

3.46 acre small holding with 2 residential properties, outbuildings with conversion potential, close to Aberaeron & Cardigan Bay, West Wales.



Penrhiw Farm, Neuaddlwyd, Ciliau Aeron, Near Aberaeron, Ceredigion.

SA48 7RG.

£665,000

A/4935/DD

****Beautifully situated 3.46 acre country Smallholding**Traditional Welsh Farm Homestead **Fully refurbished 3 Bed (En-Suite) Farmhouse**Self Contained 2 Bed Residential Cottage**Substantial stone ranges with vast potential and part planning permission for conversion into holiday accommodation**Spectacular setting with glorious country views**Gardens, Grounds and Productive Pasture paddock**.**

****An ideal opportunity for those seeking the country life with an income and/or multigenerational living****

Rurally situated but not remote, very convenient to the Cardigan Bay coast less than 3 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. Close to many other sandy beaches along this favoured coastline and almost equidistant from Aberystwyth to the north and Cardigan to the south. Some 15 miles of the university town of Lampeter.



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General

An opportunity to secure a unique small holding on the face of Aberaeron.

The property offers 2 residential houses, being the original farmhouse and also a spacious 2 bedroom converted cottage with full planning permission for residential use.

There are also useful stone outbuildings offering potential full additional accommodation with part planning permission in place.

The property enjoys an elevated position with outstanding views over the adjoining countryside and Aeron Valley.

To the rear of the house is a 3.46 acre paddock, being well ?? and adding privacy to the holding.

THE MAIN FARMHOUSE

Benefits full uPVC double glazing and an oil fired central heating system. Has been refurbished in recent times and is very nicely presented throughout. The accommodation provides viz :

GROUND FLOOR

Entrance Hall

with central heating radiator, understairs storage cupboard.



Front Sitting Room

15' 1" x 14' 7" (4.60m x 4.45m) with front aspect window which overlooks the main forecourt and with far reaching views over open countryside. Fireplace houses a wood

burning stove, laminate flooring, 2 x central heating radiators.





Rear Kitchen/Dining Room

24' 9" x 7' 7" (7.54m x 2.31m) overall with tiled floor, the kitchen has a newly fitted range of base and wall kitchen units with Formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, integrated appliances including stainless steel oven with AEG ceramic hobs with cooker hood, appliance space and plumbing for automatic washing machine and dishwasher, 2 rear aspect windows overlooking garden/patio, also side window.

The Dining area has fitted 'L' shaped bench seating, central heating radiator and rear exterior door.





Front Downstairs Double Bedroom 3

14' 9" x 9' 3" (4.50m x 2.82m) with front aspect window again with far reaching views, one wall in exposed pointed stonework with former fireplace, central heating radiator.



En-suite Shower Room

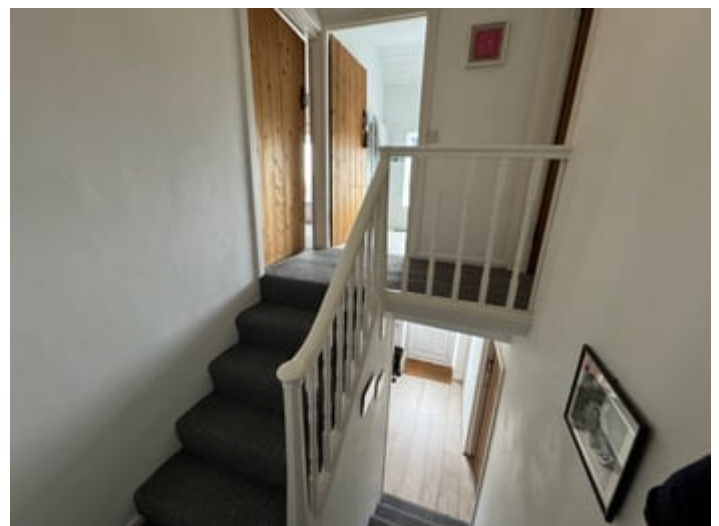
6' 8" x 6' 5" (2.03m x 1.96m) with a newly installed white suite provides a walk in shower with dual head shower unit, low level flush toilet, pedestal wash hand basin, tiled walls, heated towel rail, rear opaque window



FIRST FLOOR

Landing

Approached via an original doglegged staircase from the Entrance Hall.



Front Double Bedroom 1

15' 0" x 9' 11" (4.57m x 3.02m) with central heating radiator, lovely views from front aspect window.



Family Bathroom

9' 3" x 5' 7" (2.82m x 1.70m) with a white suite provides a panelled bath with telephone handset shower unit and shower screen, pedestal wash hand basin, low level flush toilet, heated towel rail, tiled walls, exposed ceiling beams, front aspect window.



Front Double Bedroom 2

15' 10" x 15' 3" (4.83m x 4.65m) (max) again with front aspect window enjoying glorious views, exposed roof timbers, central heating radiator



EXTERNALLY

Front Forecourt/Decking

with mature ornamental shrubs and bushes. Paths surround the residence.



To the Rear -

With a warm south facing aspect, a recently constructed circular shaped paved patio and sitting out area with dwarf stone walls around perimeter. A lovely private sitting out space.



THE COTTAGE

The self contained residential cottage was converted from an original cowshed range and benefits full residential status. Has uPVC double glazing and the accommodation is arranged on two floors providing as follows -



Ground Floor

Entrance Hall

with uPVC double glazed entrance door.

Front Bedroom 1

9' 4" x 8' 10" (2.84m x 2.69m) with front aspect window,

Downstairs Cloakroom

with low level flush toilet, vanity unit with inset wash hand basin.



Rear Hallway

with rear exterior door.

Downstairs Shower Room

with tiled walls and tiled floor, low level flush toilet, wash

hand basin, Mira Sport shower unit.



Rear Bedroom 2

9' 4" x 8' 10" (2.84m x 2.69m) with rear aspect window.



First Floor

Approached via a staircase from the Entrance Hall.

An Open Plan Character Living/Kitchen/Dining Room

18' 6" x 16' 8" (5.64m x 5.08m) overall with 2 Velux windows and French doors which lead out to a raised decked veranda enjoying a lovely outlook over fields.

The kitchen area is fitted with a range of wall and base cupboard units with Formica working surfaces, stainless steel single drainer sink unit (h&c), integrated Bush ceramic hobs with cooker hood over, integrated electric oven, appliance space and plumbing for automatic washing machine, part tiled walls, exposed reclaimed floor timbers also exposed beams and 'A' frames, wall mounted convector heater, walk in store cupboard.



The Outbuildings

An original stone cowshed range, part of which now forms the self contained cottage but with the remaining section having had planning permission for conversion to a Holiday Cottage. Work has partially commenced. A substantial building which will provide 2 storey accommodation. The roof has already been renewed and has Velux windows, window openings and doors all in uPVC double glazing. The floor area overall measures some 20.5 x 17'7".

The accommodation will provide - 2 Bedrooms to the

Ground Floor with Bathroom/Shower Room and a Staircase to an open plan First Floor Living/Kitchen/Dining Room.

An Adjacent ground floor building which will be incorporated into the accommodation measures 11'8" x 18'4" has laminate flooring, front aspect window and patio door at side with glorious views.



Second Stone Range

48' 0" x 22' 0" (14.63m x 6.71m) Across the traditional Farm Yard is a second stone range comprising of the usual Barn, Stable and Arched Coach House with Loft over. Planning permission has in the past been approved for conversion of this building to a 4 bedroomed holiday accommodation but is large enough in size to accommodate two separate units.





The Farm Yard

The property is accessed via tarmacadamed driveway from the adjoining county road with access to the field and continuing access to the adjoining property.

The original traditional farmyard is of hardcore surface and is flanked on each side by the stone outbuildings.

The farmhouse overlooks the yard and beyond which is a large grassed area leading down to the boundary where there is post and rail fencing. Beyond are panoramic unspoilt country views.

To the side of the Cottage is a hard standing parking area and garden for several vehicles and a garden area.





The Land

Adjacent to the Homestead provides a highly fertile pasture paddock all level with roadside frontage. There is a field shelter/stable thereon.

The whole property extends to some 3.46 acres or thereabouts.

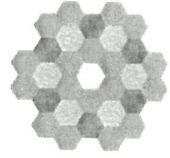
Services

Mains Electricity and Water. Private drainage to a septic tank. Oil fired central heating to the main Farm House.



HM Land Registry
Official copy of
title plan

Title number **CYM321455**
Ordnance Survey map reference **SN4659NE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**

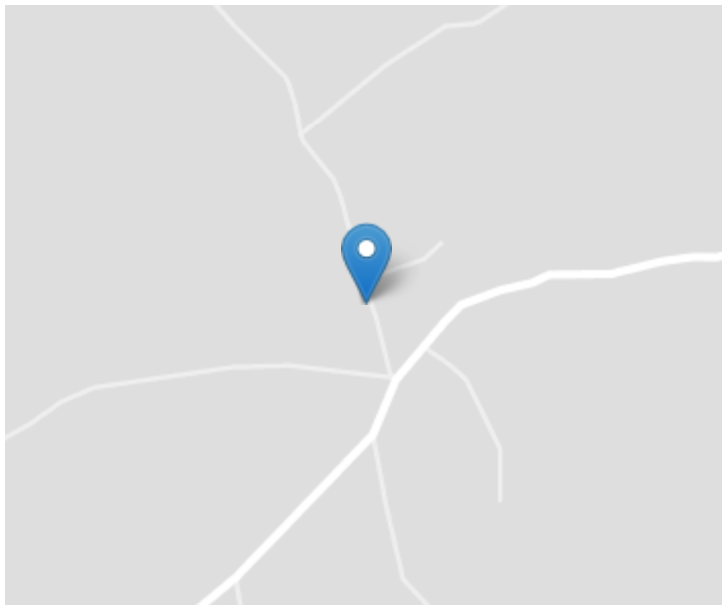



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Directions

From Aberaeron proceed south east on the A482 Lampeter Road. After approximately 2 miles you will see a turning to the right alongside a bus stop towards Oakford. Proceed up this road passing a chapel on the left hand side, keep going straight on until you get to the brow of the hill. At the brow of the hill turn right then after 300 yards the entrance to this property is on the right hand side. OS grid reference 467/595.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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

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