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A most appealing residential smallholding of some 7 acres or thereabouts, set in the glorious hillside environment of the Upper Teifi Valley, Llanfair Clydogau, Nr Lampeter, West Wales



Beulah Llanfair Clydogau, Lampeter, Ceredigion. SA48 8LJ.

A/5139/AM

£650,000

Guide Price

*** A most appealing residential smallholding of some 7 acres or thereabouts, set in the glorious hillside environment of the Upper Teifi Valley *** Radnor Oak garden room/sitting room, 2 bathrooms, 2/3 bedroomed accommodation ***Annexe provides useful overflow 2 double bedroomed accommodation and would provide a useful secondary income or additional family space ***

*** Garage workshop. polytunnel ***Extensive mature private garden surrounding, paddocks and healthy land *** Beulah is set high above the Teifi Valley in the glorious foothills of the Cambrian Mountains in Mid Ceredigion and offering complete seclusion within unspoilt countryside of the region ***

Location

Beulah is set high above the Teifi Valley in the glorious foothills of the Cambrian Mountains in Mid Ceredigion and offering complete seclusion within unspoilt countryside of the region.

The market town of Tregaron lies some 6 miles to the North, with the University town of Lampeter some 6 miles to the South, and the Cardigan Bay coastline within 13 miles. The property lies just over 1.5 miles from the small rural village of Llanfair Clydogau, nestling in the Teifi Valley offering a shop, Tea Rooms, Village Hall on the B4343 Lampeter to Llanddewi Brefi road. The property located at Grid Ref No: 643 514.

General

A most appealing residential smallholding of some 7 acres or thereabouts, set in the glorious hillside environment of the Upper Teifi Valley and offering exceptional quality living through its combined qualities.

The Farmhouse offering extensive character accommodation with a Radnor Oak garden room/sitting room, 2 bathrooms, 2/3 bedroomed accommodation and also a self contained 2 bedroomed annexe, garage workshop, polytunnel, extensive mature private garden surrounding, paddocks and healthy land.

The property edged by the Nant Clywedog stream with various pockets of conservation areas. In all, some 7 acres or thereabouts.

The placing of Beulah on the open market provides

prospective purchasers with an opportunity of acquiring what can only be described as an exceptional smallholding, bearing the qualities that one seeks in country living, combining residential internal and outdoor living features. The farmhouse itself has been comprehensively renovated over the last 20 years by the existing owners, with a full renovation schedule of works having been undertaken. It offers very comfortable characterful accommodation combining with a themed kitchen/living room with Aga and fitted bespoke 'Shaker' type kitchen and a number of other comfortable rooms, including a Radnor Oak heavily beamed sitting room overlooking the gardens and valley, fitted with log burner.

The Annexe provides useful overflow 2 double bedroomed accommodation and would provide a useful secondary income or additional family space.

The grounds are served via a private, gated gravelled drive with mature hedgerows, attractive grounds and gravelled patio areas, polytunnel, stable and traditional stone walls.

The property is divided into a number of pasture paddocks with mature Beech and native hedgerows and bordered by the unspoilt environment in which the property enjoys a delightful setting.



The Farmhouse

Traditionally built of stone and slate and offers characterful oil fired centrally heated and double glazed accommodation. It has been comprehensively renovated with emphasis on character retention over recent times and provides the following accommodation:-



Porch

Side feature with adjacent log store with climbing vine thereover.

Kitchen/Living Room

21' 8" x 16' 5" (6.60m x 5.00m) with vaulted ceiling, Velux windows. Electric AGA range, flagstone flooring. 'Jotul' log burner to one corner. Fitted 'Shaker' style bespoke handmade kitchen with floor and wall cupboards. Double plate rack. NEFF double eye level oven. 5 burner LPG hob, fitted pan drawers, double bowl enamel sink unit. Part granite and Beech worktops.

Leading to:



Day Room

16' 2" x 6' 5" (4.93m x 1.96m) with open fireplace with inset log burner. Flagstone flooring, vaulted ceiling and exposed beams.

Through to:

Breakfast / Garden Room

12' 3" x 9' 5" (3.73m x 2.87m)



Inner Hall

With cloakroom, vanity unit, low level flush w.c, and heated towel rail.

Dining Room

16' 0" x 10' 10" (4.88m x 3.30m) with flagstone flooring, open fireplace. Understairs cupboard. 2 x radiators. Exposed beams.



Lobby - with Utility/shower room

16' 3" x 7' 4" (4.95m x 2.24m) with walk in shower and sink unit. Plumbing for washing machine, glazed cabinets. Rear entry door.



Sitting Room

17' 6" x 14' 10" (5.33m x 4.52m) with an Arboreta crook framed Radnor style green oak structure with double glazed French doors leading to the garden. Flagstone flooring, freestanding multifuel stove to one side. Full length windows overlooking ground and patio areas.





FIRST FLOOR

Landing

Approached via internal timber staircase. Insulated loft above.

Bedroom 1

16' 5" x 8' 6" (5.00m x 2.59m) with feature fireplace.



Bathroom

With 'Victorian style' fittings including 'Invictus' low level flush w.c., pedestal wash hand basin. Cast iron bath. Heated

towel rail.



Bedroom 2

11' 0" x 6' 9" (3.35m x 2.06m) with built in wardrobe, shelving. Airing cupboard housing copper cylinder and immersion heater.



Annexe

A detached annexe of cavity construction, part stone faced.



ANNEXE STUDIO

Studio Room

With half glazed ground floor entry door. Electric heating.



Shower Room

With low level flush w.c., pedestal wash hand basin. Walk-in shower cubicle. Tiled floor and heated towel rail.



Bedroom

16' 6" x 10' 4" (5.03m x 3.15m) with built in cupboard housing copper cylinder, treatment filters and water system for borehole supply. Understairs storage.



Studio/workroom

15' 7" x 13' 1" (4.75m x 3.99m) Approached via internal staircase - potentially a lounge/kitchen. Laminated flooring and 2 x Velux windows.

Bedroom 2

12' 6" x 12' 2" (3.81m x 3.71m) with built in storage cupboard, laminate flooring. Velux window and side window.



EXTERNALLY

The property is approached via its own gated drive which is gravelled and hedge lined which arrives at an extensive gravelled parking area turning area which fronts the kitchen garden and polytunnel (8' x 4').

This further enhanced by a Cedarwood stable, with enclosed concrete hard standing.

Wooded Glade



Rear Garden



Side Woodland Garden



Nant Clywedog Trout Stream



Polytunnel



Garage/Workshop



26' 2" x 15' 7" (7.98m x 4.75m) with up and over doors.

The Land



The land surrounds the homestead, laid to 3 extensive pasture paddocks bordered by the Nant Clywedog trout stream. The area is set in an environment that is high in conservation value for bird and insect life and whilst the land is laid to pasture suiting livestock keeping, the conservation value cannot be underestimated. There are mature hedges with native tree species and hedgerows which are interspersed by well fenced divisions and traditionally stone walls.

Agents Comments

As a whole, the property enjoys a delightful countryside setting and offers extensive lifestyle appeal and in total extends to some 7 acres or thereabouts.

Services

We are advised that the property benefits from private water from own borehole, mains electricity, private drainage to new septic tank installed in 2022. BT telecom connection and

broadband availability.


Directions

The property is best approached by taking the B4343 via Cwmann, up the Teifi Valley through the village of Cellan. Continue to the village of Llanfair Clydogau and proceed over the first stone bridge and passing houses on the right hand side, continuing out of the village and taking the first turning on the right, by a bungalow, up the hill.

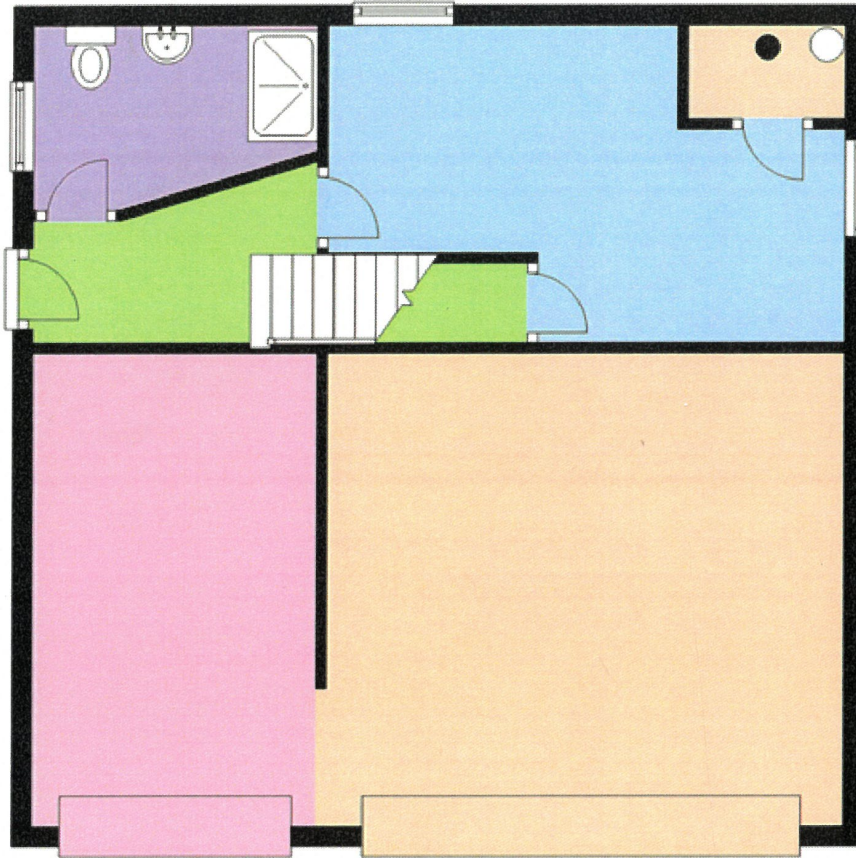
Continue up this hill for approximately 1/2 mile until reaching the top and continue for a further 1/2 mile to a 'T' junction. Bear left, do not turn off the road, and continue for a further 230m bearing left again. The entrance to Beulah being the first on the left hand side.

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

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor



Annexe

Total area: approx. 103.6 sq. metres (1115.3 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

The Annexe, Beulah, Llanfair Clydogau, Lampeter

Ground Floor



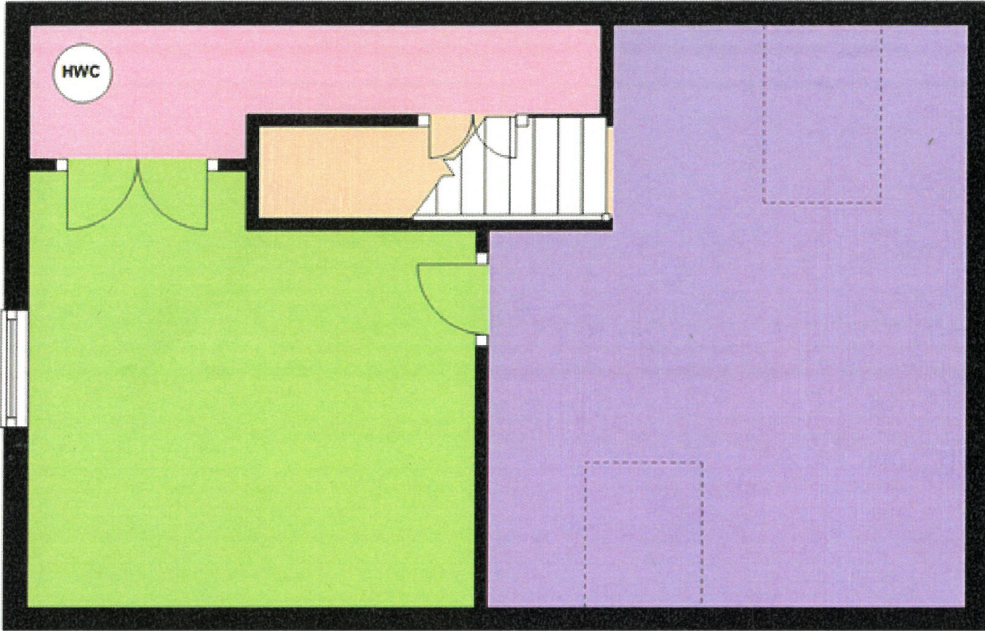
Lanford

Total area: approx. 150.8 sq metres (1623.7 sq feet)

The floor plans are for guidance only.
Plan produced using PlanUp.

Beulah, Llanfair Clydogau, Lampeter

First Floor



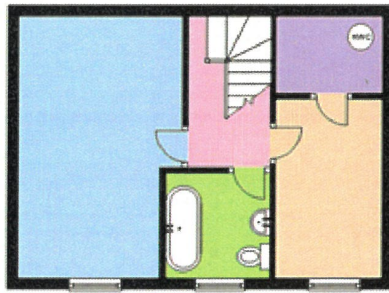
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Ground Floor

First Floor

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First Floor



Earlhouse