

*An Approx. 17 acre agricultural smallholding with an exceptional barn conversion and detached bungalow. Useful range of outbuildings. Nr Tregaron, West Wales*



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

£637,500

REF: A/5124/LD

\*\*\* Must View Smallholding \*\*\* Equestrian Facilities \*\* A beautifully situated residential smallholding \*\* 3 Bedroom, full of character barn conversion \*\* 3 bedroomed detached bungalow \*\* Privately owned solar panels \*\* Double Glazing \*\* Newly fitted industrial style fitted kitchen\*\* In all set in 17 Acres - Good sized pasture paddock and bluebell woods \*\* Water supply to majority of paddocks \*\* Newly created pond \*\* Stable block and field shelters \*\* Useful Range of outbuildings \*\* Landscaped Garden and Patio \*\*

\*\*\* Extensive yard with good access \*\* Magnificent views over the Aeron Valley \*\* Property with great income potential as holiday let or two families \*\*

8 miles from university Town of Lampeter, 4.5 miles from Market Town of Tregaron \*\* A country smallholding with diverse appeal and capabilities \*\*



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## LOCATION



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 is fully modernised to a high standard, and the bungalow is on need of general updating but both offering fantastic accommodation for either holiday accommodation or two families.

The property is well-equipped and ideal for those seeking the good life and rural lifestyle and consisting of a delightful smallholding in a pleasant rural environment on the edge of the Aeron Valley within close proximity and easy commuting distance of main market towns and strategic centres of the region.

The property suits any small agricultural or rural commercial enterprise with the ability of the holding to derive a useful letting income from having a secondary dwelling or alternatively suitable for dual family occupation. It also benefits from great equestrian facilities with newly built stable block and ample space for a menage.

The land is divided into numerous enclosures including a parcel of deciduous bluebell wood and with frontage on the small river March, a tributary of the river Aeron.

## THE BARN





## THE BARN (SECOND IMAGE)



## FRONT ENTRANCE

UPVC front entrance door leading into a vestibule.

## CLOAKROOM

with a low level flush WC, vanity unit with wash hand basin, 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 accommodation with a cupboard under. Radiator.



## KITCHEN

18' 4" x 15' 9" (5.59m x 4.80m) Newly completed, HIGH SPEC industrial look fitted kitchen, with a range of base cupboard, larder cupboards and breakfast bar. Free standing electric cooker range, 1 and a half sink and drainer, impressive tiled flooring, upright radiator.



## UTILITY ROOM

6' 4" x 5' 7" (1.93m x 1.70m) Newly completed, industrial look, with a range of wall and base units, with plumbing and space for washing machine and tumble dryer.



## BOOT ROOM

12' 4" x 18' 4" (3.76m x 5.59m) with front and rear service doors and electric heater.



## GROUND FLOOR BEDROOM 1

10' 5" x 15' 5" (3.17m x 4.70m) with French doors opening onto patio area, radiator.



## BEDROOM 1 ENSUITE / WET ROOM

with a walk in shower area, a low level flush WC, pedestal wash hand basin, heated towel rail.





## FIRST FLOOR

### GALLERY LANDING

17' 10" x 11' 8" (5.44m x 3.56m) Approached via a timber staircase from the living room, enjoying a small minstrel gallery and 2 Velux roof windows.



### FIRST FLOOR SHOWER ROOM

A modern suite with a wet room facility, a low level flush WC, a vanity unit wash hand basin, extractor fan, radiator and Velux roof window.



## BEDROOM 2

17' 0" x 11' 9" (5.18m x 3.58m) with a vaulted ceiling and 4 Velux roof windows and radiator. A door leading to store room.



### STORE ROOM

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

### OFFICE

9' 4" x 9' 0" (2.84m x 2.74m) with a work station area. Velux roof window and radiator.



## FAMILY BATHROOM

9' 9" x 8' 9" (2.97m x 2.67m) Stylish suite, with a vanity unit with a rectangular wash hand basin, a panelled bath with central taps, roof window, radiator and heated towel rail.



## BEDROOM 3

18' 7" x 9' 4" (5.66m x 2.84m) Vaulted ceiling and roof window, under eaves storage and door opening onto the external staircase.



## THE BARN - GARDEN

### GARDEN

Perfectly landscaped with a gravelled area and pergola to an extended patio area with well designed railway sleepers providing a bespoke feature, to the rear a large lawned area.



### GARDEN SHED

18' 0" x 15' 0" (5.49m x 4.57m) constructed of block and timber, and split 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

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.



## 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.

## BUNGALOW BEDROOM 1

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



## BUNGALOW BEDROOM 2

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

## BUNGALOW BEDROOM 3

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

## SITTING 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

with a central standing shower unit, a low level flush WC, vanity unit with wash hand basin, heated towel rail.



## GARDEN - THE BUNGALOW



## The Outbuildings

## 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.



## POND



## ORCHARD

The property has various established enclosed raised vegetable growing beds plus an orchard and kitchen garden area with various soft fruit bushes and fruit trees.



## L SHAPED STABLE BLOCK

Newly completed and consist of the following:

Stable 1 - 12 x 12

Stable 2 - 12 x 12

Stable 3 - 18 x 12

Tack Room 12 x 6

Hay Barn - 12 x 10

set on a concreted pad, with water connection



## MOBILE HOME

A 3 bedroom static caravan, with water, electric and drainage connection.





## LAND

The land is divided into a number of useful paddocks, part of which have roadside 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 natural water supply and the whole providing a quality residential holding within a delightful rural location. In all 17 acres or thereabouts



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



LAND (FIFTH IMAGE)



LAND (SIXTH IMAGE)





## LAND (SEVENTH IMAGE)



## BLUEBELL WOOD

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



## POSITION OF PROPERTY



## AERIAL VIEW



## AERON VALLEY



## PLEASE NOTE

The majority of the internal photographs were taken in the Summer of 2021.

## AGENTS COMMENTS

Fantastic opportunity awaits, a quality smallholding with great income capabilities.

## 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: The Barn - Band E. The Bungalow - Band C.

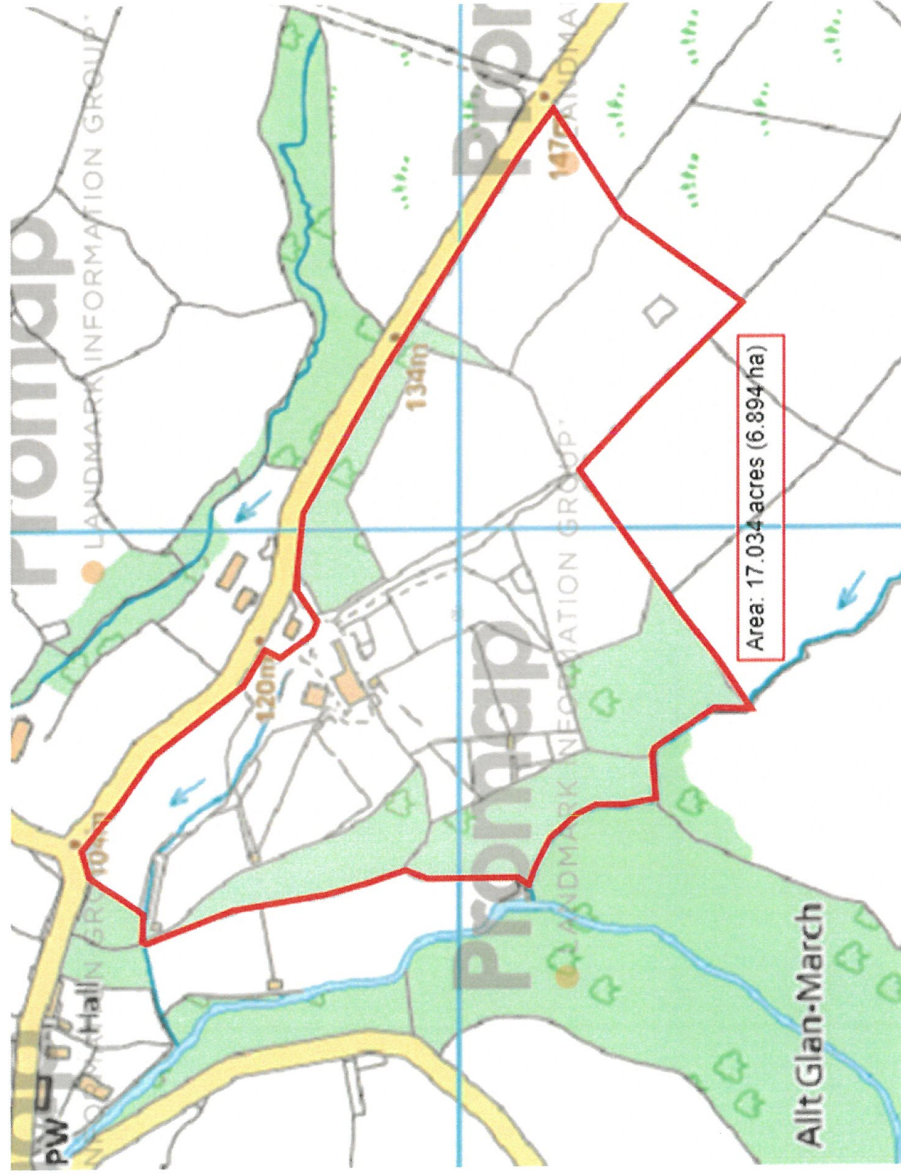
## MONEY LAUNDERING REGULATIONS

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 that the property benefits from mains water supply, mains electricity, private drainage septic tank, solar domestic PV system to main house, solar water heating and immersion heater, UPVC double glazing.





**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Double Glazing. Solar.  
Solar Water.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access. Level  
access shower. Wet room.

**EPC Rating:** D (58)

**Has the property been flooded in last 5  
years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

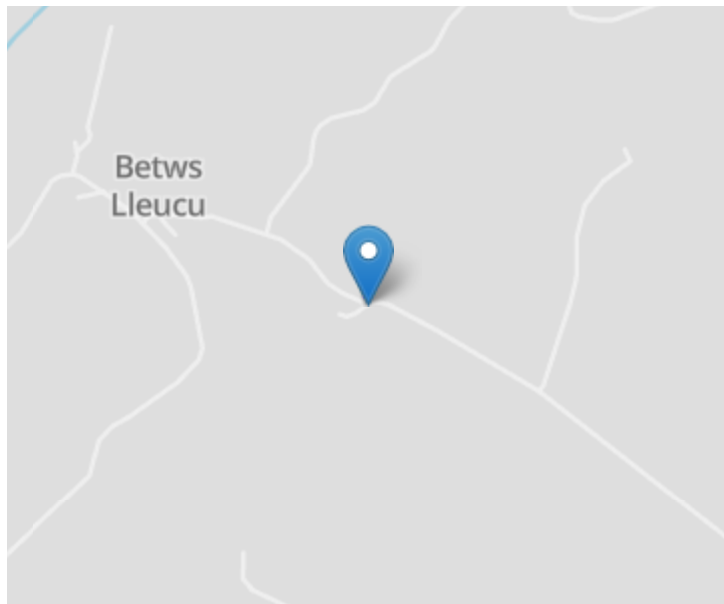
**Any risk of coastal erosion?** No

**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 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. Porthyriw 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.

The postcode of the property SY25 6SW brings you to the driveway of the property if you have use of a Sat Nav.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		99
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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