

*Luxurious and unique 4 bed family home set in 21 acres of coastal and rural surroundings. 5 minutes drive from Aberaeron and the Cardigan Bay coastline - West Wales.*



**Penlan Uchaf, Upper Aberarth, Near Aberaeron, Ceredigion. SA48 8DJ.**

**£1,350,000**

**Ref A/5403/RD**

**\*\*Luxurious family living!!\*\*Home of grandeur\*\*Unique architect and individually designed dwelling\*\*Breathtaking location oozing sophistication throughout\*\*High quality marble and granite features\*\*Impressive kitchen and living space with views over the adjoining lake and woodland\*\*Set in 21 Acres of agricultural land\*\*3 feature ponds\*\* Meandering driveway through fields and gardens\*\*Fully private location with no overlooking\*\*5 minutes drive to coastline\*\*4 luxurious double bedrooms, all with en suite facilities\*\*NO EXPENSE SPARED on fixtures and fittings\*\*Under floor heating throughout\*\*Villeroy and Bosch ceramics throughout\*\*Triple garage\*\*High quality aluminium triple glazed windows\*\*ONE OF THE FINEST RESIDENTIAL PROPERTIES TO COME ON THE MARKETING ALONG THE CARDIGAN BAY COASTLINE IN RECENT TIMES !**

The property is situated above the coastal village of Aberarth, being some 5 minutes drive from the Georgian Harbour town of Aberaeron with its primary and secondary schools, community health centre, leisure centre, swimming pool, local cafes, bars and restaurants, also traditional high street offerings and access to the All Wales coastal path. The University towns of Aberystwyth and Lampeter are within a 30 minutes drive of the property offering a wider range of day to day needs including national rail connections, hospital and large scale employment opportunities.



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## GENERAL

Rarely do such luxurious and modern family homes of such exceptional standard come on the market in close proximity to Aberaeron.

Completed within the last 8 years Penlan Uchaf presents a fine example of modern living with exceptional craftsmanship and workmanship throughout the home with no expense spared on the ultimate fixtures and fittings providing comfortable and spacious standard of living accommodation which is fully orientated to maximise natural light and overlooking the grounds, lakes and woodland that adjoin and form part of the property.

The home, completed within the last 8 years or so, offers 4 commodious double bedrooms, all with high quality en suite facilities finished in marble.

Marble and granite features are notable throughout the flooring and worktop areas, particularly within the 17' long kitchen island.

The main house is set within some 3 acres of grounds designated as garden space with accompanied triple garage and boat shed/workshop.

The property benefits from a private driveway access, predominantly finished in tarmac within the boundaries of Penlan Uchaf.

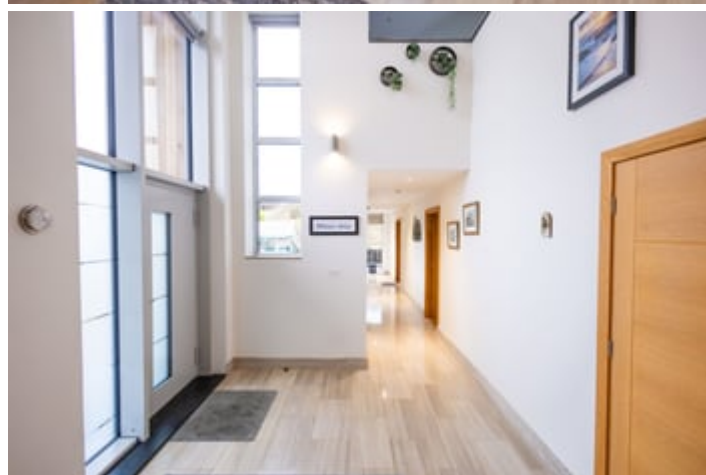
The accommodation provides viz :

## GROUND FLOOR

### Reception Hallway







Accessed via towering pillars and timber porch with the entrance via a glass panel aluminium door with side glass panel with high level windows over allowing excellent natural light, feature curved marble staircase to first floor. Front and side windows within the hallway. Marble tile flooring and skirting boards throughout, spot lights to ceiling, multiple sockets, cloakroom.

## Master Bedroom



16' 3" x 20' 9" (4.95m x 6.32m) a luxurious master bedroom suite with 8'8" bifold windows to front patio area overlooking the adjoining grounds and lakes. Space for super king bed, ample space for snug seating area, 16'8" fitted his and hers fitted wardrobes, oak flooring, spot lights to ceiling, TV point, side window, matching chest of drawers and dressing table with granite work surface, oak flooring and marble skirting boards.

## En Suite



8' 5" x 16' 2" (2.57m x 4.93m) a notable feature of the property is this elegant en suite with feature marble floor to ceiling walls, jacuzzi bath, walk in shower with water fall head, heated towel rail, his and hers wash hand basins with vanity cupboards, integrated w.c. spot lights to ceiling.

## Bedroom 2

18' 1" x 12' 1" (5.51m x 3.68m) a spacious double bedroom with feature bi fold windows to front patio area overlooking the lake, oak flooring, marble skirting boards. Fitted wardrobes, spot lights to ceilings, multiple sockets.



## En Suite



Finished in full marble walls and flooring, another elegant en suite facility with corner enclosed shower with water fall head, marble panelled bath, single wash hand basin and vanity unit, integrated w.c. side window, spot lights to ceiling, heated towel rail.



### Bedroom 3



14' 7" x 13' 4" (4.45m x 4.06m) a double bedroom with patio door to rear garden area, fitted cupboards, oak flooring, marble skirting boards, TV point.

### En Suite



7' 6" x 8' 4" (2.29m x 2.54m) full marble en suite facility with enclosed shower with waterfall head, heated towel rail, luxurious single wash hand basin and w.c. vanity unit finished in marble, side window, spot lights to ceiling.

### Bedroom 4



14' 8" x 13' 9" (4.47m x 4.19m) a double bedroom with rear patio door to garden, oak flooring, fitted cupboards, multiple sockets, marble skirting boards.

### En Suite

8' 6" x 7' 1" (2.59m x 2.16m) full marble en suite facility with enclosed shower with waterfall head, heated towel rail, luxurious single wash hand basin and w.c. vanity unit finished in marble, side window, spot lights to ceiling.

## Utility Room



14' 6" x 8' 9" (4.42m x 2.67m) accessed from the reception hallway. High quality base and wall units with granite worktops, sunken Villeroy and Bosch Belfast sink, plumbing for washing machine, waste disposal system, external door and window to garden. Granite flooring, multiple sockets, space for free standing fridge freezer.

## Plant Room

9' 4" x 7' 7" (2.84m x 2.31m) a useful large boiler room acting as the control room for the ground floor heating system and manifolds for under floor heating. BT / Wi fi point.

## Ground Floor Shower Room

7' 4" x 6' 9" (2.24m x 2.06m) with enclosed corner shower, combined single wash hand basin and w.c. vanity unit with quartz worktop and panelling, heated towel rail. Granite flooring, side windows, spot lights to ceiling.



## FIRST FLOOR

## Half Landing



Accessed via curved custom made marble staircase with supporting steel frame with vertical window to half landing. Opening out to -

## Open Plan Living Kitchen and Dining Space

19' 0" x 35' 0" (5.79m x 10.67m) with under floor heating throughout.



## The Kitchen Area



Has feature custom made kitchen units with Beech effect fitted cupboards with a mixture of fitted shelving, pull out drawers and fitted fridge freezer, triple Fisher and Paykel

fitted oven, grill and microwave with Fisher and Paykel warm plate drawer, feature 17' kitchen island with granite work top and drainer with 1½ sunken Franke Villeroy and Bosch ceramic sinks, mixer tap, waste disposal system, 2 dishwashers, fitted boiler hot water and cool water filtered taps, Neff gas hobs and wok burner, deep saucepan drawers. Breakfast bar seating area, marble tiled flooring.

## The Dining Area



Having space for 8+ persons table, dual aspect windows to front and rear, marble tile flooring, velux roof light over, spot lights to ceiling, multiple sockets. Desk/sofa space.

## Family Living Room

19' 7" x 19' 0" (5.97m x 5.79m) being open plan from the kitchen area with feature 8'9" bi-fold doors to front balcony area overlooking the adjoining ponds and grounds. Apex window over allowing excellent natural light and feature gable windows overlooking the adjoining countryside (with electrically operated blinds), space for large living furniture and wall mounted TV point, marble flooring, multiple sockets, electric operated velux roof lights over.





### Gallery Room

19' 2" x 19' 2" (5.84m x 5.84m) Via open staircase. Fully orientated to maximise the outlook through the apex windows with views over the adjoining countryside. Oak flooring. Rear apex windows. Glass balcony. Spot lights to ceiling, multiple sockets.





### Snug



16' 8" x 12' 1" (5.08m x 3.68m) accessed from the dining area with feature multi fuel burner on glass hearth set within curved walls, side window, multiple sockets, oak flooring, marble skirting boards.

### Office



With a range of fitted oak base and wall units, marble worktop, side window, marble tile flooring, multiple sockets.

### W.C.



With fitted range of vanity units with oak effect cupboards, integrated w.c. rear window, marble tile flooring, spot lights to ceiling.

## EXTERNALLY

### To the Front

The property is approached via a private driveway with a tarmacadamed driveway commencing within the boundaries of Penlan Uchaf with mature hedgerow boundaries along the driveway leading to fields owned by the property and a continuing tarmacadamed driveway passing playing fields and boat shed leading down to the gravelled front forecourt providing access to the main house and access also to triple garage.







## Triple Garage



Completed in block construction with stone front facade, double electric doors, concrete base, multiple sockets.

## Rear Garden Area



Via side footpath. Being individually designed with feature raised beds with interlocking footpath areas with raised flower and vegetable beds, slate and stone flag stone path leading through to -

## Garden Room

12' 6" x 14' 2" (3.81m x 4.32m) with 8' bi-fold doors to front and covered entrance way, cooking and barbecue range with base and wall units with granite worktops, ample space for dining furniture and external patio area with ample entertainment space.



## The Grounds

The property is set within some 3 acres or thereabouts of main grounds being well maintained garden areas leading down to the pond along the northern boundary.







## The Land

The agricultural land is split into some 5 large enclosures with mature hedgerows and trees to boundaries providing ultimate privacy and ideal for those seeking to keep a low level of farm stock and having good cropping possibilities.







mortgage in principle papers if a mortgage is required.

## VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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

## Services

We are advised that the property benefits from mains water and electricity. Ground source central heating system. Private drainage.

Council Tax Band G (Ceredigion County Council).

## The Boat Shed / Workshop

18' 7" x 29' 4" (5.66m x 8.94m) Timber frame construction, concrete base, multiple sockets, rear window, double timber doors and pedestrian doors to front.



## MONEY LAUNDERING

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

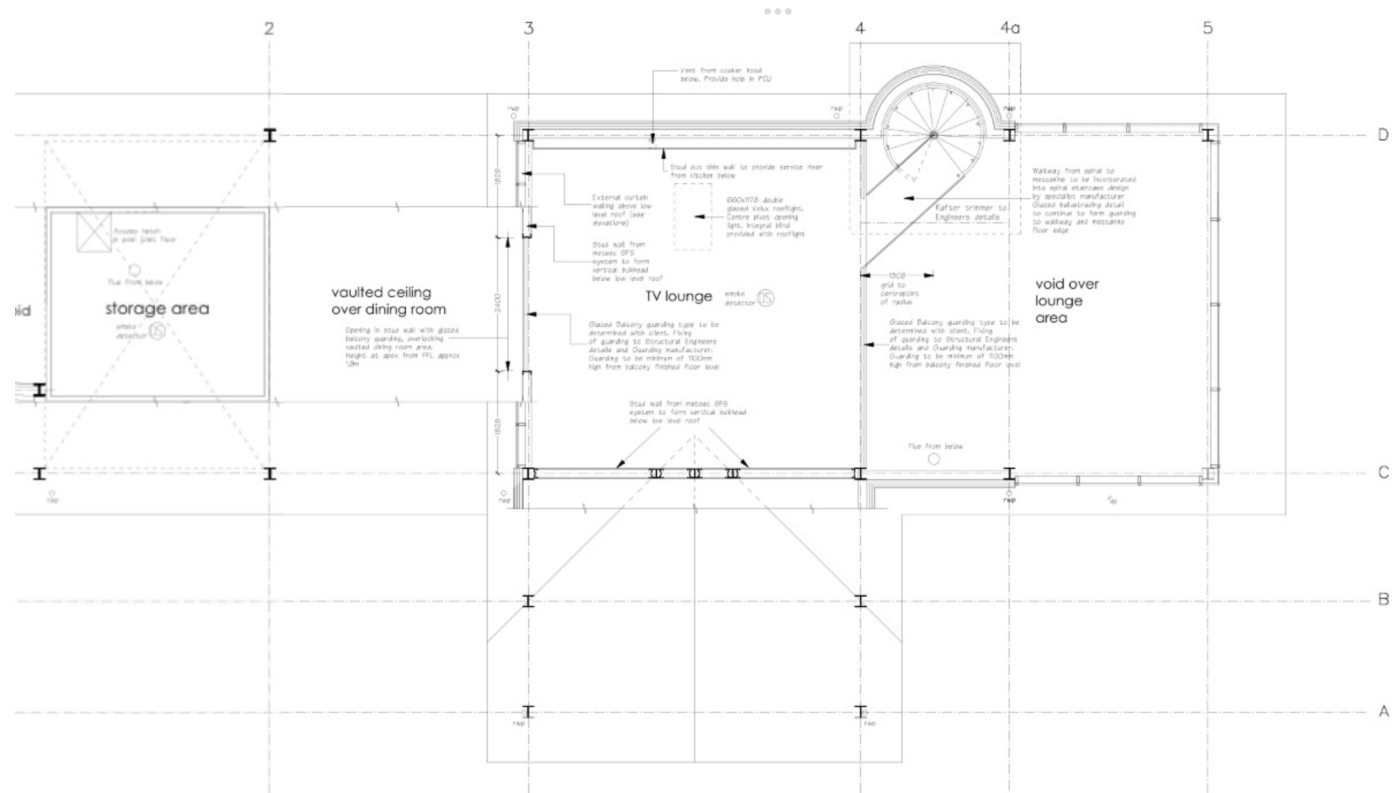








Crop



zzanine floor plan 1:50

## MATERIAL INFORMATION

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**Council Tax:** Band G

N/A

**Parking Types:** EV Charging. Garage. Private.

**Heating Sources:** Electric. Ground Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** C (71)

**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 Aberaeron proceed north-east on the A487 coast road. After you leave the town you will see a long pull-in lay-by on the left hand side, take the first right hand turning thereafter onto a C class road up hill and passing a Church on the left hand side to T junction. At T junction turn right, after 1/4 of a mile bear left, you will then pass a telephone kiosk on the left hand side and at next junction bear left. You will then pass a farm drive on the left (Lloegr Fach) but carry straight on passing a bungalow on the left then after 1/4 of a mile you will see a farm type track on the left hand side. Proceed up this track passing a cottage on the left hand side and follow the track to the very end until you reach the homestead.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(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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