

Rural and off grid living. A traditional detached 3 double bedroomed farmhouse with adjoining barn set in the upper reaches of the Teifi Valley. Llanddewi Brefi, West Wales



Pantresgair, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6PE.

£395,000

REF: R/4511/LD

*** A traditional and full of character country home *** Total isolation and off grid living *** The perfect change of lifestyle *** Rural living - Enjoying fantastic views and positioned in the upper reaches of the Teifi Valley *** Detached 3 double bedroomed farmhouse with adjoining former Cow shed *** Bespoke kitchen and bathroom suite *** Self sufficiency in mind - With private water, drainage and electricity *** Newly installed privately owned 20 solar panels with their own batteries *** Large picture windows providing 360 degree views *** Traditional homestead with period character features - Such as panelled/boarded walls, slate flooring, wooden doors and floors throughout *** Providing the perfect Family home in rural West Wales

*** Generous unrivalled plot of around half an acre *** No near Neighbours - Total privacy and tranquillity *** Useful former stable block with Pig sty (having conversion opportunity subject to consent) *** Mature garden areas with level lawns being fenced and secure providing breath taking vista points

*** A rare and unrivalled opportunity positioned on the outskirts of the rural Village Community of Llanddewi Brefi with good local amenities ***
West Wales at its finest



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LOCATION



Llanddewi Brefi is an historic Village in the upper reaches of the Teifi Valley enjoying a thriving Community with two Public Houses, Village Shop, two Places of Worship, along with various Community led Organisations. The Market Town of Tregaron lies within 3.5 miles and the University Town of Lampeter is 8 miles, to the South. Pantresgair lies around 2.5 miles outside of the Village of Llanddewi Brefi.

LOCATION (SECOND IMAGE)



GENERAL DESCRIPTION



Off grid living at its finest. A traditional period full of character farmhouse that has retained many of its original features throughout. The property offers 3 double bedroomed accommodation that benefits from newly installed privately owned 20 solar panels with their own batteries, private water supply and private drainage. The private electricity supply has been upgraded in recent years and now provides fantastic reliability.

The property itself is situated in a fine rural location in the upper reaches of the Teifi Valley with far reaching views over the Cambrian Mountains. It sits within a sizeable plot of around half an acre with mature grounds with various lawned areas and provides an amazing vista point over the surrounding countryside.

The adjoining former Cow shed offers potential for conversion having recently been re-roofed. This could offer a nice extension to the main dwelling (subject to consent).

A property with a lot to offer providing traditional charm with self sufficiency in mind. A rural retreat in West Wales at its finest.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

BOOT ROOM

Accessed via a solid front entrance door, plumbing and space for washing machine, door through to the Kitchen.

KITCHEN

14' 1" x 11' 9" (4.29m x 3.58m). With Bespoke fitted floor cupboards with stainless steel sink and drainer unit, solid fuel Rayburn Range running the hot water and for cooking purposes, LPG cooker point and space, panel boarded walls, various shelving units, timber floor.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



INNER HALLWAY

A charming and original staircase to the first floor accommodation.



DINING ROOM/OFFICE

14' 5" x 8' 1" (4.39m x 2.46m). With stripped timber archway and double doors opening onto the Living Room, beamed ceiling, panelled walls, newly carpeted.



DINING ROOM/OFFICE (SECOND IMAGE)



LIVING ROOM

14' 5" x 13' 0" (4.39m x 3.96m). With double aspect windows enjoying breath taking views over the surrounding countryside, exposed stone walls with open fireplace housing the recently fitted Mendip Loxton 10 MK4 multi fuel stove on a large slate hearth, newly carpeted.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



FIRST FLOOR

LANDING

With access to the loft space, wooden floor and part panelled walls.



BEDROOM 3

12' 7" x 7' 9" (3.84m x 2.36m). With airing cupboard housing the upgraded hot water cylinder and immersion for the hot water system, picture window with far reaching views over the surrounding countryside, timber floor.



VIEW FROM BEDROOM 3



BATHROOM

Having a 3 piece suite comprising of corner shower cubicle, low level flush w.c., pedestal wash hand basin, fitted cupboards, door through to the loft space.



BATHROOM (SECOND IMAGE)



BEDROOM 2

11' 0" x 9' 2" (3.35m x 2.79m). With stripped timber flooring, fitted shelf, picture window with far reaching views over the surrounding countryside.



BEDROOM 1

15' 6" x 11' 7" (4.72m x 3.53m). With double aspect windows with fantastic and far reaching views over the Teifi Valley, pine range of fitted built-in wardrobes, timber floor.



EXTERNALLY

ADJOINING FORMER COW SHED

32' 0" x 16' 0" (9.75m x 4.88m). Of stone construction and recently having been re-roofed and currently housing the newly installed privately owned 20 solar panels with their own batteries. Internally it provides a plant room for the electricity and water supply with its 20 kilowatt batteries, back up generator and providing the 8 kilowatt Victron private electric supply system. The building offers potential conversion to offer further living accommodation (subject to consent).



FORMER STABLES

39' 0" x 8' 4" (11.89m x 2.54m). Of stone construction and being newly re-roofed.



FORMER PIG STY

LEAN-TO LOG STORE



7' 8" x 6' 6" (2.34m x 1.98m).

GROUNDS

In total the property extends to approximately half an acre being mature yet landscaped in areas providing level lawned areas with amazing vista points over the surrounding countryside and the Teifi Valley.

The plot itself is surrounded by open farmland with no near Neighbours and providing an ideal and highly desirable location and position.

The garden is currently a blank canvas and with it surrounding the farmhouse it offers great potential if further parking is desired, poly tunnel vegetable garden, or Children's play area The possibilities are endless within the boundaries.



GROUND (SECOND IMAGE)



GROUND (THIRD IMAGE)



GROUND (FOURTH IMAGE)



PARKING AND DRIVEWAY

The property enjoys rights of way over the adjoining track having secure gated access.

FRONT OF PROPERTY



REAR OF PROPERTY



VIEWS FROM PROPERTY



AERIAL VIEW

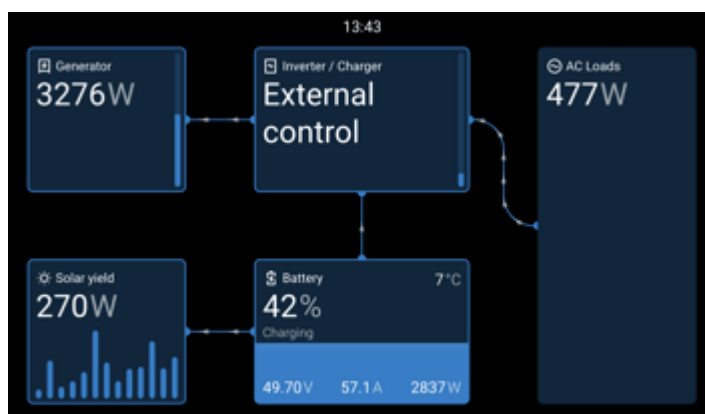


SOLAR PANELS

Newly installed privately owned 20 solar panels with their own batteries.



SOLAR PANELS (SECOND IMAGE)



AGENT'S COMMENTS

Off grid living. A charming and traditional farmhouse set in unspoilt rural surroundings. 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 - 'D'.

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.

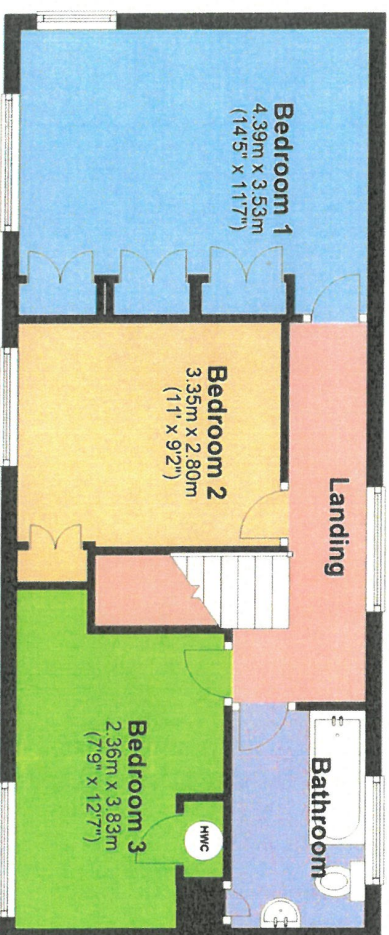
Services

We are informed by the current Vendors that the property benefits from private water via a borehole, private drainage via a septic tank, newly upgraded private electricity supply via privately owned solar panels and batteries with also a back up generator, wood effect UPVC double glazing, telephone connection.

Ground Floor
Approx. 103.7 sq. metres (1116.7 sq. feet)



First Floor
Approx. 49.2 sq. metres (529.9 sq. feet)



Total area: approx. 153.0 sq. metres (1646.6 sq. feet)

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

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Wood Burner.

Electricity Supply: Private Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: F (26)

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

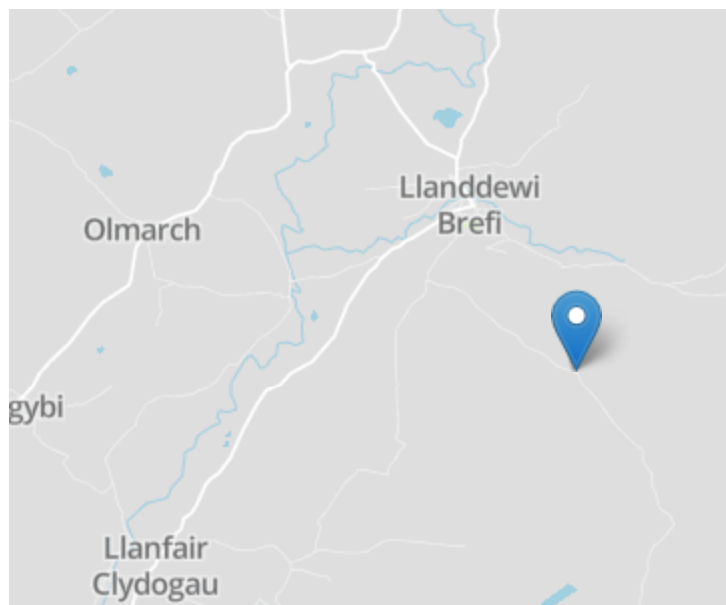
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? Yes

Mobile Signal

4G data and voice



Directions


From Lampeter take the A485 North towards Tregaron. Proceed for approximately 5 miles into Llangybi. Continue for a further 1.5 miles to Llanio. On leaving Llanio turn right for Llanddewi Brefi and continue along this road to the Village of Llanddewi Brefi. Turn right at the 'T' junction on entering the Village. Continue to the Village Shop. On the square continue straight on bearing right towards the Village Hall and Playing Fields. Follow the road signposted for Ffarmers. Proceed on this road for approximately 1 mile and take the left hand turn to Ffarmers and the property will be located thereafter after 1.5 miles via the Agents 'For Sale' board and arrow.

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'.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		26
(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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