

*Escape to the country! A most quaint 4 acres smallholding providing a 3 bedroom detached residence in a peaceful location. Rhydlewis, near Llandysul.*



**Tan-Yr-Allt, Rhydlewis, Llandysul, Ceredigion. SA44 5QS.**

**£495,000**

**A/5282/ID**

**\*\* Escape to the country! \*\* A most delightful 4 acre smallholding \*\* Secluded tranquil position \*\* Rural yet not remote \*\* Spacious 3 bedroom detached residence \*\* Sheltered south facing aspect \*\* River boundary \*\* Happy family home \*\* 30' x 40' agricultural building with a range of further useful outbuildings \*\* Haven for natural wildlife \*\***

The property comprises of entrance porch/utility, downstairs shower room, office/bedroom, kitchen/dining room, spacious lounge. First floor - 3 double bedrooms and bathroom.

The property is situated on the outskirts of the rural village of Rhydlewis within a bustling rural community with an active community hall, nearby to Brynhoffnant with an award winning village shop and petrol station, public houses and community primary school. The larger town of Cardigan is some 20 minutes drive to the south with supermarkets, comprehensive school, 6th form college, leisure facilities, community hospital and traditional high street offerings. The property is some 15 minute drive from the renowned heritage Cardigan Bay coastline at Aberporth, Llangrannog, Tresaith and Penbryn.



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## ACCOMMODATION

### Entrance Porch/Utility

10' 8" x 3' 8" (3.25m x 1.12m) via hardwood door with glazed side panel, red quarry tiled flooring, plumbing for automatic washing machine, door into:



### Downstairs Shower Room

7' 8" x 4' 6" (2.34m x 1.37m) a white suite comprises of shower with Gainsborough electric shower over, pedestal wash hand basin, low level flush WC, central heating radiator, dual aspect window to side and rear, red quarry tiled floor, ½ tiled walls, Dimplex electric heater.



### Office/Downstairs Bedroom

12' 5" x 9' 0" (3.78m x 2.74m) double glazed window to side, exposed timber flooring, central heating radiator, understairs storage cupboard.



### Kitchen/Dining Room

13' 5" x 16' 3" (4.09m x 4.95m) with a range of fitted pine base and wall cupboard units, Formica working surfaces, Hotpoint electric oven and grill, 4 ring ceramic hob, wood burning stove on a raised hearth with hotplate, external hardwood door to side, large double glazed window to rear



with views over the meadow and towards the River Ceri, double stainless steel drainer sink, exposed timber flooring, space for larder fridge/freezer, central heating radiator, glazed double doors leading into:





## Spacious Character Lounge

29' 0" x 14' 0" (8.84m x 4.27m) a large lounge/dining area with exposed stone inglenook fireplace and raised red and black tiled hearth, oak mantle above, 2 large double glazed windows to side, exposed timber flooring, storage cupboard, space for 8 seated dining table, exposed ceiling beams.



## FIRST FLOOR

### Central Landing

12' 5" x 14' 3" (3.78m x 4.34m) with doors into airing cupboard housing hot water tank.

### Bathroom

5' 5" x 10' 2" (1.65m x 3.10m) with a white suite comprising of a panelled bath with hot and cold taps above and shower head, pedestal wash hand basin, dual flush WC, central heating radiator, dual aspect to rear and side, exposed timber flooring.







### Master Bedroom

14' 3" x 13' 5" (4.34m x 4.09m) with double glazed window to rear with views of the land, exposed timber flooring, exposed ceiling beams, central heating radiator, under-eave storage space.



### Double Bedroom 2

12' 0" x 10' 3" (3.66m x 3.12m) with Velux window to side, central heating radiator, built-in wardrobes.



### Double Bedroom 3

12' 1" x 13' 0" (3.68m x 3.96m) with Velux window to both ends, double glazed window to side, central heating radiator, shelved units.





## EXTERNALLY

### The Grounds

The property sits in approximately 4 acres of its own garden and grounds that has been carefully landscaped to offer - large lawn area with flower beds, mature trees, shrubs and hedgerows including 2 x apple trees, Pergola with white grape vine, runner beans and feature stone walling. Raised vegetable bed, 3 x pear trees, many flower and shrub beds. Driveway down leading to parking for several cars and leading to:

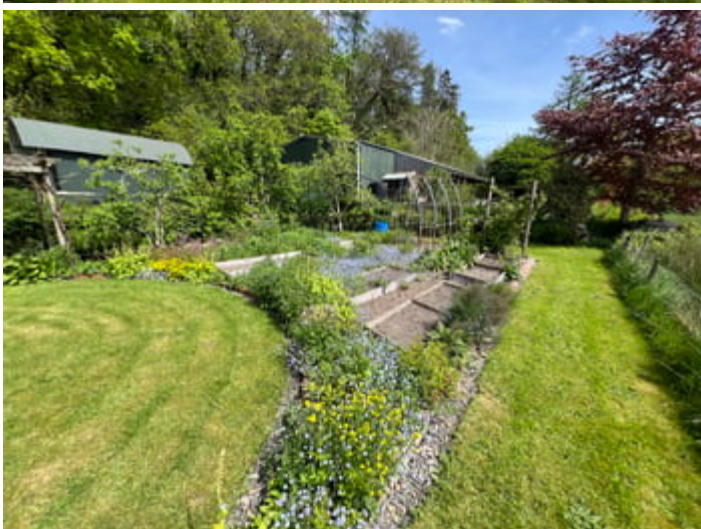






**Steel Frame Agricultural Building**

40' 0" x 30' 0" (12.19m x 9.14m) of steel frame, box profile sheets, electric connected, large double doors to front.







Side log store, lean-to and potting shed

**Paddock**

Meadow with river boundary but we are aware that there is SSSI on the riverbank.



**Detached Workshop Section 1**

13' 5" x 30' 0" (4.09m x 9.14m) of timber construction under a box profile roof with mains electricity, double door to front.





### **Detached Workshop Section 2**

10' 0" x 17' 4" (3.05m x 5.28m) double doors to front, electricity connected.

### **PLEASE NOTE -**

Please note that there is Japanese knotweed at the property and the vendors have a treatment plan in place.

### **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**

Services - Mains water and electricity. Drainage to septic tank. Oil fired central heating. Fibre broadband.

Tenure - Freehold

Council Tax Band - F



## Directions

From Aberaeron head along the main A487 coast road towards Cardigan. Just after Tanygroes take the left turn immediately after the filling station on the right and carry on and take the 1st left hand turning signposted Betws Ifan. At the crossroads in Betws Ifan take the right hand turning towards Brongest and turn left after ½ mile signposted Pilbach caravan site. Follow this road past the caravan site through the farm and at the 'T' junction, turn right. Continue for approximately ¼ mile travelling down a steep hill where you will see a stone bridge, take the left hand junction immediately before the stone bridge and continue along this road for 150 yards and the property will be on your right hand side.

What3words: paddlers/twilight/plots



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(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 property please contact :

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