

An idyllic 5 acre rural smallholding with cottage, annexe and exceptional natural grounds being a haven for local Wildlife. Llanfair Clydogau, near Lampeter, West Wales



Cwrt Y Cylchau, Llanfair Clydogau, Lampeter, Ceredigion. SA48 8LJ.

£525,000

REF: A/5611/LD

*** A haven for local Wildlife *** An approximately 5 acre lifestyle smallholding *** Beautiful and private rural position with far reaching tranquility *** Charming 3 bedroomed cottage with a wealth of original character and charm *** A self contained 1 bedroomed annexe ideal for multi generational living or income potential *** Traditional Welsh longhouse dating back to the 1800's located on the edge of the Cambrian Mountains

*** Attached traditional stone barn offering further conversion opportunity (subject to planning) *** Two log cabins perfect for a studio, holiday use or workspace *** Useful Dutch barn and log store *** Managed for Wildlife conservation - A true nature haven *** Established wild flower meadows/paddocks and mature woodland *** Multiple ponds attracting a wealth of local Wildlife *** Productive fruit orchard and established vegetable garden *** South West facing garden enjoying the sun throughout the day *** River boundary adding to the natural appeal and possible water source *** Accessed via a quiet country lane - Ultimate peace and seclusion

*** Set amongst unspoilt open West Wales countryside *** Only 5 miles from the University Town of Lampeter *** For sale for the first time in nearly 30 years *** Deserving early inspection - Contact us today to view



LAMPETER
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Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
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Ceredigion, SA46 0AS
Tel:01545 571 600
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
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LOCATION



Llanfair Clydogau is a scattered rural Community having a Community Hall and Places of Worship, located on a regular Bus route, and set off the B4343 Tregaron to Lampeter road, 5 miles from the University Town of Lampeter, 7 miles from the historic Market Town of Tregaron within the County of Ceredigion. Carmarthen, Aberystwyth and Aberaeron are within easy commuting distances.

GENERAL DESCRIPTION



A rare opportunity to acquire a truly enchanting lifestyle smallholding extending to approximately 5 acres set within an idyllic and unspoilt rural location. This remarkable property offers the perfect blend of comfortable living, income potential and exceptional connection to nature.

The main residence is a charming and characterful 3 bedroomed cottage where it has recently been upgraded with solar panels, air source heating and internal wall insulation.

It is complimented by self contained 1 bedroomed annexe making it suitable for multi generational living, Guest accommodation or a potential holiday let.

An attached traditional stone barn provides further versatility with scope for conversion (subject to the necessary consents being granted by the Local Authority).

The grounds are a particular highlight having been carefully managed with Wildlife conservation in mind creating a haven for flora and fauna alike. The land comprises of established wild flower meadows, mature woodland and a series of ponds which attract an abundance of Bird life and native species. A productive fruit orchard and a well established vegetable garden further enhances the property's self sufficiency appeal.

In addition there are two well positioned log cabins offering flexibility space for a variety of uses including home working, creative studios or additional accommodation (subject to requirements and consent).

The South West facing garden enjoys excellent sun light throughout the day whilst a natural river boundary adds to the charm and serenity of the setting.

The property is accessed via a quiet country lane offering the true sense of escape whilst still remaining accessible to the nearby Towns of Lampeter and Tregaron.

Overall this is an unique and highly desirable rural retreat perfectly suiting those seeking a lifestyle property with an environmental appeal, privacy and versatility. Viewings are highly recommended.

THE COTTAGE



The accommodation at present offers more particularly the following.

BOOT ROOM

8' 7" x 6' 2" (2.62m x 1.88m). With a traditional front entrance door, Red and Black quarry tiled flooring, plumbing

and space for automatic washing machine, hot water cylinder and immersion for the air source heating.

SHOWER ROOM

7' 0" x 6' 6" (2.13m x 1.98m). With a corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator.



KITCHEN

15' 10" x 13' 4" (4.83m x 4.06m). A Bespoke Oak fitted kitchen with a range of wall and floor units with hardwood work surfaces over, stainless steel double sink and drainer, 4 ring gas hob, integrated electric oven, inglenook fireplace with hearth, radiator, door though to the Conservatory.



KITCHEN (SECOND IMAGE)



CONSERVATORY

12' 4" x 8' 2" (3.76m x 2.49m). Of UPVC construction, fully glazed with fantastic views over the land and garden.



LIVING ROOM

14' 8" x 13' 9" (4.47m x 4.19m). With a Jotul pot belly wood burner, radiator, staircase to the first floor accommodation with understairs storage cupboard, panelled walls.



LIVING ROOM (SECOND IMAGE)**FIRST FLOOR****LANDING**

With access to the loft space.

**BATHROOM**

13' 5" x 5' 9" (4.09m x 1.75m). Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator, large linen cupboard.

**FRONT BEDROOM 1**

10' 3" x 9' 4" (3.12m x 2.84m). With radiator, built-in wall to wall wardrobes.

**REAR BEDROOM 2**

9' 2" x 8' 5" (2.79m x 2.57m). With radiator, fine views over the land.

**FRONT BEDROOM 3**

14' 2" x 5' 9" (4.32m x 1.75m). With radiator, fine views over the land.



ADJOINING STONE BARN

36' 5" x 16' 3" (11.10m x 4.95m). Providing great conversion opportunity for further accommodation, studio, holiday let, etc., (subject to the necessary consent being granted). Currently housing the solar panel control system and the private water storage tank and filtration system.



BARN (SECOND IMAGE)



THE SELF CONTAINED ANNEXE

Of stone and slate construction and adjoining the stone barn. The accommodation at present offers more particularly the following.



OPEN PLAN KITCHEN

16' 3" x 12' 2" (4.95m x 3.71m). A fitted kitchenette with stainless steel sink and drainer unit, wood burning stove with exposed flue, large bay window enjoying views over the garden, staircase to the first floor accommodation.



OPEN PLAN KITCHEN (SECOND IMAGE)



ANNEXE BEDROOM

16' 3" x 12' 2" (4.95m x 3.71m). With Velux roof window, timber flooring, airing cupboard housing the hot water tank

and immersion.



ANNEXE BATHROOM

With low level flush w.c., pedestal wash hand basin, shower cubicle, Velux roof window.



EXTERNALLY

LOG CABINS

Providing:-

HOBBY CABIN

24' 0" x 11' 9" (7.32m x 3.58m). With fully insulated walls and floor, UPVC windows and door, electricity connected.



HOBBY CABIN (SECOND IMAGE)



TREATMENT ROOM/OFFICE

12' 0" x 11' 0" (3.66m x 3.35m). Being fully insulated with electricity connected.

LOG CABIN/STUDIO

35' 0" x 10' 0" (10.67m x 3.05m). Split into three compartments with kitchen, living and bedroom space with electricity connected.



DUTCH BARN WITH LEAN-TO

15' 0" x 14' 0" (4.57m x 4.27m). Currently utilised as a log store.



WILD FLOWER MEADOW/PADDOCK

Beautifully established wild flower meadows managed on an organic principle to promote and support with a wide range of Wildlife. The land offers attractive seasonal colour and a natural unspoilt feel whilst also providing flexibility to be re-utilised as paddocks for grazing or smallholding use, if required.



WILD FLOWER MEADOW/PADDOCK (SECOND IMAGE)



WILD FLOWER MEADOW/PADDOCK (THIRD IMAGE)



PONDS AND WILDLIFE

Three ponds including two smaller pools and one larger feature pond creating an attractive natural setting being a haven for Wildlife attracting a variety of Birds, Amphibians and Insects whilst enhancing the tranquillity and appeal of the grounds.



MATURE WOODLAND

The property enjoys a mature woodland with a number of deciduous tree species. The current Vendor has been harvesting for numerous years and provides self sufficiency with heating in all buildings.



MATURE WOODLAND (SECOND IMAGE)



POLY TUNNEL



HAZEL COPSE

A charming area of established Hazel Copse providing natural shelter and privacy and seasonal whilst also lies a space for a private glamping area.

MATURE FRUIT TREE ORCHARD

A mature fruit tree orchard with Apples and Pears and a number of fruit bushes.

VEGETABLE GARDEN AND GROWING AREA

An established vegetable garden with a range of raised beds. Well sheltered and ideal for self sufficiency living including a POLY TUNNEL for extending the growing and a composting area supporting sustainable organic practices.



POLY TUNNEL (SECOND IMAGE)



RIVER BOUNDARY

The property is bordered by the River Clywedog Isaf providing a picturesque natural boundary and enhancing the overall sense of tranquillity. This attractive feature supports local Wildlife and adds to the property's peaceful unspoilt rural setting. The River Clywedog Isaf is a contributory River to the larger River Teifi. .



GARDEN

The property has a South Westerly garden enjoying sun throughout the day and providing fantastic outdoor entertaining and dining areas. Truly tranquil and quiet.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



POSITION



THE HOLDING



AGENT'S COMMENTS

An idyllic country smallholding in the unspoilt West Wales countryside on the edge of the Cambrian Mountains. A must view.

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'.

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 private water, mains electricity, private drainage, air source heating, solar panels, internal wall insulation, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

H.M. LAND REGISTRY

TITLE NUMBER

WA673038

ORDNANCE SURVEY
PLAN REFERENCE

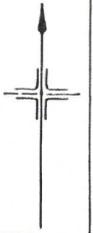
SN 6350 - SN 6351
SN 6450 - SN 6451

Scale
1/ 2500

COUNTY DYFED

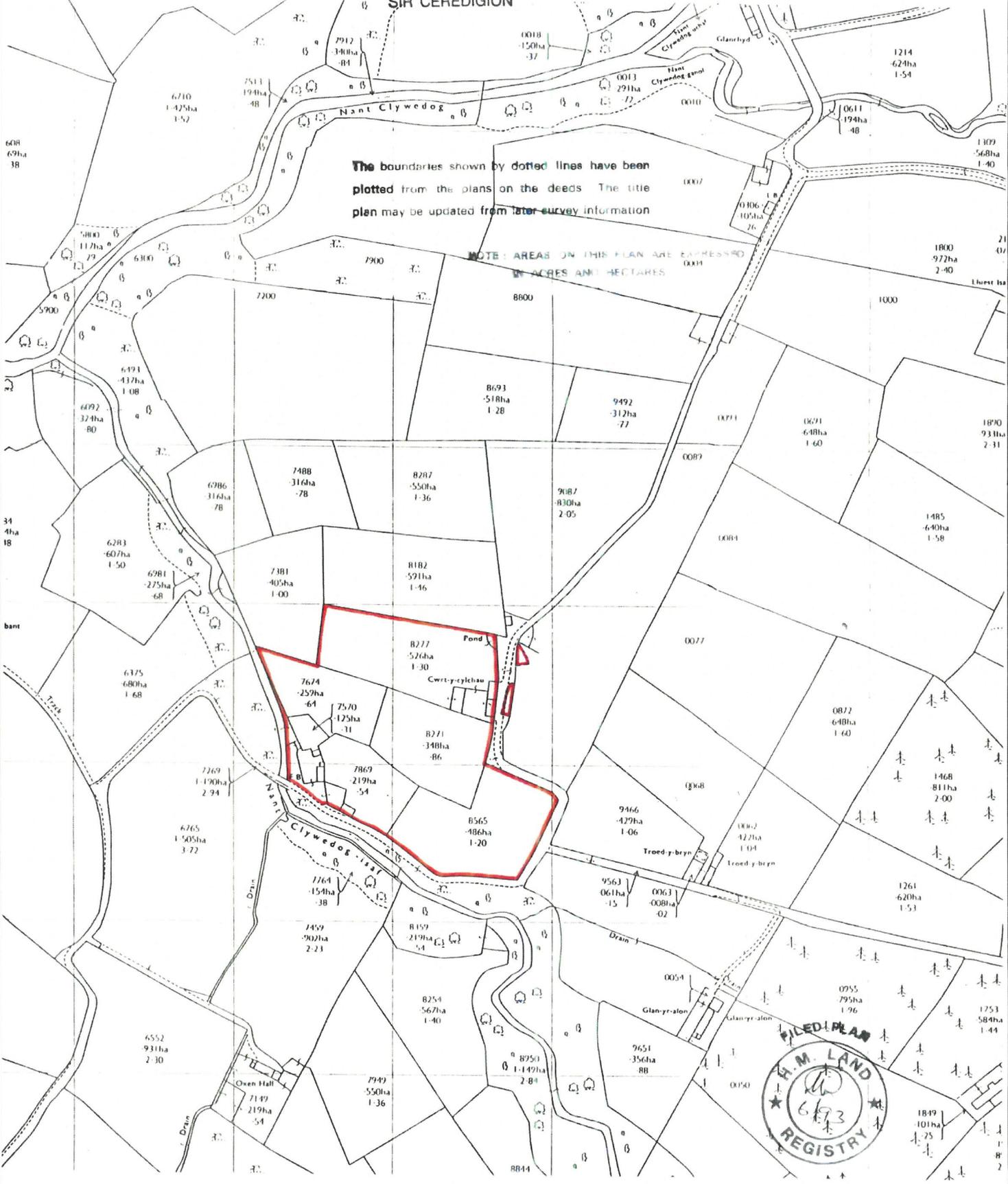
DISTRICT CEREDIGION

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ADMINISTRATIVE AREA

CEREDIGION
SIR CEREDIGION



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Garage. Private.

Heating Sources: Air Source Heat Pump.
Solar. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

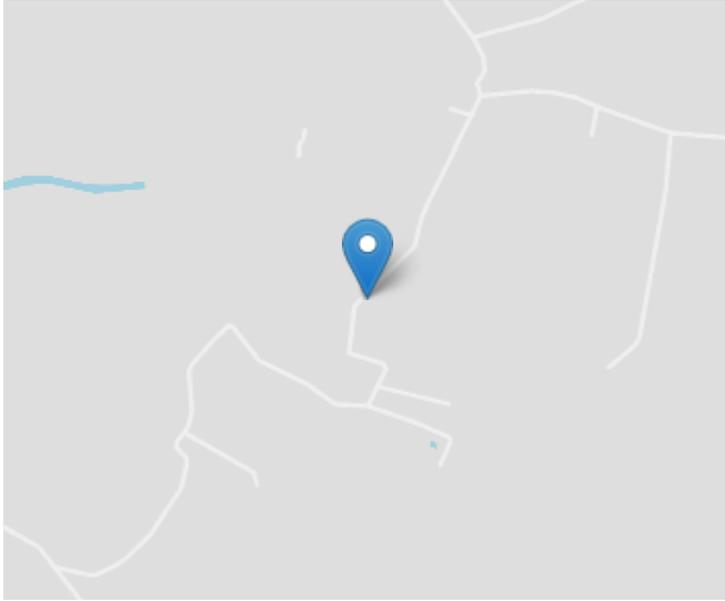
Any risk of coastal erosion? No

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 A482 road towards Cwmann. As you enter Cwmann turn left onto the B4343 Cellan road. Proceed through the Village of Cellan. Continue into Llanfair Clydogau. In Llanfair Clydogau continue past the Church on your left hand side. Continue towards Llanddewi Brefi. Take the first turning right by a bungalow. Continue along this road for one mile, over a hump back bridge, and pass a Red telephone kiosk. Take the next right hand turning. Head over a small bridge. Continue on this road for a further half a mile. Cwrt Y Clychau will be the second property on your right hand side.

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

For further information or to arrange a viewing on this property please contact :

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