

*Rural position. An appealing former Miner's cottage set in approximately 7 acres. Cambrian Mountains, West Wales*



**Waun Lloi, Ysbyty Ystwyth, Ystrad Meurig, Ceredigion. SY25 6DG.**

**£475,000**

**REF: A/5180/LD**

\*\*\* Rural but not remote \*\*\* A highly appealing sought after locality - Upper reaches of the Cambrian Mountains \*\*\* A former Miner's cottage dating back to the early 19th Century - Now extended to provide a fantastic Family home \*\*\* In all set in approximately 7 acres split into one large paddock and gardens

\*\*\* Mature landscaped grounds being private and well kept \*\*\* Established fruit and vegetable growing garden with poly tunnel and raised beds \*\*\* Newly built barbeque house and various patio seating areas \*\*\* Extensive deck with mesmerising views over the grounds \*\*\* Large lake with jetty for Wildlife and water sports \*\*\* Self planted woodland with conifers and broadleaf

\*\*\* Breath taking location - Near to footpaths and bridleways \*\*\* Perfectly suiting an Equestrian holding with gated roadside entrance \*\*\* 1.5 miles from the Village of Ysbyty Ystwyth \*\*\* Close to the Towns of Tregaron, Aberystwyth and Lampeter \*\*\* A rare and unrivalled opportunity - Set amongst this beautiful countryside \*\*\* Location! Location! Location!



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## LOCATION

Located in the upper reaches of the Ystwyth Valley at the foothills of the Welsh Cambrian Mountains, 1.5 miles from the Village Community of Ystwyth Ystwyth, some 10 miles North from the Market Town of Tregaron, and some 15 miles South East from the Administrative Centre Coastal Resort and University Town of Aberystwyth with National Rail Networks and Bronglais General Hospital.

## GENERAL DESCRIPTION



An increasingly rare opportunity to acquire an extended former Miner's cottage that now provides comfortable 4/5 bedroomed accommodation set within split level with traditional and modern conveniences in mind.

Externally it sits with its own approximately 7 acres with established gardens and grounds with a growing garden area with poly tunnel and raised beds along with a barbeque house and various seating and entertaining areas. The paddock is set into one large enclosure boasting a lake with jetty suiting Wildlife or for water sports.

Truly a property that suits a range of uses, for Animal keeping or Equestrian, or as currently used as amenity land. In all highly appealing in a breath taking location and currently consisting of the following.

## THE ACCOMMODATION

### BOOT ROOM/UTILITY ROOM

11' 8" x 7' 5" (3.56m x 2.26m). With traditional side entrance half glazed door, tiled flooring, plumbing and space for automatic washing machine, Grant oil fired central heating boiler with hot water cylinder and immersion, radiator, access to the loft space.



## GROUND FLOOR BEDROOM 1



15' 11" x 11' 6" (4.85m x 3.51m). Formerly a Reception Room now offering a comfortable Bedroom. With traditional half glazed front entrance door, original beamed ceiling, open fireplace housing a cast iron multi fuel stove, engineered Oak flooring.

### POSSIBLE BEDROOM 5/EN-SUITE

10' 9" x 6' 0" (3.28m x 1.83m). With radiator, engineered Oak flooring, window overlooking the extensive deck. Being close to plumbing connections from the Kitchen.

### INNER HALL



With staircase leading to the Kitchen area.

## GROUND FLOOR BATHROOM



With a shortened bath with shower over, enclosed low level flush w.c., ceramic oval wash hand basin on a slate plinth, Velux roof window, extractor fan.

### PLEASE NOTE

The following accommodation is built within the extension with steps leading from the Inner Hallway.

### KITCHEN/DINER



23' 8" x 10' 6" (7.21m x 3.20m). An Oak Shaker Kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, electric double oven, 4 ring ceramic hob with extractor hood over, integrated dishwasher and fridge, large Velux roof window, tiled flooring with underfloor heating, rear entrance door.

**KITCHEN/DINER (SECOND IMAGE)****LIVING ROOM**

18' 3" x 16' 0" (5.56m x 4.88m) into an Oak framed bay window with Velux window over. With an in-built floating wood burning stove with a wood store, engineered Oak flooring with zoned underfloor heating, double aspect windows.

**LIVING ROOM (SECOND IMAGE)****GROUND FLOOR BEDROOM 2**

12' 5" x 9' 2" (3.78m x 2.79m). With tiled flooring with individual room zoned underfloor heating, large Velux roof window.

**FIRST FLOOR****LANDING**

With staircase leading from the Kitchen Area.

**BEDROOM 3**

10' 6" x 10' 4" (3.20m x 3.15m). With radiator, original 'A' framed beams, picture window overlooking the surrounding garden with Velux garden above, radiator.



**BEDROOM 4**

13' 6" x 6' 4" (4.11m x 1.93m). With picture window enjoying views over the surrounding gardens, Velux roof window above, radiator.

**VIEW FROM BEDROOM 4****EXTERNALLY****OUTBUILDINGS**

All in need of general updating but offers re-utilisation as buildings are in-situ.

**PART BUILT BARN**

Offering potential stabling/workshop.

**FORMER MOBILE HOME****GARDEN SHED****WOOD STORE**

## GARDENS



A particular feature of this property is its private position. The grounds surround the property and are well kept and landscaped and offers a picturesque location.

To the rear of the property lies an extensive deck being accessed from the front Ground Floor Bedroom and also from the garden.

As you stroll down through the front garden area it heads over a small stream that leads onto an extensive mature lawned garden with various mature shrubbery and flower borders.

The garden also boasts a range of fruit and ornamental trees and a SUMMER HOUSE.

### GARDEN (SECOND IMAGE)



### GARDEN (THIRD IMAGE)



### GARDEN (FOURTH IMAGE)





**GARDEN (FIFTH IMAGE)**



**EXTENSIVE DECK**



**BARBEQUE HOUSE**



A newly built barbeque area with fire brick counters and perfect cooking facilities.

**BARBEQUE HOUSE (SECOND IMAGE)**



**FRUIT AND VEGETABLE GROWING GARDEN**



Established and being well sheltered with various raised beds with plentiful water supply.



## POLY TUNNEL



42' 0" x 14' 0" (12.80m x 4.27m). With various beds along with a potting area.

## POLY TUNNEL (SECOND IMAGE)



## RAISED BEDS



## WILD FLOWER MEADOW



Leading onto the paddock.

## LARGE Paddock/ENCLOSURE



Being fenced, having roadside access, being left to nature in recent times and suiting a range of mixed uses. The land provides potential for Equestrian or Animal grazing, etc., and benefits from a large lake.

## Paddock (SECOND IMAGE)





**LAKE**

With a jetty and suiting Wildlife or for general water sports with large stone architecture offering perfect seating areas. As a whole a stunning prospect in breath taking surroundings overlooking the Cambrian Mountains.

**LAKE (SECOND IMAGE)****LAKE (THIRD IMAGE)****WOODLAND AREA**

With mixed conifers and broadleaf. Centrally positioned within the paddock/enclosure.

**FRONT OF PROPERTY****PLEASE NOTE**

The photographs on the sales brochure were taken in 2023.

**AGENT'S COMMENTS**

Breath taking rural position. A former Miner's cottage being sympathetically extended.

**TENURE AND POSSESSION**

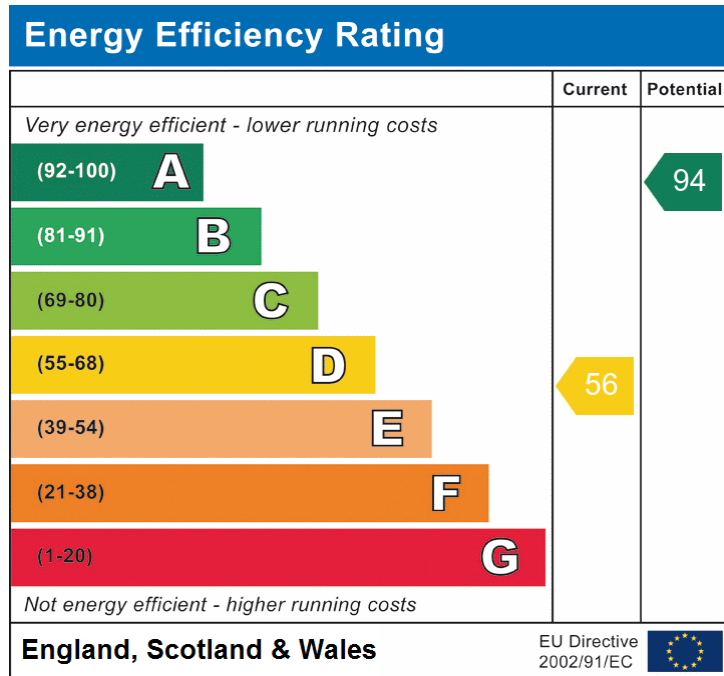
We are informed the property is of Freehold Tenure and will be vacant on completion.

**COUNCIL TAX**

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'C'.

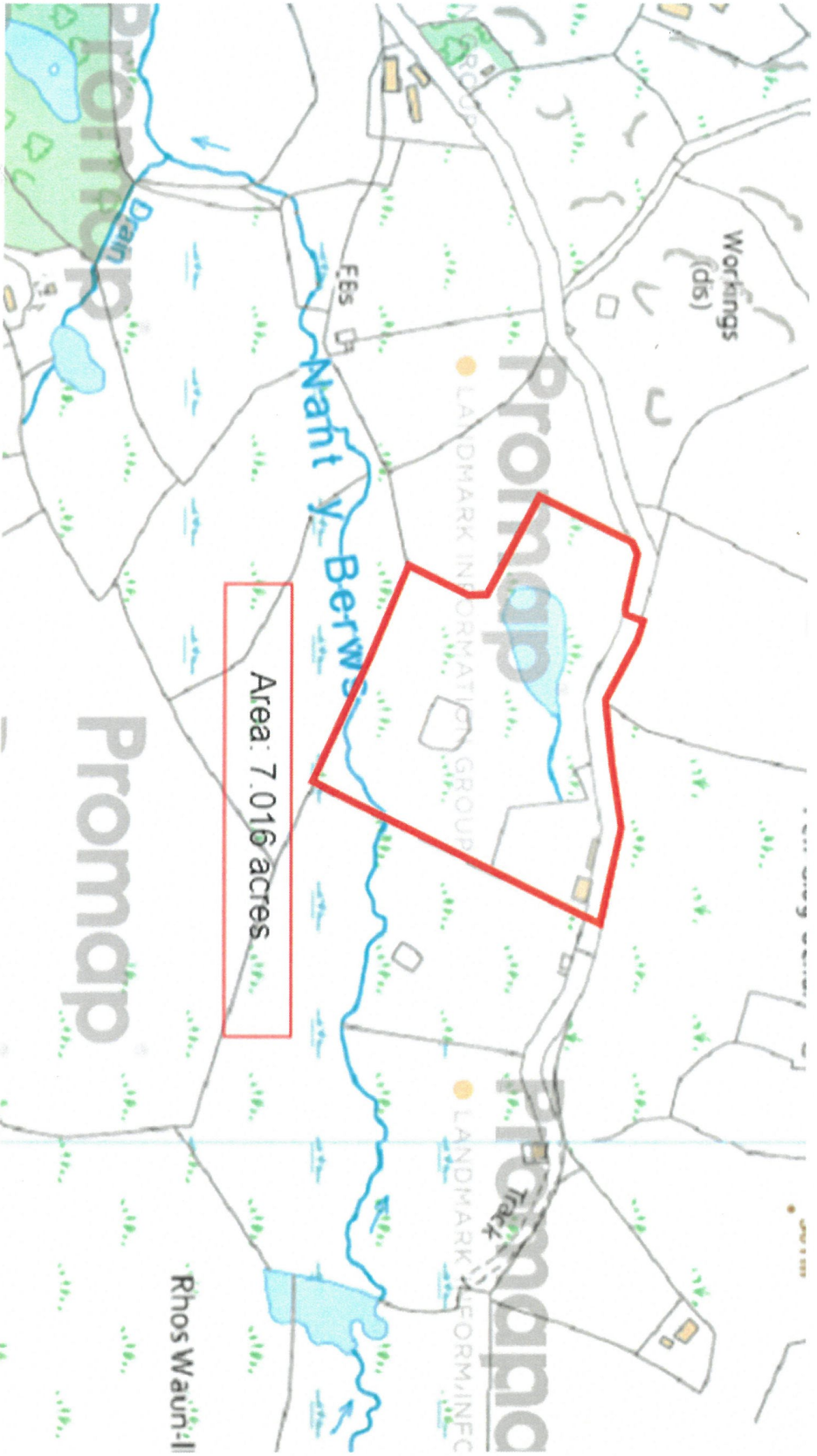
### Services

We are informed by the current Vendors that the property benefits from mains electricity, private spring fed water supply, private drainage via a septic tank, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





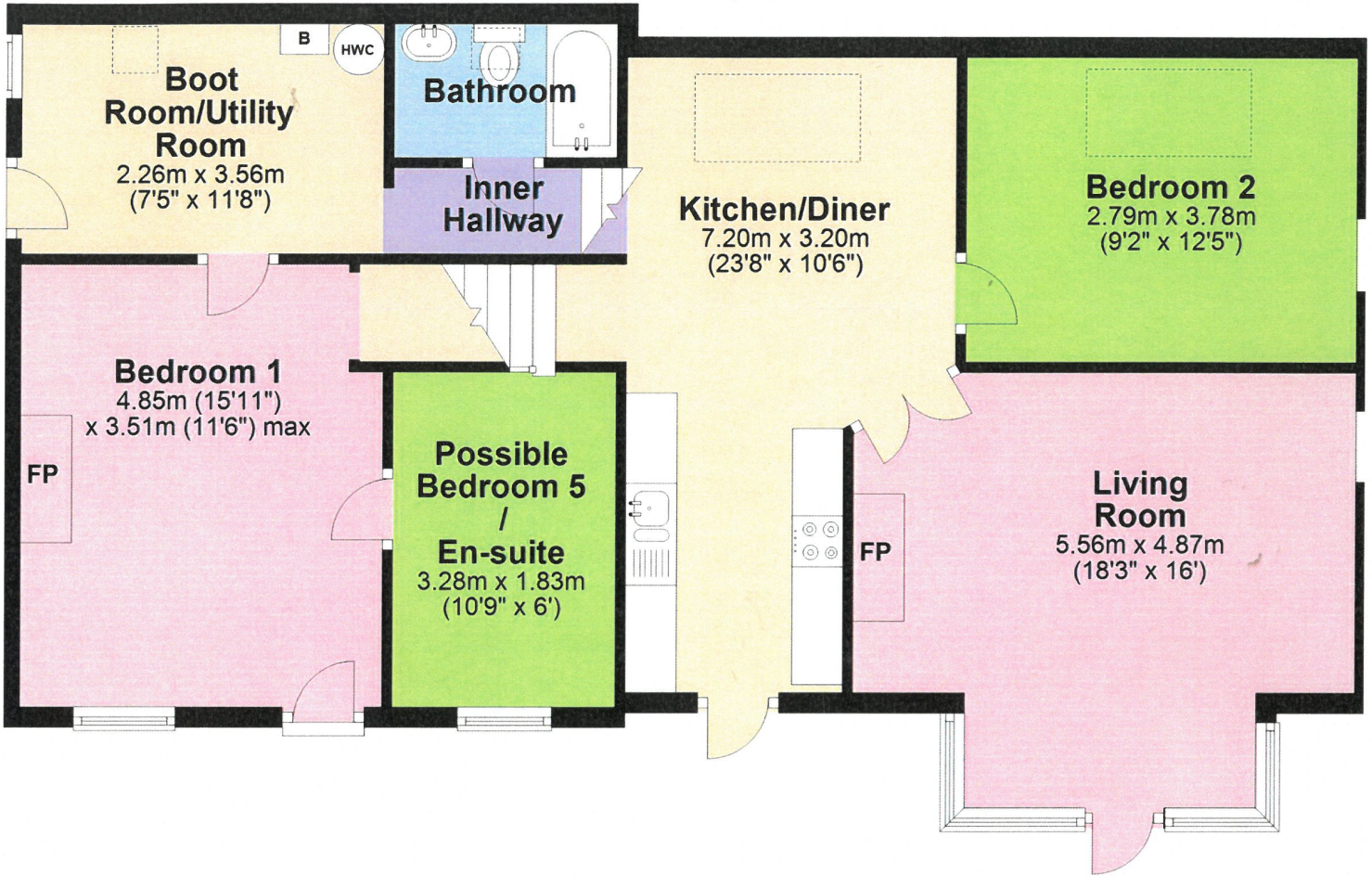
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For identification purposes only

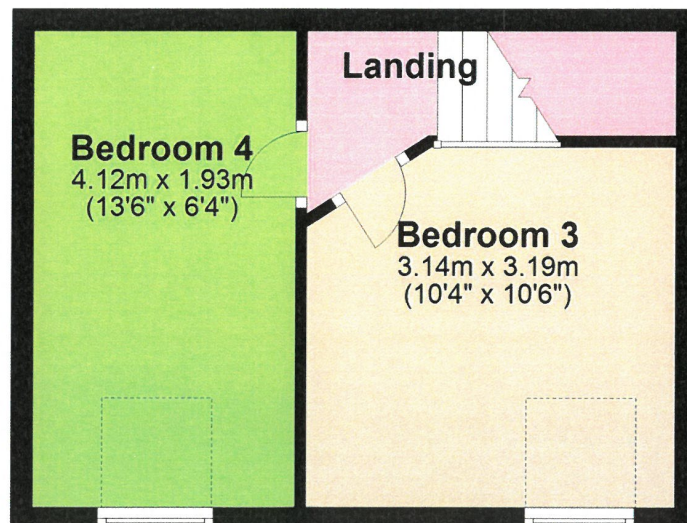
## Ground Floor

Approx. 86.1 sq. metres (927.2 sq. feet)



## First Floor

Approx. 25.4 sq. metres (273.6 sq. feet)



Total area: approx. 111.6 sq. metres (1200.7 sq. feet)

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





### Directions

From Lampeter take the A485 to Tregaron. At the square continue straight across onto the B4343 Pontrhydfendigaid roadway. At Pontrhydfendigaid bear right. Continue on the B4343 signposted Ysbyty Ystwyth. Continue into the Village of Ysbyty Ystwyth. In the centre of the Village turn right just opposite Bryneithin Farm (Christmas Tree Yard). Continue on this road for a mile taking the second turning on your right hand side beside Tan Y Gro Farm. Follow the Council maintained road until its terminates and the property will be positioned 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(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 beautiful property, contact us:

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