

*A traditional Welsh longhouse set in approximately 6 acres of native woodland and forest gardens.
Llanddewi Brefi, West Wales*



Trefenter, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6SB.

£450,000

REF: A/5366/LD

*** A traditional Welsh longhouse *** Delightful sheltered situation within its own 6 acres of native woodland *** Forest gardens being eco friendly with self sufficiency in mind *** 3/4 bed roomed accommodation with possible annexe *** Idyllic rural position

*** Lean-to garage/workshop *** Privately positioned set up its own private lane *** Enjoying an elevated position with majestic and picturesque views over the surrounding Teifi Valley and the Foelallt Mountain Range *** Established wild flower garden, forest garden, fruit tree orchard and two poly tunnels *** Conversion opportunity with a former dwelling on site (subject to consent) *** Native woodland and sloping land with delightful forest walks with low stone walls

*** Edge of popular Village location with plenty of local footpaths and with extensive walks over the Cambrian Mountains *** Viewings highly recommended - Contact us today



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LOCATION

Llanddewi Brefi is an historic Village in the upper reaches of the Teifi Valley enjoying a thriving Community with a Public Houses, Places of Worship along with well supported Community organisations. The Market Town of Tregaron lies approximately 3.5 miles distant and the University Town of Lampeter is within 8 miles to the South.

GENERAL DESCRIPTION

Private and nicely positioned country smallholding. In brief the property is a traditional Welsh longhouse set in its own 6 acres of woodland and forest gardens. The property has been a labour of love to the current Owners over many years and provides a peaceful and tranquil rural setting.

The property itself offers 3/4 bedroomed accommodation with a possible annexe and a lean-to garage/workshop. To the side lies two poly tunnels, fruit tree orchard and forest gardens. The remaining land is native woodland with various Oak, Beech and other native species, being gently sloping, leading down to the Village of Llanddewi Brefi.

There lies a former dwelling called "Pengreen" which could offer conversion opportunity to re-introduce as a dwelling (subject to the necessary consents being granted by the Local Planning Department. Therefore a property with great conversion opportunity for holiday lets, residential dwelling, etc.

THE ACCOMMODATON

The accommodation at present offers more particularly the following.

FRONT PORCH

With UPVC front entrance door.

RECEPTION HALL

With staircase leading to the first floor accommodation with understairs storage cupboard, slate flooring, feature beamed ceiling.



STUDY

10' 4" x 7' 5" (3.15m x 2.26m). With slate flooring, radiator.



HOBBY ROOM/GROUND FLOOR BEDROOM 4

13' 4" x 9' 4" (4.06m x 2.84m). With slate flooring, vaulted ceiling, open fireplace with a cast iron multi fuel stove, radiator. This room lends itself nicely as a Bedroom, Hobby Room or Study.



HOBBY ROOM/GROUND FLOOR BEDROOM 4 (SECOND IMAGE)



LIVING ROOM

12' 6" x 13' 8" (3.81m x 4.17m). With slate flooring, solid fuel Rayburn Range running the hot water, heating and for cooking purposes, beamed ceiling, Bespoke Ash partitioned wall, shelving and seating (from their own native woodland).



LIVING ROOM (SECOND IMAGE)



BATHROOM

Having a modern 3 piece suite with a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, heated towel rail, airing cupboard with hot water cylinder and immersion and ample storage space, access to an insulated loft space.



KITCHEN

13' 9" x 5' 8" (4.19m x 1.73m). A galley style fitted Kitchen with a range of floor units, stainless steel sink and double drainer, electric cooker point and space, radiator, double aspect windows, spot lighting.



REAR PORCH

With UPVC fully glazed rear entrance door, slate flooring, large walk-in pantry cupboard.

FIRST FLOOR

LANDING

With access to the loft space, Velux roof window.

BEDROOM 1

14' 5" x 12' 4" (4.39m x 3.76m). With Velux roof window, radiator.



BEDROOM 3

8' 7" x 5' 7" (2.62m x 1.70m).

BEDROOM 2

14' 3" x 7' 9" (4.34m x 2.36m). With Velux roof window, radiator.



MEZZANINE STUDIO

6' 6" x 9' 5" (1.98m x 2.87m). Overlooking the Hobby Room/Bedroom 4. Could lend itself as a separate bedroom or as currently utilised as a Music Studio.



MEZZANINE STUDIO (SECOND IMAGE)



EXTERNALLY

LEAN-TO GARAGE/WORKSHOP

20' 0" x 14' 8" (6.10m x 4.47m). Could offer itself as further living accommodation (subject to consent).



GREENHOUSE

POTTING SHED

POLY TUNNEL 1

20' 0" x 8' 0" (6.10m x 2.44m).

POLY TUNNEL 2

30' 0" x 10' 0" (9.14m x 3.05m).



PENEGREEN - FORMER DWELLING

Of traditional stone construction currently under a corrugated iron roof. It has previously been utilised as a dwelling but has since been re-introduced as a stable and wood shed. Currently it is a blank canvas ready for conversion (subject to consent). For further information we recommend you contact the Local Planning Department at Ceredigion County Council. Tel: 01545 570 881.



PENGREEN (SECOND IMAGE)**FRONT GARDEN**

To the front of the property lies a traditional wild flower garden area bringing fantastic colour all year round with a feature monkey puzzle tree.

**FRONT GARDEN (SECOND IMAGE)****OLD TRADITIONAL APPLE ORCHARD****FRUIT BUSH ORCHARD****FOREST GARDEN**

Being well sheltered with Gooseberry, Blackcurrant, various herbs, Willow, Bamboo and various perennial species.



WOODLAND

The property in total extends to 6 ACRES or thereabouts and mostly laid to native woodland, being mixed woodland, with Oak, Beech and Ash, Hawthorne and Hazel, and various other deciduous species. The land is sloping in nature with various footpaths with low stone walls providing natural terrace and breath taking view points.



WOODLAND (SECOND IMAGE)



WOODLAND (THIRD IMAGE)



FOOTPATH

Please note the property is intersected by a Public Footpath. Further information is available from the Sole Selling Agents.

VIEWS

Majestic views overlooking the Teifi Valley and Foelallt Mountain Range.



DRIVEWAY (FIRST IMAGE)



DRIVEWAY (SECOND IMAGE)



FRONT OF PROPERTY**AGENT'S COMMENTS**

A traditional Welsh longhouse set in approximately 6 acres of native woodland and forest gardens.

WEBSITE

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

TENURE AND POSSESSION

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

COUNCIL TAX

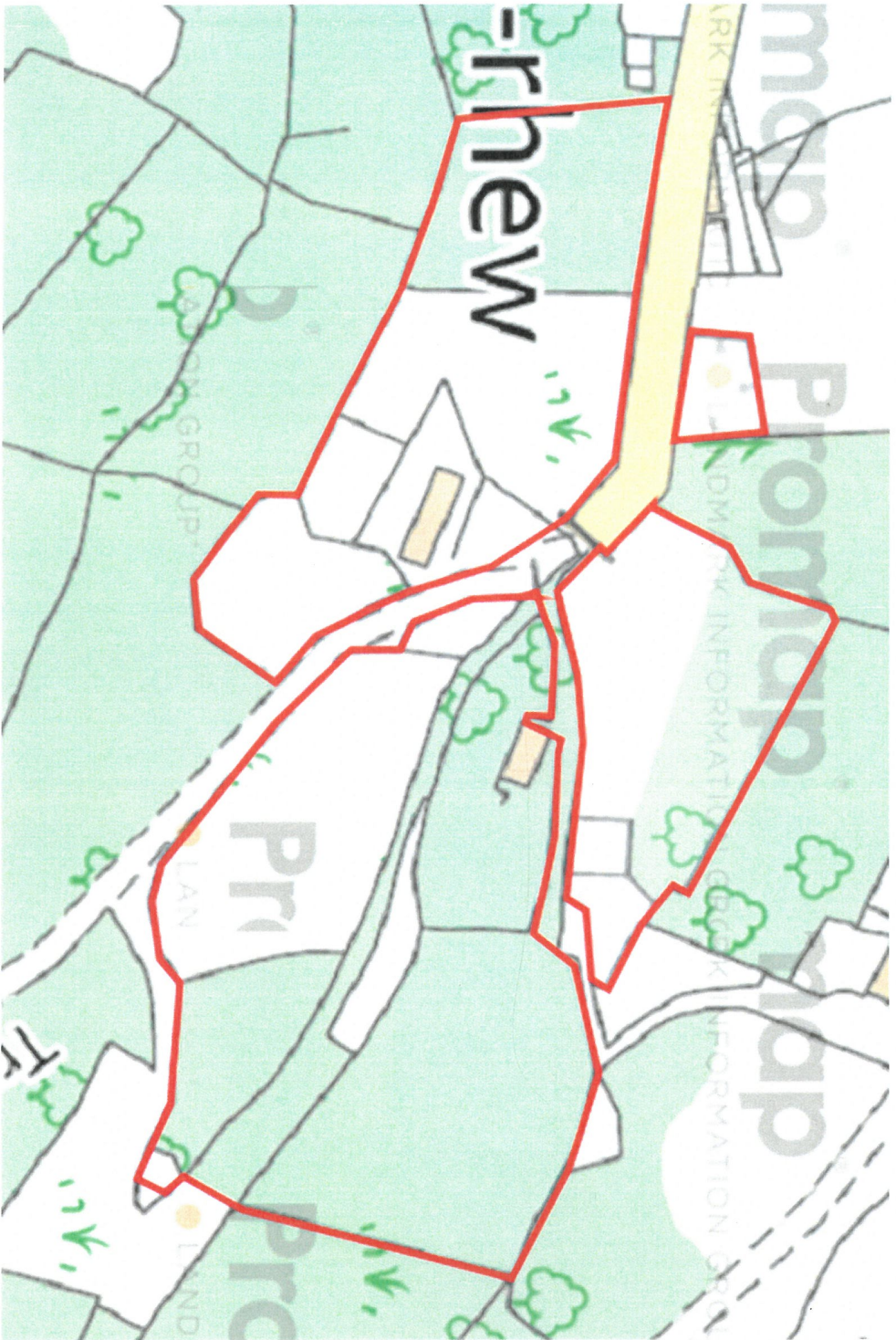
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

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

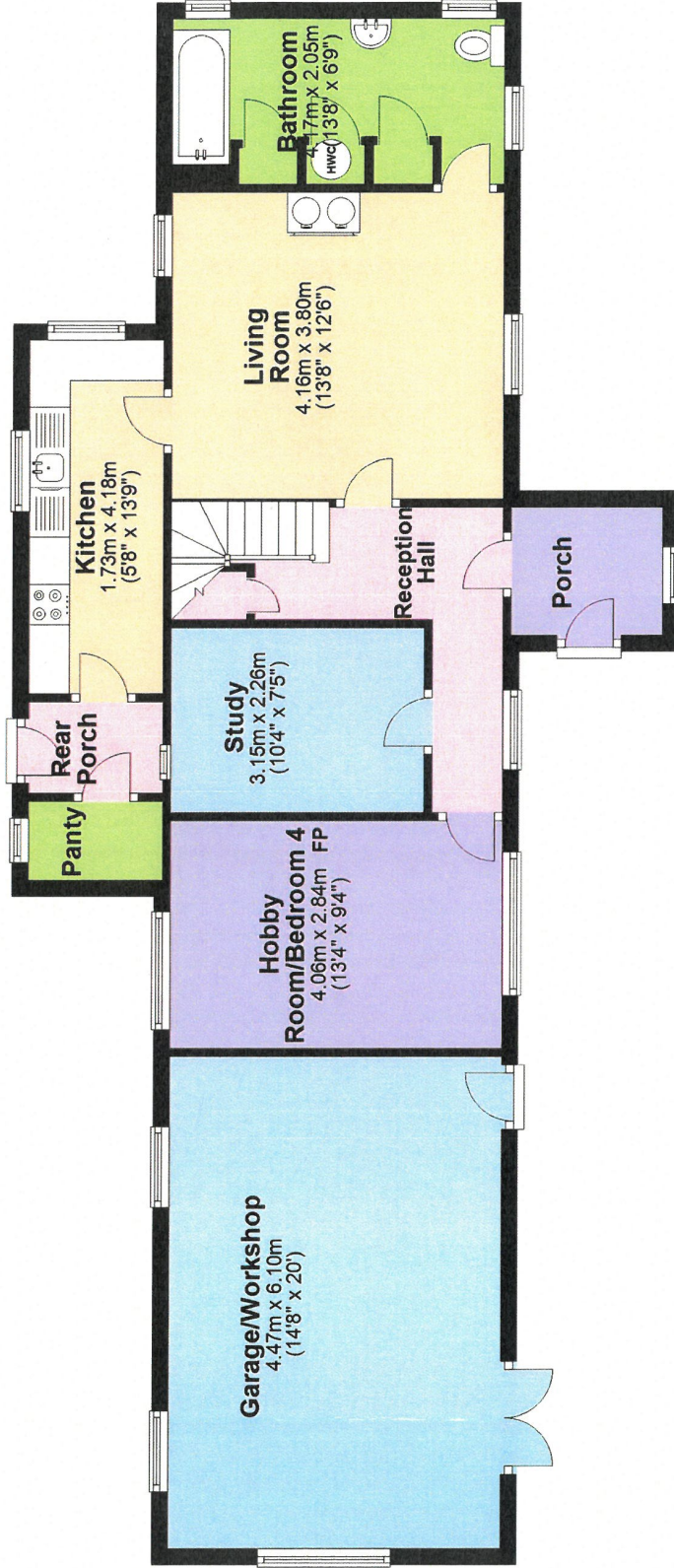
We are informed by the current Vendors that the property benefits from mains water, private spring water to the garden area, private drainage, mains electricity, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



For identification purposes only

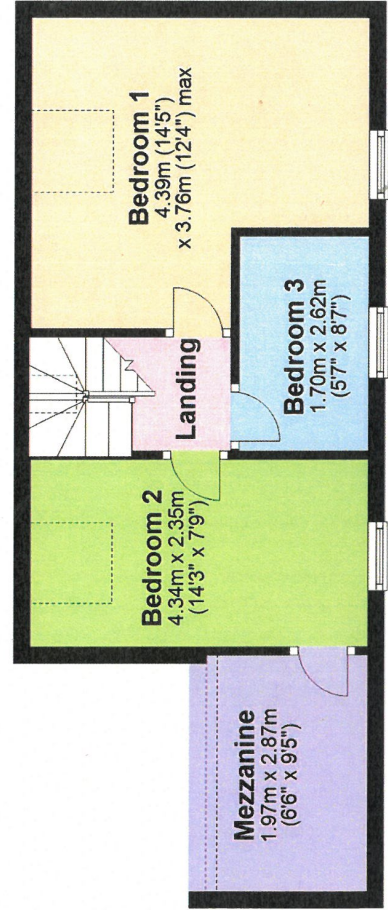
Ground Floor

Approx. 93.3 sq. metres (1004.3 sq. feet)



First Floor

Approx. 37.5 sq. metres (404.0 sq. feet)




Total area: approx. 130.8 sq. metres (1408.4 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Directions

From Lampeter take the A485 North towards Tregaron. Proceed for approximately 5 miles to Llangybi. Continue for a further 1.5 miles from Llanio. On leaving Llanio turn right for Llanddewi Brefi. Continue along the Village of Llanddewi Brefi turning right at the 'T' junction. On entering the Village there is the Former Shop and Public House on the square. Bear left (for the parking symbol) and left again at the fork in the road. **DO NOT FOLLOW SIGNS FOR FFARMERS MOUNTAIN ROAD.** Follow the road around to the left again (sign with a Brown Youth Hostel symbol). Continue along this road with stone walls to either side (passing a small passing place on your right). After approximately 50 yards take the very first sharp up a right turn along a 'No Through' road. Continue up the hill along the narrow walled road. The road bends left up hill and becomes increasingly narrow for some 400 yards and then continue onto Trefenter. **PLEASE NOTE WE DO RECOMMEND THAT YOU PARK AT THE BOTTOM BY THE HAIR PIN BEND AND WALK UP TO THE PROPERTY.**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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