

*A stunning country property with a period cottage and barn set in delightful grounds. Near Lampeter, West Wales*



**Delfryn, Blaencwrt, Llanwnnen, Lampeter, Ceredigion. SA48 7LW.**

**£365,000**

**REF: R/3985/LD**

\*\*\* A stunning country property \*\*\* Traditional yet refurbished to offer character 3 bedroomed accommodation \*\*\* Tastefully presented with open plan living area - With a brand new modern kitchen and bathroom suites \*\*\* Well presented throughout

\*\*\* Detached self contained annexe (The Weavery) - Offering a home working office/annexe, studio, etc \*\*\* Extensive private plot with stunning grounds of approximately 0.5 of an acre \*\*\* Well stocked with a range of flower and shrubbery borders \*\*\* Vegetable garden with poly tunnel and raised beds \*\*\* Immature Orchard \*\*\* Gated gravelled driveway \*\*\* Ample outdoor seating areas

\*\*\* The perfect country getaway - West Wales' finest \*\*\* Rural but not remote \*\*\* Close to the Market Town of Lampeter and the Harbour Town of Aberaeron \*\*\* Breath taking views over the renowned Teifi Valley and surrounding countryside \*\*\* A home with an income or the perfect country escape



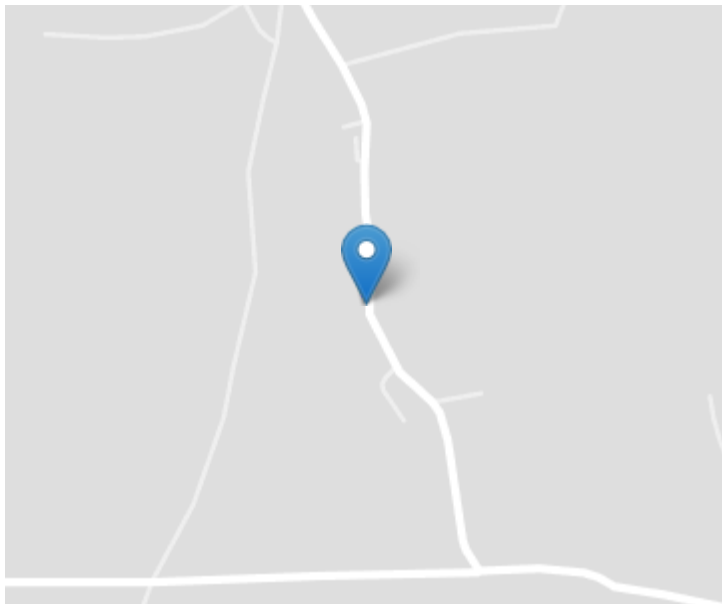
**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk



## LOCATION

The property has an attractive rural location and is well located within a small Hamlet setting enjoying fine views over the countryside, 2 miles from the Village of Llanwnnen, some 3 miles and 4 miles respectively from the Towns of Llanybydder and Lampeter and only a 30 minute drive from Carmarthen.

## GENERAL DESCRIPTION

A stunning country property being refurbished and now offering a traditional yet modern living accommodation with an open plan living room and newly fitted kitchen and bathroom suites.

Externally it sits within its own extensive grounds of approximately 0.5 of an acre, being well stocked with a vegetable and flower garden, lawned areas, all of which being private with a mature hedge boundary.

To the side of the property lies a detached barn (The Weavery) currently utilised as a home office/annexe with its own shower room and a double bedroom to the mezzanine floor.

In all a highly desirable property in a sought after locality enjoying breath taking views.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## OPEN PLAN LIVING AREA



22' 2" x 14' 2" (6.76m x 4.32m). Formerly being two separate Reception Rooms and now offering one large open plan living space with an open fireplace housing an enamel multi fuel stove with a decorative surround, newly fitted pine and glazed open tread staircase, composite front entrance door, three radiators, understairs storage cupboard, feature beamed ceiling, home office space.

## LIVING AREA (SECOND IMAGE)



## LIVING AREA (THIRD IMAGE)





## KITCHEN



15' 5" x 8' 0" (4.70m x 2.44m). A newly fitted Shaker style Kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, eye level oven, 4 ring electric hob with extractor hood over, integrated fridge/freezer and dishwasher, quarry tiled flooring, beamed ceiling with Velux, side patio doors.

## KITCHEN (SECOND IMAGE)



## KITCHEN (THIRD IMAGE)



## UTILITY ROOM



8' 0" x 5' 7" (2.44m x 1.70m). With a UPVC side entrance door, low level flush w.c., wash hand basin, quarry tiled flooring, plumbing and space for a washing machine.

## FIRST FLOOR

### LANDING



With window to the rear enjoying fantastic views over the garden, loft access, original panelled walls and panelled ceiling.

**BEDROOM 1**

14' 1" x 11' 7" (4.29m x 3.53m). Being 'L' shaped, with two windows to the front, wooden flooring, radiator, original panelled ceiling.

**BEDROOM 2**

8' 7" x 7' 8" (2.62m x 2.34m). With radiator, panelled ceiling, great views to the front.

**BATHROOM**

8' 9" x 6' 1" (2.67m x 1.85m). A contemporary newly completed suite with a free standing bath with shower over, low level flush w.c., built-in vanity unit with a free standing oval ceramic sink with mixer tap, panelled radiator, picture window enjoying views over the garden.

**BATHROOM (SECOND IMAGE)**



## EXTERNALLY

### STONE BARN (THE WEAVERY)



A beautiful stone and slate barn, improved and self contained, used as Guest accommodation (double bedroom) and home office. Potential for holiday let (subject to the necessary consents being granted).

### STUDIO/LIVING AREA

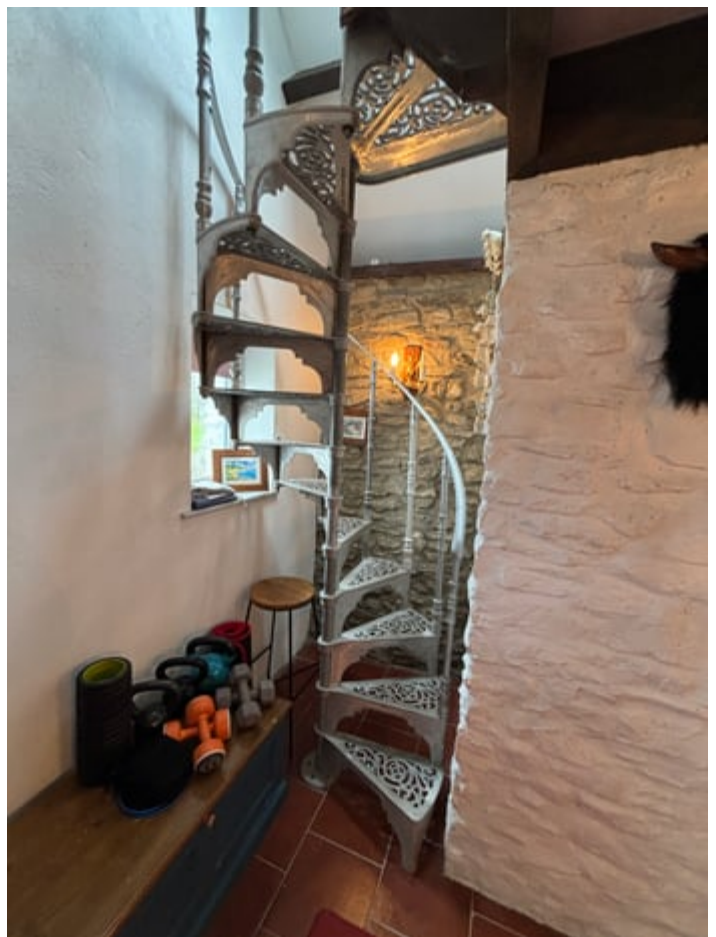


16' 2" x 3' 0" (4.93m x 0.91m). With quarry tiled flooring, exposed stone walls, open fireplace with a wood burning stove, spiral steel staircase.

### STUDIO/LIVING AREA (SECOND IMAGE)



### STUDIO/LIVING AREA (THIRD IMAGE)





## SHOWER ROOM



With a shower cubicle with electric shower, low level flush w.c., wash hand basin, electric water heater.

## BEDROOM 3/MEZZANINE



15' 5" x 4' 4" (4.70m x 1.32m). A double bedroom with twin Velux windows and exposed beams.

## GARDEN



The property lies within an extensive plot of around 0.5 of an acre. The garden is a particular feature and is full of colour all year round. The garden is laid mostly to lawned areas with various flower and shrub islands and borders. It is private, not overlooked, and enjoys mature hedge boundaries. There are numerous paths and seating areas to sit and relax and take in the breath taking location.

## GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)





## GARDEN (FOURTH IMAGE)



## VEGETABLE GARDEN



The property enjoys an established vegetable and fruit garden and benefits from a POLY TUNNEL (18' x 14'), and a number of raised beds.

## POLY TUNNEL



## OUTHOUSES

Comprising of

## LOG STORE

## WORKSHOP



12' 0" x 8' 0" (3.66m x 2.44m). Currently divided into two sections with light and power connected. This is easily accessible from the side of the property.

## GARDEN SHED

12' 0" x 8' 0" (3.66m x 2.44m).

## PARKING AND DRIVEWAY



A gated gravelled driveway with ample parking and turning space for a number of vehicles.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEW FROM PROPERTY



## AGENT'S COMMENTS

A refurbished period property in a sought after rural position.  
A must view.

## 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 - 'D'.


## 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 by the current Vendors that the property benefits from mains water, mains electricity, private drainage, newly installed oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available subject to confirmation by your Provider.

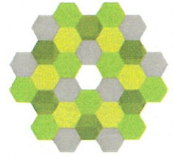
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

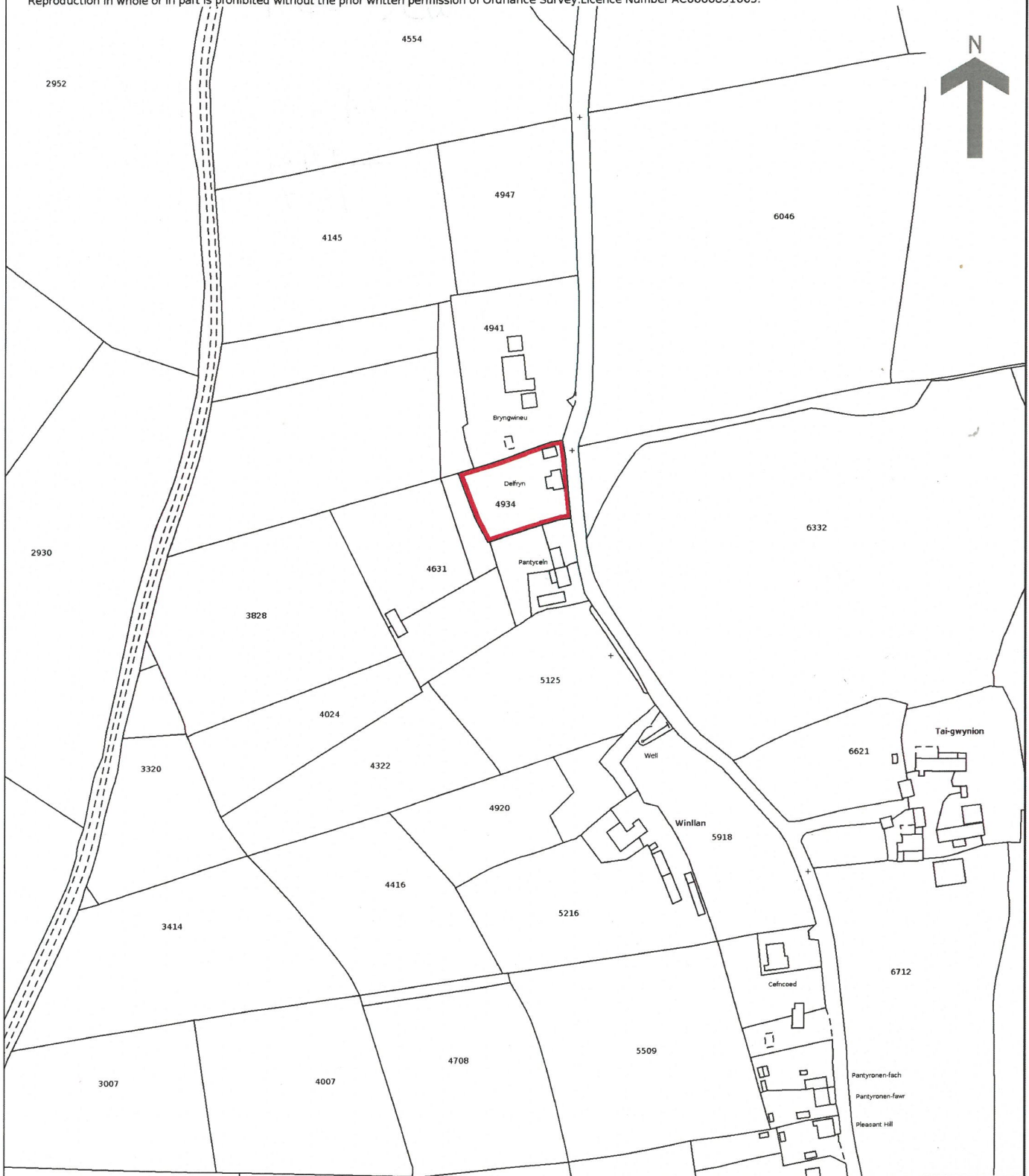


HM Land Registry  
Official copy of  
title plan

Title number **WA707501**  
Ordnance Survey map reference **SN5048SW**  
Scale **1:2500**  
Administrative area **Ceredigion / Ceredigion**



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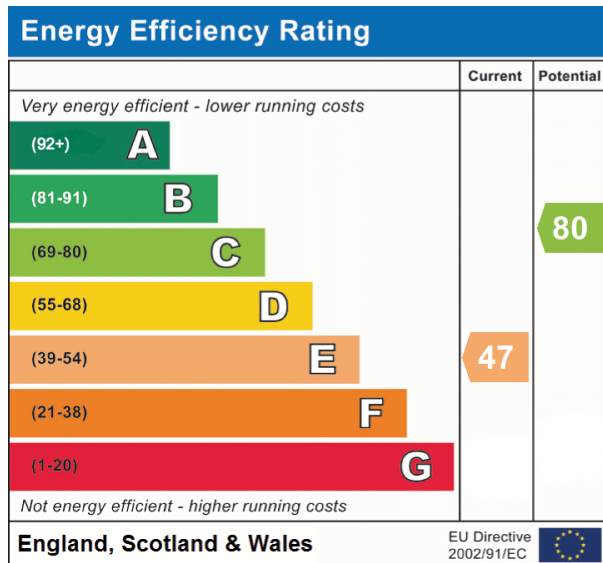
### Directions

From Lampeter take the A485 Newcastle Emlyn road. At the Village of Llanwnnen turn right at the roundabout onto the B4337 road and continue for approximately half a mile, bearing left at the Chapel signposted Gorsgoch. Continue for approximately 1.5 miles and the property will be located on your left hand side, as identified by the Agents 'For Sale' board.

**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)

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](http://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



For further information or to arrange a viewing on this beautiful property, contact us:

**Lampeter**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623  
 E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>

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