

Regulated by:



Since 1989

*An exceptional luxury Country House boasting stunning panoramic views across the Aeron Valley with a beautiful Wildlife Lake. Just a short drive from Aberaeron Harbour*



**Parc House, Llundain Fach (Little London), Talsarn, Lampeter, Ceredigion. SA48 8QE.**

**REF: A/4852/LD**

**£650,000**

\*\*\* No onward chain \*\*\* Exceptional and impressive Country House set in the unspoilt Aeron Valley \*\*\* Luxury and unrivalled accommodation - Interior designed and totally Bespoke \*\*\* Ultimate residence - Being fully renovated and extended in recent years to a very high standard \*\*\* No expense spared - Beautiful 4 bedroomed, 3 bathroomed accommodation \*\*\* Highly desirable picturesque lakeside location

\*\*\* Very well kept grounds extending to approximately 2 acres - Potential smallholding \*\*\* Landscaped manicured lawned terraced grounds \*\*\* Lake providing a haven for the local Wildlife \*\*\* Versatile ever useful modern outbuilding - Currently a workshop but offers potential as a garage/classic car collector/studio/gym/home office \*\*\* Self sufficiency - With poly tunnel, vegetable garden, raised beds and greenhouse \*\*\* Prominent pillared entrance with an extensive gravelled driveway

\*\*\* Total one off property - You will find no other on the market \*\*\* Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## LOCATION

The property is located in the heart of the Aeron Valley within the scattered rural Hamlet of Llundain Fach (Little London) which lies half a mile from the popular Village of Talsarn. The Village of Felinfach is within 2 miles, with the University Town of Lampeter and the Georgian Coastal and Harbour Gown of Aberaeron equidistant, within 7 miles. Aberystwyth is a 20 minute drive to the North.

## GENERAL DESCRIPTION

Prepare to be impressed. Here we have on offer an unique opportunity to acquire a luxury exceptionally renovated Country House. The property is set within its own well kept landscaped grounds of around 2 acres. The property enjoys a picturesque setting within the renowned Aeron Valley and is surrounded by open country fields.

The property itself offers totally Bespoke accommodation with a fantastic kitchen, diner and bedroom accommodation. You will not find any other property of this calibre on the market today.

The property offers itself nicely to the market whilst offering a high end residential property and also the possibility of a smallholding.

Externally it boasts a useful modern outbuilding currently utilised as a workshop with phase 3 electricity but could be re-utilised to offer as a garage or classic car collector/office or gym space.

The property was formerly the Village Store and the heart of the local Community. Viewing is highly recommended and currently the property offers the following:-

## RECEPTION HALL

Having an impressive access via a half glazed front entrance door leading to the main vestibule. It enjoys feature panelled walls, solid wooded flooring throughout, timber staircase to the first floor accommodation with barley twist spindle and balustrade, fitted floor cupboards enclosing the radiator, storage cupboard.



**RECEPTION HALL (SECOND ANGLE)**



## STUDY

10' 4" x 5' 7" (3.15m x 1.70m). With a Spalted Beech fitted cabinet and desk enclosing a radiator, re-claimed pine flooring. Please see Page 3 for photograph.

## PHOTO OF STUDY



## LIVING ROOM

24' 1" x 13' 4" (7.34m x 4.06m). The perfect Family room, enjoying double aspect windows over the front and rear gardens, a particular feature being the large inglenook stone fireplace incorporating a Yeoman 12 kilowatt cast iron wood burning stove with a re-claimed oak beam mantle, fitted furniture throughout with fitted cabinets, T.V. stand and side table, all of which enclosing the radiators, also solid wood flooring.



## FEATURE INGLENOOK STONE FIREPLACE



## UTILITY ROOM

17' 6" x 10' 4" (5.33m x 3.15m). With a Bespoke beautifully designed Shaker style fitted utility room in Cotswold Green with a number of fitted floor and wall cupboards incorporating a stainless steel sunken sink with brass mixer tap, plumbing and space for two automatic washing machines and tumble dryer, Sheila Maid extendable clothes airier.



## W.C.

Totally Bespoke with a corner vanity unit with an oval wash hand basin, low level flush w.c., feature boarded ceiling,

extractor fan.

## OPEN PLAN LIVING

Providing:-

### KITCHEN/DINER

In total 34' 9" x 20' 0" (10.59m x 6.10m). The WOW factor here! A Bespoke hand made to measure Shaker style fitted kitchen in Cotswold Green with a range of wall and floor cupboards with a large central island with re-claimed pine worktops and slate. The kitchen offers full height fitted fridge and freezer, double Belfast sink with flexi mixer tap, double eye level Smeg oven and Smeg microwave, 6 ring Neff LPG hob with Mosaic tiled splash back and large extractor hood over, integrated Hotpoint dishwasher, separate under counter Bosch freezer, Mosaic tiled flooring and wall, re-claimed pine flooring and part Mosaic tiled flooring, three Velux roof windows bringing ample light into the room, dimmable down lighters.

### KITCHEN (FIRST ANGLE)



### KITCHEN (SECOND ANGLE)



### KITCHEN (THIRD ANGLE)



### SITTING ROOM

Triple aspect windows enjoying fantastic views over the grounds and the Aeron Valley beyond, vaulted ceiling with Velux window and Church style windows giving ample light into this fantastic Family Room, raised slate hearth with Asgard wood burning stove, enclosed radiator.



### BOOT ROOM

8' 7" x 5' 3" (2.62m x 1.60m). With a rear half glazed entrance door, quarry tiled flooring, Bespoke feature cupboards.

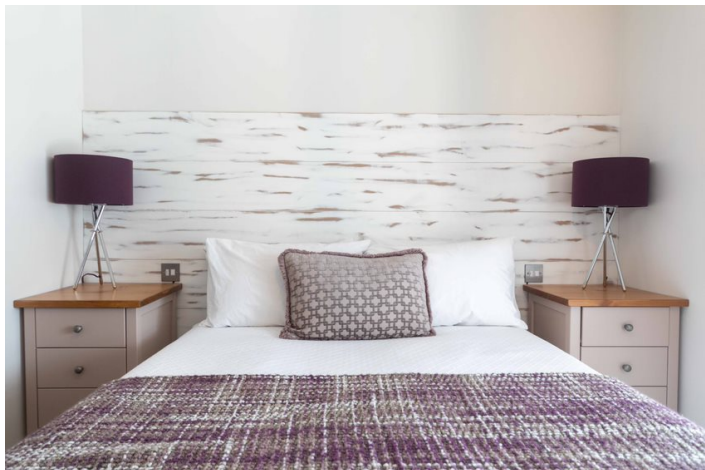
## FIRST FLOOR

### GALLERIED LANDING

Having access via the timber staircase from the Reception Hall with pine flooring.

### MASTER BEDROOM 1

11' 6" x 8' 7" (3.51m x 2.62m). With built-in wardrobes, fitted bedside cabinets and dressing table, views over the rear garden.

**MASTER BEDROOM 1 (FIRST ANGLE)****MASTER BEDROOM 1 (SECOND ANGLE)****MASTER BEDROOM 1 (THIRD ANGLE)****WALK THROUGH DRESSING AREA**

With full height built-in wardrobes to either side with ample storage.

**EN-SUITE TO MASTER BEDROOM**

7' 7" x 7' 6" (2.31m x 2.29m). Luxurious with a free standing roll top bath, corner shower cubicle with sliding doors, three drawer vanity unit with wash hand basin and mixer tap, low level flush w.c., dimmable down lighters, extractor fan. Please see Page 6 for photograph.

**PHOTO OF EN-SUITE TO MASTER BEDROOM 1****REAR BEDROOM 2**

10' 6" x 7' 5" (3.20m x 2.26m). Enjoying built-in double wardrobes with bedside cabinets, re-claimed pine flooring, enclosed radiator.

**EN-SUITE TO BEDROOM 2**

10' 5" x 5' 8" (3.17m x 1.73m). A stunning suite with a deep panelled bath with central taps, chrome heated towel rail (thermostatically controlled), feature light and mirror, three drawer vanity unit with a circular wash hand basin and floating mixer tap, corner shower cubicle with sliding doors,

spot lighting, extractor fan.

**FRONT BEDROOM 3**

11' 5" x 8' 5" (3.48m x 2.57m). With double aspect windows to the front and side, built-in wardrobe and bedside cabinets, enclosed radiator, re-claimed pine flooring.

**'JACK AND JILL' BATHROOM**

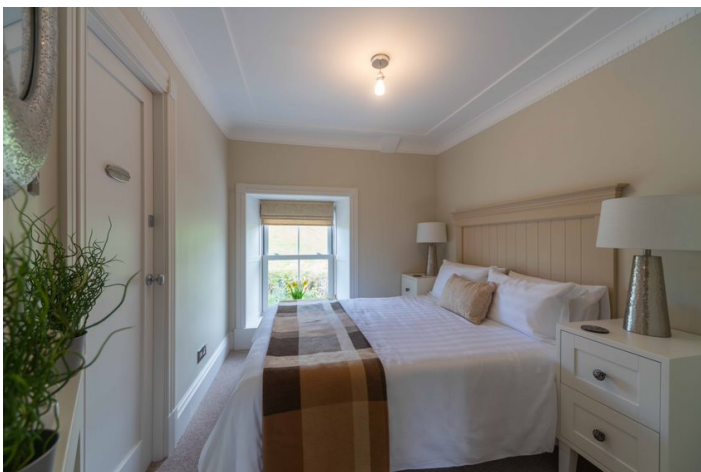
8' 3" x 3' 0" (2.51m x 0.91m). Perfectly sized and designed with an enclosed shower cubicle, feature panelled walls, low level flush w.c., vanity unit housing the wash hand basin. Please see Page 7 for photograph.

## PHOTO OF 'JACK AND JILL' BATHROOM



## FRONT BEDROOM 4

10' 10" x 8' 2" (3.30m x 2.49m). With access to the insulated loft space, via a drop down ladder, built-in wardrobes, enclosed radiator.



## EXTERNALLY

## MODERN TIMBER FRAMED OUTBUILDING



Currently utilised as a workshop but could offer itself as a garage, /classic car collector/studio/gym/home office. The building benefits from electric and water connection and currently consists of the following:-

### WORKSHOP/ROOM 1

27' 9" x 20' 0" (8.46m x 6.10m).



### STORAGE ROOM/ROOM 2

18' 9" x 17' 5" (5.71m x 5.31m). With fitted shelving.



### STORAGE ROOM 3

19' 2" x 10' 6" (5.84m x 3.20m). With extractor fan in-situ, rear entrance door.

## VEGETABLE GARDEN

With a POLY TUNNEL.

## FRUIT CAGE

## LEAN-TO GREENHOUSE

## SIX RAISED VEGETABLE BEDS

## COMPOST COMPARTMENTS

## POTTING SHED

## GROUNDS

As expected, exceptional grounds, being lovingly maintained by the current Owners and consisting of a manicured lawned terraced garden area that naturally slopes down to the lake. The garden has recently been re-planted with a natural hedge line established to encourage local Wildlife. A range of ornamental shrubbery and trees is dotted around the garden, along with a young fruit orchard. When in bloom the garden is truly a sight to see and provides the perfect backdrop to this most stunning property.



**GROUNDS (SECOND ANGLE)**



## GROUNDS (THIRD ANGLE)



## SUN TERRACE

To the rear of the house lies a terrace area with a large cedarwood decking with various raised flower, pergola and shrub beds. A total sun trap when enjoying the sun all day round and the perfect place to sit, relax and entertain whilst enjoying fantastic views.



**SUN TERRACE (SECOND ANGLE)**



## GARDEN SHED/LOG STORE

Located to the side of the property with electricity connected. Please see Page 9 for photograph.



## PHOTO OF GARDEN SHED/LOG STORE



## LAKE

A natural and native lake being well managed and a haven for local Wildlife and being fully encouraged by the current Owners. The lake benefits from a gravelled path giving easy access all year round.



## VIEWS

The property enjoys fantastic views, not only over its grounds, but also over the renowned Aeron Valley. Its what West Wales is all about.



## PARKING AND DRIVEWAY

A prominent and imposing pillared driveway leading to an extensive parking area. Gives easy access onto the property

and also the outbuildings.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

Totally unrivalled property. A one of a kind. A must see.

## VIDEO

Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## COUNCIL TAX

The property is listed under the Local Authority of

Ceredigion County Council. Council Tax Band - 'E'.

**Tenure**

The property is presumed to be Freehold.

**Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, LPG fired central heating, as well as electric heating, double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

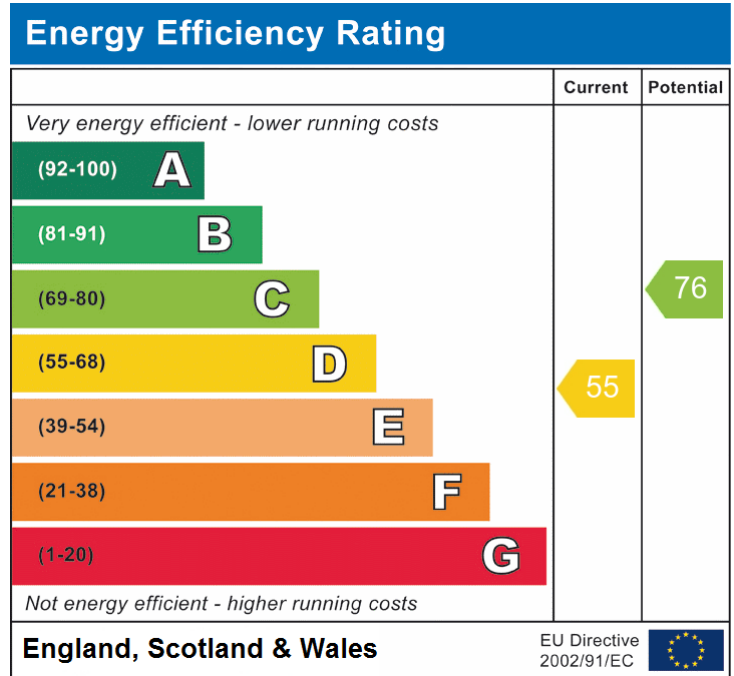
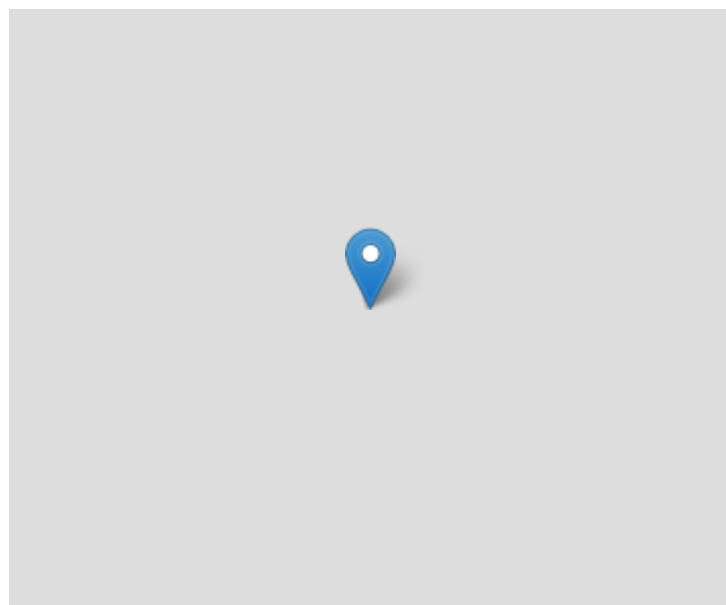
**Directions**

From Lampeter take the A482 towards Aberaeron, turning right onto the B4337 for Talsarn. Proceed into the Aeron Valley and Talsarn. On leaving the Village of Talsarn turn right towards Llangeitho. Continue along this road for approximately one mile and you will enter the Village of Llundain Fach. On leaving the Village the property will be located on your right hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

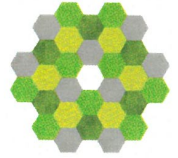
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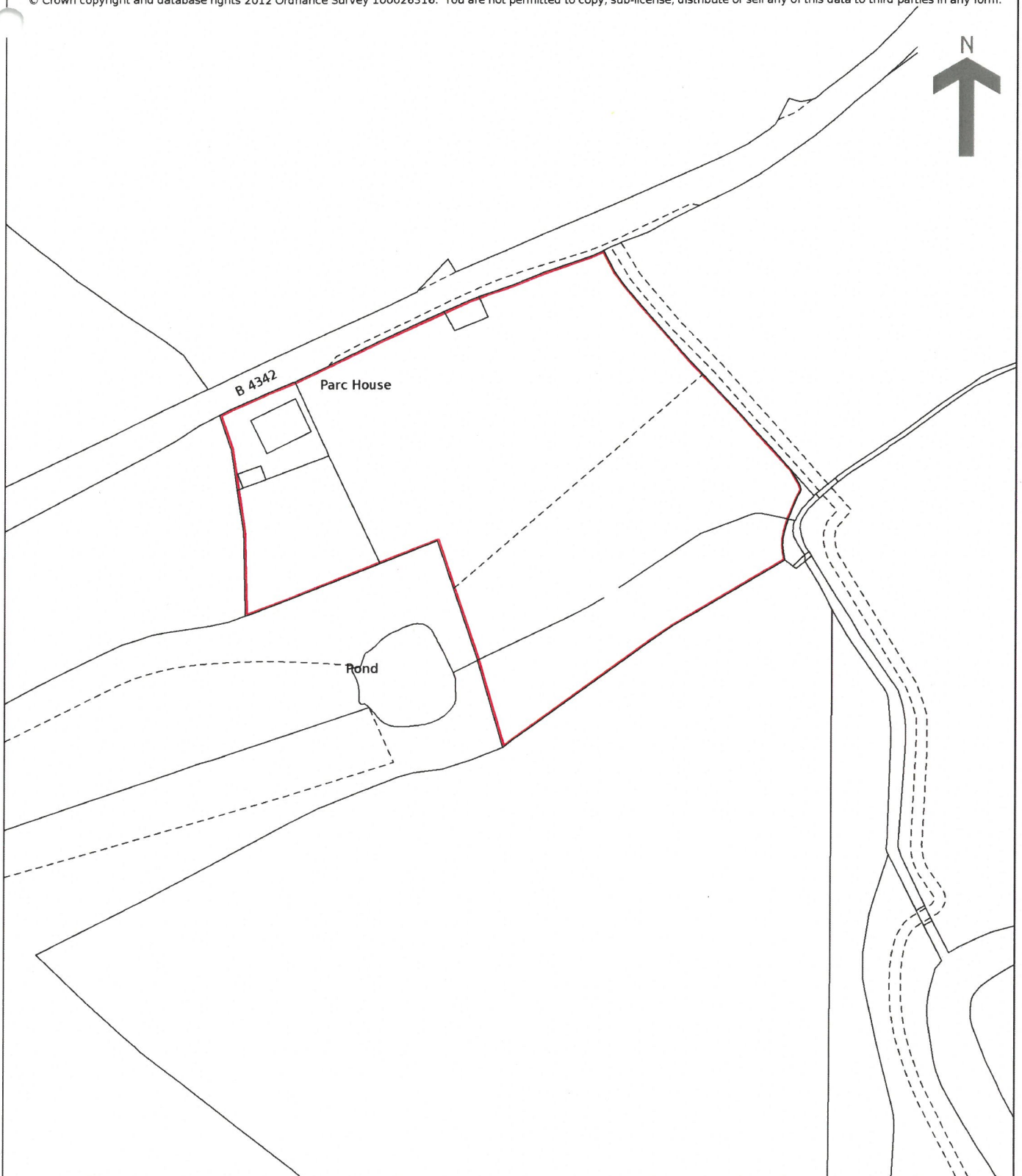


HM Land Registry  
Official copy of  
title plan

Title number **CYM557194**  
Ordnance Survey map reference **SN5656NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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