particular feature of this substantial imposing property is its extensive corner plot with a large lawned rear garden area that backs onto open country fields and leads down to the Aeron river. The garden has been landscaped in recent times now offering established raised vegetable beds and a raised decking entertainment area perfect for any family occasion. Log/bin store.



Garden Store



View to Rear



Parking and Driveway

A generous and gated gravelled driveway with ample parking to the front and side of the property leading down beside the garden.

Please note that the property does benefit from vehicular side access.

Electric vehicle charging point located at the front of the property.

Front of property



Agents Comments

Tasteful, traditional and impressive village residence

TENURE

The property is of Freehold tenure and will be vacant upon completion.

COUNCIL TAX

Council Tax band D.

Services

Mains water, electric and drainage. Oil fired central heating, double glazing, telephone and broadband available.

Directions

From Lampeter take the A485 north through Llangybi to Llanio turning left onto the B4578 at Llanio and continue to Stags Head crossroads. Turning left again at the garage and continue into the village of Llangeitho and the property can be seen just off the village green on the left hand side.

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

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