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Since 1989

An 18 acre agricultural smallholding with an exceptional barn conversion & a detached bungalow. Useful range of outbuildings. Nr Tregaron, West Wales.



Porthyrhiw Capel-Betws Lleucu, Llwynygroes, Tregaron. SY25 6SW.

Ref: A/4848/LD

£650,000

*** A beautifully situated agricultural smallholding *** 3 Bedroom barn conversion finished to a high standard *** Private solar panels for electricity *** Traditional style oak kitchen *** Double glazing throughout *** A 3 bed roomed detached bungalow currently being used for home offices *** Useful range of outbuildings *** 18 acres or thereabouts *** Good sized pasture paddocks & a bluebell woodland *** Water supply to a majority of paddocks ***

*** 8 miles from the University town of Lampeter ***

Location

Porthyrhiw is well situated just 4.5 miles south of the market town of Tregaron. 1.4 miles from the popular rural village of Llangeitho in the heart of the Aeron Valley, an area of outstanding natural beauty, 8 miles north of the University town of Lampeter, 14 miles from the Cardigan Bay coast at Aberaeron and 19 miles south of the strategic Mid Wales administration centre of Aberystwyth.

General Description

The placing of Porthyrhiw on the open market provides prospective purchasers with a rare opportunity of acquiring a residential smallholding with 2 self-contained residences. The barn conversion which is now used as the main residence, with the bungalow currently being used as a home office.

The residence sits within its own 18 acres which includes a number of grazing paddocks along with a bluebell wood. The land also has frontage to the river March which leads to the well-known river Aeron.

The accommodation comprises as followed: -

Front Entrance

UPVC front entrance door leading into a vestibule.

Cloakroom

With a low level flush W.C., pedestal wash hand basin with a vanity unit. Radiator.

Living Room

14' 0" x 25' 0" (4.27m x 7.62m) With large French doors leading out into the patio area. Staircase leading to the first floor and a cupboard under. Radiator.



Kitchen

18' 4" x 15' 9" (5.59m x 4.80m) With a range of light oak floor and wall drawers and cupboards with laminate work tops. One and a half Stainless steel sink with drainer unit. Eye level double oven with a 4 ring induction hob. Space for an automatic dish washer. Radiator.



Utility Room

6' 4" x 5' 7" (1.93m x 1.70m) Space for an automatic washing machine and a tumble drier with laminate work top over along with a leader cupboard and wall units. UPVC half glazed side entrance door.



Bedroom 1

10' 5" x 15' 5" (3.17m x 4.70m) With UPVC French doors leading out onto the patio area. Radiator.



Ensuite/Wetroom

with a low level flush W.C., pedestal wash hand basin with a vanity unit. Shower area and a heated towel rail.



First Floor

Gallery Landing

11' 8" x 17' 10" (3.56m x 5.44m) Approached by a staircase from the living room with small raised Minstrel Galley over. 2 Velux windows and a radiator.



Shower Room

With a shower, low level W.C., Wash hand basin with vanity unit, extractor fan and a radiator. Velux window.



Bedroom 2

17' 0" x 11' 9" (5.18m x 3.58m) With a vaulted ceiling and 4 Velux windows and radiator. Leading to store room via a timber door:-



Store Room

4' 0" x 17' 0" (1.22m x 5.18m)

Office

9' 4" x 9' 9" (2.84m x 2.97m) with a work station area, Velux window and radiator.



Family Bathroom

9' 9" x 8' 9" (2.97m x 2.67m) Recently installed. Vanity unit with a rectangle wash hand basin. Panel bath with a central tap, Velux window, extractor fan and a heated towel rail.



Bedroom 3

18' 7" x 9' 4" (5.66m x 2.84m) With a vaulted ceiling and a Velux window with under eave storage. A half-glazed door to external balcony.



Garden

A gravel area with pergola over leading to a patio area with railway sleepers as a bespoke feature. With a large lawn area.



Garden Shed

15' 0" x 18' 0" (4.57m x 5.49m) Constructed of block and timber and separated into two compartments.



THE BUNGALOW



Side Entrance hall

UPVC side entrance hall with half-glazed UPVC side entrance door



Conservatory/Greenhouse

20' 9" x 5' 7" (6.32m x 1.70m) to rear.



Kitchen/Breakfast room

13' x 10' (3.96m x 3.05m) Fully fitted with floor and wall cupboards incorporating 1.5 bowl sink unit with mixer tap, a double fan oven and 4 ring ceramic hob integrated fridge, breakfast bar, fully glazed side entrance door. Delightful views and ceramic tiled floor.



Main Reception Hall

With access from entrance porch with access to insulated loft over. Telephone point, large built-in airing cupboard with copper cylinder and immersion heaters. Ceramic tiled floor.

Bedroom 1



13' 3" x 13' (4.04m x 3.96m)

Bedroom 2

12' 10" x 7' (3.91m x 2.13m)

Bedroom 3

9' 7" x 6' 10" (2.92m x 2.08m)

Sitting/Dining Room

15' 8" x 13' 3" (4.78m x 4.04m) with French style patio doors overlooking the valley and garden with open fireplace.



Bathroom



Off hall with low level flush w.c., Vanity unit with wash hand basin, central stand shower with sliding doors and a heated towel rail.

Outbuildings

Comprise a useful range of farm buildings divided more specifically:

Log Store

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

General Purpose Barn

56' 9" x 19' 8" (17.30m x 5.99m) divided into numerous compartments including workshop and garage.



Barn / Lean-to

35' 10" x 19' 2" (10.92m x 5.84m) providing useful storage and stalling.

New Lean-to

28' 4" x 10' 11" (8.64m x 3.33m) providing useful storage and supplied with mains electricity.

Stable Block with tack Room

20' 0" x 10' 0" (6.10m x 3.05m) Timber construction with overhang. Outside tap nearby.

Land

The land is divided into a number of useful paddocks, part of which have roadside frontage giving all year round access. The land is well stock fenced and with numerous field shelters. The land overall is level to gently sloping pastures all of which are utilised for permanent grazing. There is good natural water supply with the whole providing a quality residential holding in a delightful location.



Woodland



The land also encompasses a pretty parcel of native woodland largely oak and other hardwoods and being a lovely bluebell wood in the Spring.

Orchard



VIEW



Tenure

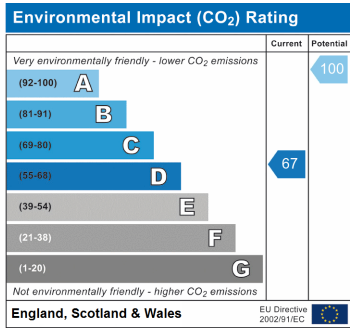
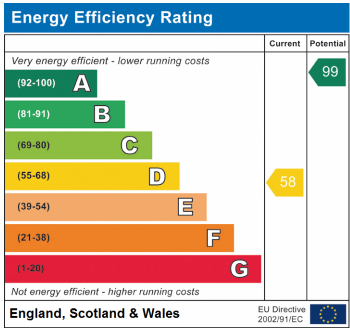
The property is presumed to be Freehold.

Services

Mains water supply, mains electricity, private drainage septic tank, solar domestic PV system to the bungalow, solar water heating and immersion heater, UPVC double glazing, External Worcester oil fired Boiler.

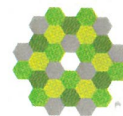
Directions

From Lampeter take the Tregaron road A485. After one & a half miles turn left just after the sharp bend, not the Silian road as you are on the bend but the one signposted Llwynygroes at the end of the bend. Keep on for five & a half miles, merging with the road coming in from your left from Abermeurig & Talsarn direction & passing straight through Llwynygroes. After Llwynygroes keep straight on, for about 1 mile more, there are no turnings after Llwynygroes until you come down a steep hill then turn right over Pont Lleucu & the chapel is on your right. The land that comes with the properties starts just beyond a couple of cottages on your right before the T junction. . In approx 50 yards follow uphill turning right (rather than left towards Llangeitho). 150 yards uphill on the right is a house called Pencnwc, the old farmhouse. Porthyrhiw is just behind it, with its drive divided from Pencnwc's by just a hedge. You can see the blue balcony of the barn conversion from the road.



HM Land Registry
Official copy of
title plan

Title number **CYM668152**
Ordnance Survey map reference **SN6058SE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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