

Outstanding country property sitting in 15 acres of grounds. Elevated position in the heart of the Rheidol valley. Pisgah, Near Aberystwyth.



Llechwedd Melyn, Pisgah, Aberystwyth, Ceredigion. SY23 4NE.

£750,000

REF A/5458/ID

**** An exceptional country residence offering immaculately presented 4 bed (4 en-suite) accommodation ** Set in its own 15 acres of gardens and grounds ** Located down a private, tree-lined track offering privacy, peace and tranquility ** Picturesque location, being nestled in the Rheidol valley offering breathtaking views ** Recently refurbished and modernised to a great standard, while retaining a wealth of character features ** Recently erected modern orangery positioned to take in the views ** Detached workshop and summerhouse ** Only a 15 minute drive to the coast and Aberystwyth town ** A REAL COUNTRY GEM THAT MUST BE SEEN TO BE APPRECIATED ! ****

The property is nestled in the Rheidol valley, located on the edge of the semi-rural hamlet of Pisgah which offers a well-renowned public house.

The property is located only a 15 minute drive to the county town of Aberystwyth which offers a wide range of amenities which include University, regional hospital, industrial estate, local and national high street retailers, supermarkets, variety of restaurants, public houses, eateries, health and fitness establishments, train station and promenade. The property is situated only 10 minutes from the picturesque valley walk and waterfall at Devils Bridge.



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General -

Since acquiring the property in 2019, the current vendors have invested significantly on a complete renovation programme that includes new kitchen, bathrooms, first class orangery, plumbing, landscaping and much more. Originally dating back to the 1850's, there are a wealth of character features that have been retained throughout.

A particular feature of the property is its attractive tree-lined drive leading down to the property and opening up with magnificent views over the Rheidol Valley.

The land extends to some 15 acres of sloping pasture land, being fully stock proof fenced.

These properties don't come around often!

GROUND FLOOR

Entrance Hall

6' 2" x 11' 9" (1.88m x 3.58m) via glazed UPVC door with glazed side panel, fitted coir mat, exposed pine floor, central heating radiator, stairs leading to first floor, under stairs storage cupboard.

Cloakroom

7' 0" x 4' 7" (2.13m x 1.40m) modern grey vanity unit with inset wash hand basin and concealed dual flush WC, central heating radiator, spotlights to ceiling.



Front Sitting Room

11' 3" x 17' 3" (3.43m x 5.26m) benefiting from large double glazed windows to side with window seat and bow window to front maximising the glorious country view over the Rheidol valley, two central heating radiators, TV point, wall lights.





Kitchen/Breakfast Room

11' 3" x 17' 3" (3.43m x 5.26m) a lovely contemporary kitchen comprising of fitted cream base and wall cupboard units with oak working surface and up stand above, Rangemaster electric oven with five ring LPG hob above, matching extractor hood, stainless steel splash back, integrated appliances include under counter fridge, under counter freezer and dishwasher, inset 1½ ceramic drainer sink with mixer tap above, double glazed windows to both sides, spotlights to ceiling, exposed pine flooring, tile splash back, TV point, space for six seating dining table, door into -





Utility Room

5' 7" x 12' 0" (1.70m x 3.66m) housing Worcester oil fired boiler (installed 2020), plumbing for automatic washing machine and outlet for tumble dryer, space for fridge freezer, cupboard housing pressurised water tank.

Orangery

20' 2" x 10' 7" (6.15m x 3.23m) an impressive room constructed in 2021 to an exceptionally high standard with two feature lanterns bringing in an abundance of natural light, floor to ceiling windows to front making most of the incredible rural views, patio doors to side, spotlights to ceiling, glazed door to rear, tiled flooring.



Formal Dining Room



12' 7" x 15' 7" (3.84m x 4.75m) two double glazed windows to front and one to rear, exposed stone fireplace open (currently blocked up), solid Elm flooring, exposed beams, archway into -

Character Lounge

13' 4" x 15' 8" (4.06m x 4.78m) with the feature exposed stone fireplace housing an LPG real flame stove on a raised slate hearth, double glazed windows to front and rear, central heating radiator, solid Elm flooring, exposed beams to ceiling, feature bread oven, wall lights.





FIRST FLOOR

Gallery Landing

9' 4" x 11' 9" (2.84m x 3.58m) via staircase from entrance hall with Velux window above, exposed beams, two central heating radiators, door into -



Principal Bedroom 1





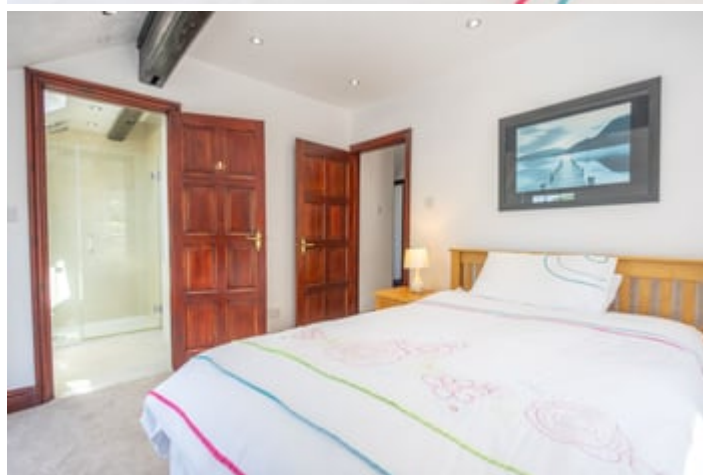
17' 0" x 17' 5" (5.18m x 5.31m) a breathtaking view to wake up to! With bow window to front with incredible views over the adjoining countryside, double glazed windows to both sides, range of fitted wardrobes, exposed beams, 2 central heating radiators, door into -

En-Suite Bathroom



4' 7" x 11' 6" (1.40m x 3.51m) a modern white suite comprising of panelled bath with mixer tap and mains shower above, pedestal wash hand basin, dual flush WC, tiled walls, velux window, central heating radiator and heated towel rail.

Double Bedroom 2



11' 1" x 10' 4" (3.38m x 3.15m) with double glazed windows to side and rear, central heating radiator, exposed beams, spotlights to ceiling, door into -

En-Suite Shower Room



5' 0" x 6' 1" (1.52m x 1.85m) a modern white suite comprising of enclosed shower unit of mains rainfall shower above, pedestal wash hand basin, dual flush w.c, central heating radiator, velux window, tiled walls.

Double Bedroom 3



11' 4" x 14' 6" (3.45m x 4.42m) with double glazed window to rear, exposed beams, central heating radiator, door into -

En-Suite Shower Room

6' 4" x 7' 9" (1.93m x 2.36m) four piece suite comprising of a panelled bath, enclosed shower with Triton electric shower above, low-level flush w.c, pedestal wash hand basin, central heating radiator, double glazed window to rear, tiled walls.





Double Bedroom 4



13' 6" x 15' 7" (4.11m x 4.75m) double glazed window to front and rear boasting beautiful views, central heating radiator, exposed beams, door into -

En-Suite Shower Room



4' 4" x 7' 8" (1.32m x 2.34m) with a three piece suite comprising of low-level flush w.c, pedestal wash hand basin, walk-in shower unit with electric shower above, Velux window.

EXTERNALLY

Garden & Grounds



The property is approached via its own private, tree lined drive which include oak, cherry trees, ash, silver birch and rowan trees.

There is also a colourful flower bank, with a variety of flowers and shrubs and a small pond area with far reaching views over the Rheidol Valley.

Once at the bottom of the drive, there is access to the useful store shed and the large workshop/garage. Below is the parking area for the property laid to golden gravel and has space for multiple cars.

Workshop / Garage / Car Port



26' 5" x 12' 0" (8.05m x 3.66m) Recently erected of timber construction and provides a great workshop area with double doors to front, double glazed window to side, light and power connected. 12' carport to side.

Laundry Room





14' 7" x 7' 9" (4.45m x 2.36m) Of block construction double glazed window to front, plumbing for automatic washing machine and outlet for tumble dryer, electric and water connected.

Adjacent Storage Shed.

9' 0" x 6' 7" (2.74m x 2.01m)

Garden Areas

Just below the property is a beautifully presented, sheltered garden area with a plethora of flowers, boxed hedges and some apple trees.

There is also vehicular access into the adjoining paddock.

To the side of the property is a charming cottage garden with stone walls to two sides, and cobblestone courtyard, variety of flowers and shrubs including climbing roses. Just beyond this, there is a patio area laid to slabs making a comfortable seating area to enjoy the view and some alfresco dining. To the rear of the property is a flower bank with attractive pathways running through leading to a magnolia tree.







Elevated Summerhouse



12' 9" x 12' 9" (3.89m x 3.89m) of timber construction with power connected, glazed double doors to front onto the raised decking area making the most of the incredible views.

Fruit / Vegetable Gardens

With several raised beds and 15' x 10' polytunnel.

The Land

The land extends to some 15 acres of sloping pasture land that is fully stock proof fenced.



Detached Garden Shed

6' 4" x 7' 7" (1.93m x 2.31m) of stone construction with electric connected. Detached log store to side.



Rights of Way

We are advised the neighbouring farmer has a right to manouver stock over the bottom field. There is also a bridle path on the edge of the bottom field.

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 License and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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.

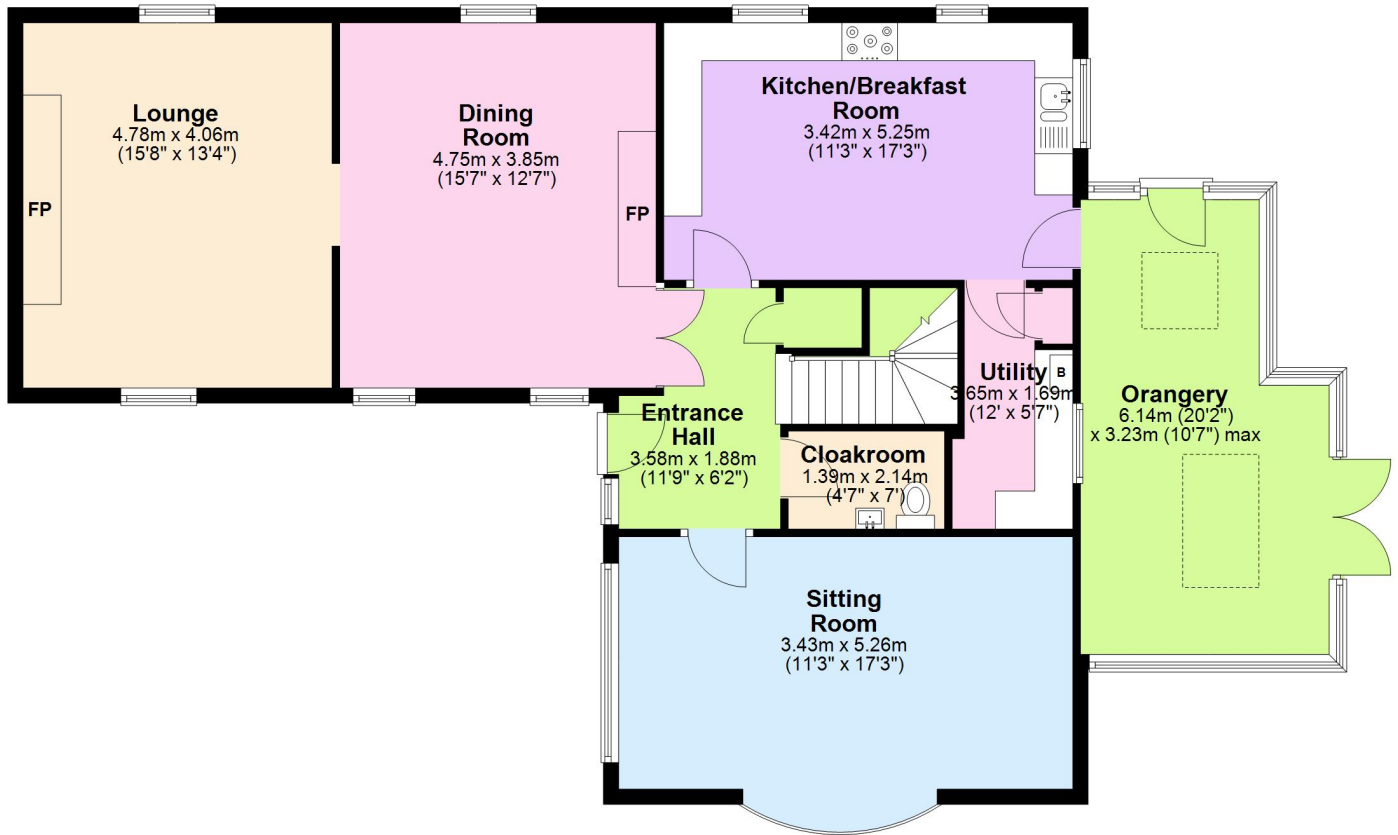
Services

We are advised the property benefits from mains water, electricity. Private drainage to septic tank. Oil fired central heating.

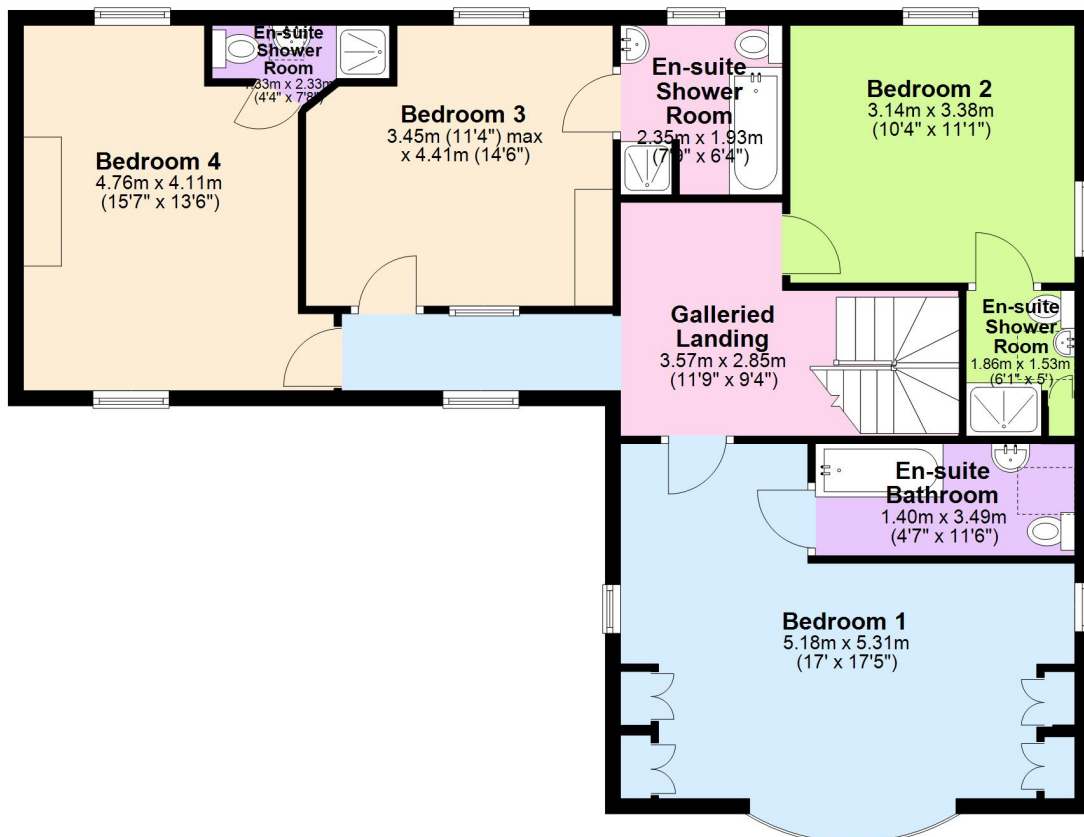
Tenure - Freehold.

Council Tax Band - E (Ceredigion County Council).

Ground Floor

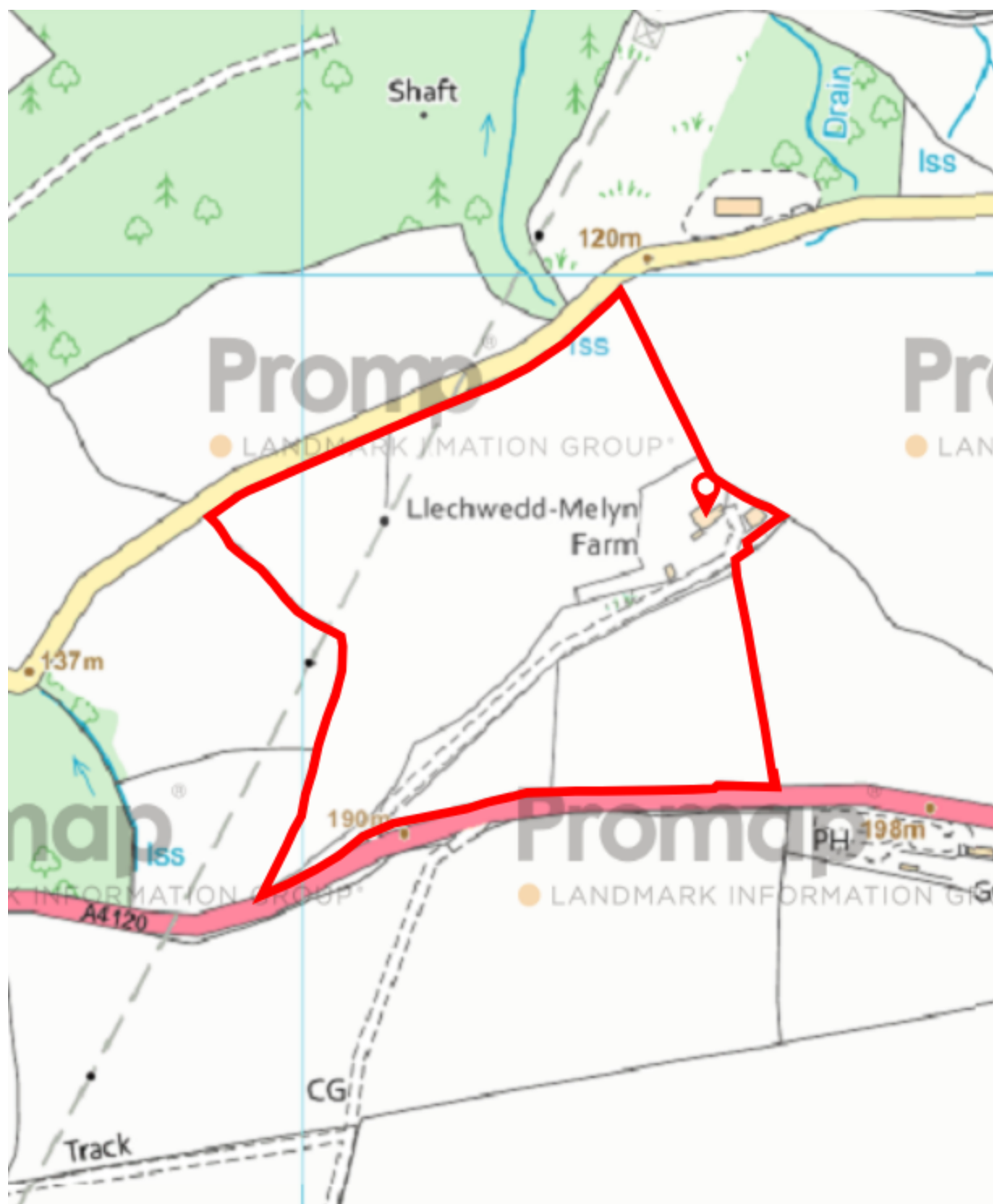


First Floor



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Llechwedd Melyn, Pysgah, Aberystwyth



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (57)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

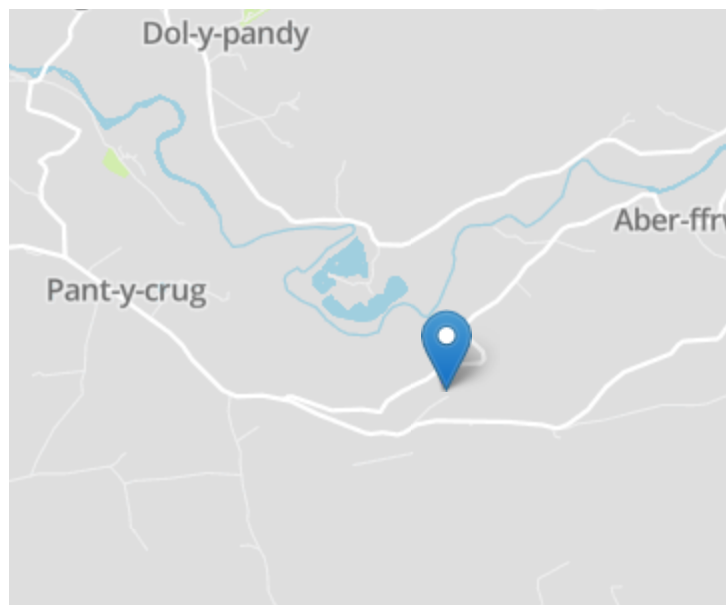
Any risk of coastal erosion? No

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 Aberystwyth, travelling East on the A4210 road towards Devils Bridge, continue through villages of Capel Seion, Moriah and onto the village of Pïsgah. Just before entering the village, you will see the driveway to Llechwedd Melyn on the left hand side as identified by the agents 'for sale' board just before the village sign.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

For further information or to arrange a viewing on this property please contact :

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