

A substantial and imposing 8 bedroomed country residence set in its own grounds with fantastic views over the Cors Caron Nature Reserve. Ystrad Meurig, West Wales



Henblas, Ystrad Meurig, Ceredigion. SY25 6AA.

£295,000

REF: R/5189/LD

*** No onward chain - Priced to sell *** A substantial and imposing country residence *** 8 bedrooms and 3 bathrooms split over three floors *** Recently upgraded with solar panels, air source heating and internal wall insulation

*** Mature grounds to the side and rear *** Feature Monkey Puzzle Tree and stone walls *** Detached garage and off street parking *** Garden in need of landscaping but offering great potential *** Fantastic views over Cors Caron Nature Reserve and the North Ceredigion hillside territory

*** Edge of Village location *** Close to Pontrhydfendigaid, Tregaron and Aberystwyth *** Great potential as a fantastic Family home, Guest House or for multi generational living



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



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION



The property is well positioned within the rural Community of Ystrad Meurig nestled at the foothills of the Cambrian Mountains with attractive views over the Cors Caron Nature Reserve in the distance and backing onto open farmland to the rear. The property lies approximately 1.5 miles from the Village of Pontrhydfendigaid with Shop, Primary School, Public Houses and Places of Worship, some 14 miles distant from the Town of Lampeter to the South and Aberystwyth to the North.

GENERAL DESCRIPTION

Henblas is a substantial and imposing country residence offering 8 bedroomed accommodation split over three floors. The property is of traditional construction and has recently been upgraded with internal wall insulation, solar panels and air source heating. Generally the property requires modernisation but provides a fantastic Family home.

Externally it enjoys a side driveway that leads onto a double garage with a rear workshop and a generously sized garden area being mature and landscaped and enjoying a stone walled boundary.

A particular feature of the property is its breath taking views over the surrounding countryside and especially the Cors Caron Nature Reserve in the distance.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With UPVC entrance door, staircase to the first floor accommodation with understairs storage cupboard, flag stone flooring.



KITCHEN/DINER

20' 7" x 19' 2" (6.27m x 5.84m). A fitted kitchen with a range of floor units with glazed cabinets above, solid fuel Rayburn Range, electric cooker point and space, stainless steel sink and drainer unit, eye level electric oven, Red and Black quarry tiled flooring, triple aspect windows, side entrance door.



KITCHEN/DINER (SECOND IMAGE)**UTILITY ROOM**

14' 6" x 7' 0" (4.42m x 2.13m). Split into two rooms with stainless steel sink unit, plumbing and space for automatic washing machine, space for freezers.

**REAR HALL**

With UPVC rear entrance door.

SEPARATE W.C.

With low level flush w.c., radiator.

LIVING ROOM

17' 0" x 16' 7" (5.18m x 5.05m). With flag stone flooring, two radiators, patio doors opening onto the front garden, feature stone fireplace.

**FRONT RECEPTION HALL**

With tiled flooring, staircase to the first floor accommodation with understairs storage cupboard.

FRONT PORCH

SECOND RECEPTION ROOM

16' 4" x 16' 5" (4.98m x 5.00m). With two radiators, Victorian style fireplace, feature beams,



REAR SHOWER ROOM

With low level flush w.c., wash hand basin, enclosed shower cubicle, wall heater.



FIRST FLOOR

LANDING (FIRST FLOOR)

Leading to



BEDROOM 1

15' 9" x 15' 4" (4.80m x 4.67m). With radiator, wash hand basin, Victorian style fireplace.



BEDROOM 2

15' 4" x 13' 8" (4.67m x 4.17m). With double aspect windows, radiator, wash hand basin, built-in wardrobe.



VIEW FROM BEDROOM 2



BEDROOM 3

17' 11" x 15' 7" (5.46m x 4.75m). A through room. With double aspect windows, two radiators, feature fireplace.



LANDING AREA

With linen cupboard.

BEDROOM 4

11' 4" x 10' 5" (3.45m x 3.17m). With large built-in wardrobe, fitted shelving, radiator.



BEDROOM 5

14' 2" x 13' 0" (4.32m x 3.96m). With double aspect windows, radiator, wash hand basin.



FIRST BATHROOM

Having a 4 piece suite comprising of a panelled bath, low level flush w.c., vanity unit with wash hand basin, shower cubicle with Triton shower.



SECOND FLOOR

LANDING (SECOND FLOOR)

Leading to



BEDROOM 6

15' 5" x 17' 1" (4.70m x 5.21m). With double aspect windows, radiator, wash hand basin, original beamed ceiling.



BEDROOM 7

15' 4" x 13' 5" (4.67m x 4.09m). With radiator, wash hand basin, access to the loft space.



BEDROOM 8

16' 8" x 15' 7" (5.08m x 4.75m). With double aspect windows, radiator, wash hand basin, original beams.



SECOND BATHROOM

Comprising of a panelled bath, low level flush w.c., wash hand basin.



EXTERNALLY

DETACHED GARAGE

22' 5" x 19' 8" (6.83m x 5.99m). Of steel and concrete sections with two up and over doors.



REAR WORKSHOP

18' 0" x 18' 0" (5.49m x 5.49m). With fitted work bench and shelving.

GARDEN

The property enjoys a generous sized garden area being mature and laid mostly to lawn and enjoying a stone walled boundary. The garden has been left to nature in recent years but offers great potential. A particular feature of the garden is the monkey puzzle tree. The property also provides two patio areas to the front of the property. The garden is private and not overlooked.

FRONT GARDEN



REAR GARDEN (FIRST IMAGE)



REAR GARDEN (SECOND IMAGE)



PARKING

Parking is located to the side of the property.

VIEWS

The property enjoys fantastic views over the surrounding North Ceredigion countryside and in particular the Cors Caron Nature Reserve.



FRONT OF PROPERTY (FIRST IMAGE)



FRONT OF PROPERTY (SECOND IMAGE)



SIDE ELEVATION



REAR OF PROPERTY



AERIAL VIEW



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

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

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

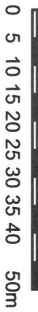
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source heating, solar panels, internal wall insulation, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

BETA

Land Registry



MapSearch Snapshot



Map scale 1:1250

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MATERIAL INFORMATION

Council Tax: Band G

N/A

Parking Types: Garage. Off Street.

Heating Sources: Air Source Heat Pump.

Double Glazing. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains 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

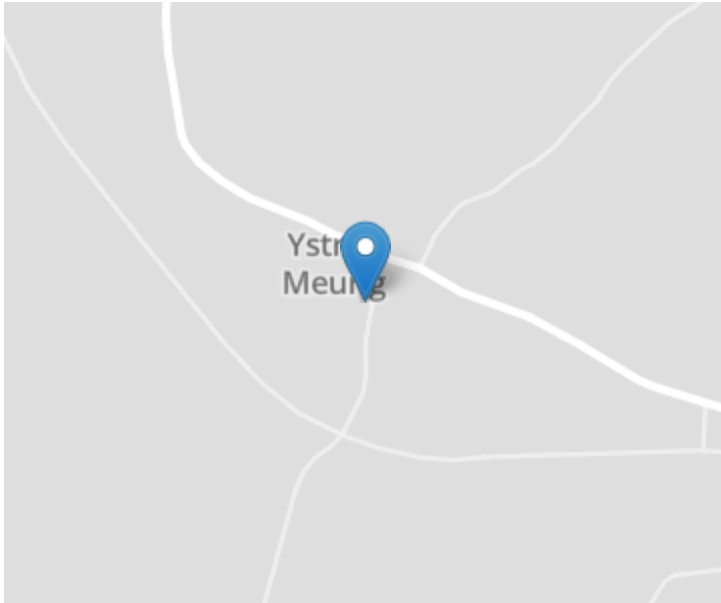
Any risk of coastal erosion? No

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 A485 Tregaron road. Continue to Tregaron following the B4343 to Pontrhydfendigaid. Continue through the Village of Pontrhydfendigaid for approximately 2.5 miles and at the junction of Ystrad Meurig take the left hand turning after the Church. The property will be located thereafter on your right hand side, as identified by the Agents 'For Sale' board.

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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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