

Regulated by:



Since 1989

*Rural and peaceful setting. A most charming approximately 2.9 acre country smallholding.
Tregaron, West Wales*



Blacnplwyf, Llanio Road, Tregaron, Ceredigion. SY25 6QT.

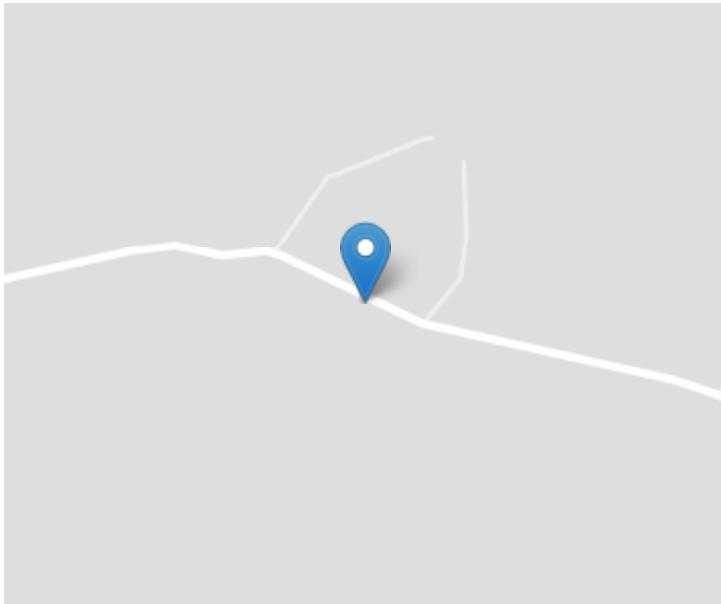
REF: A/5077/LD

£440,000

*** No onward chain *** Rural and peaceful setting - Utterly charming *** A most delightful traditional country property full of original character and charm *** Deceptively well presented 3 bedroomed, 2 bathroomed accommodation *** New addition of a stunning sun room with views over the extensive gardens *** Ideal for those having conservation and amenity interests at heart

*** All set within its own approximately 2.9 acres *** Mixed use amenity land with young woodland and ponds *** Wood fired sauna and hot tub *** Range of multi purpose outbuildings - With Dutch barn, field shelter and store sheds *** A haven for local Wildlife - Abundance of trees and shrubbery *** Fruit tree orchard, vegetable growing garden and poly tunnel

*** The whole enjoying peace and seclusion in a private yet not remote position *** Contact us today to view



LOCATION

Delightfully positioned with no near Neighbours in a secluded location along a hard based lane of some 750 metres off the Tregaron to Llangeitho roadway, yet only 2 miles from the upper Teifi Valley Market Town of Tregaron offering a wide range of everyday facilities, only 8 miles from the University and Market Town of Lampeter, and within half an hour's drive to the larger University Centre of Aberystwyth, to the North.

GENERAL DESCRIPTION

Here we have on offer an unique opportunity to acquire a delightful and rurally positioned country smallholding of around 2.9 acres. The property itself is full of character and charm and offers deceptive 3 bedroomed accommodation along with 2 bathrooms and the welcome addition of a sun room, all of which enjoying extensive gardens with a young woodland and ideal for those having conservation and amenities interests at heart.

West Wales at its finest. Viewings are highly recommended. Currently consisting of the following.

THE ACCOMMODATION

UTILITY ROOM

With UPVC front entrance door, plumbing and space for automatic washing machine and tumble dryer.



SHOWER ROOM

A modern fully tiled suite with a walk-in shower facility, low level flush w.c., pedestal wash hand basin, extractor fan.



KITCHEN

11' 2" x 8' 4" (3.40m x 2.54m). A Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit, electric oven, 4 ring hob with extractor hood over, solid fuel Duck Egg Blue Rayburn running the hot water and heating systems.



SUN ROOM

16' 7" x 11' 7" (5.05m x 3.53m). Recently constructed and a great addition to the property, having a vaulted ceiling with two Velux roof windows, Church style windows enjoying fantastic views over the extensive patio and garden area, tiled flooring with electric underfloor heating.



SUN ROOM (SECOND IMAGE)



EXTERNAL VIEW OF SUN ROOM



LIVING ROOM

18' 3" x 15' 7" (5.56m x 4.75m). An attractive room with feature parquet flooring, exposed beamed ceiling, stone fireplace with a wood burning stove inset on a slate hearth, windows to front, side and rear, stairs to the first floor accommodation.



FIRST FLOOR

LANDING

With fitted cupboards, exposed beamed ceiling, tongue and groove walling, Velux roof window.



BEDROOM 1

9' 8" x 9' 2" (2.95m x 2.79m). With radiator, Velux roof window.



BATHROOM

Having a 3 piece suite comprising of a panelled bath, pedestal wash hand basin, low level flush w.c., envirovent, radiator.



BEDROOM 2

10' 0" x 10' 0" (3.05m x 3.05m). With radiator, Velux roof window.



EXTERNALLY

GARDEN

The property sits in approximately 2.9 acres of mature gardens and grounds having an abundance of specimen trees, shrubs and flowers, designed and intended to be a wildlife haven and ideal for those having conservation and amenity interests at heart. The garden also boasts two natural ponds, a young wooded area and a fruit tree orchard.



BEDROOM 3

10' 3" x 9' 7" (3.12m x 2.92m). With radiator, Velux roof window.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



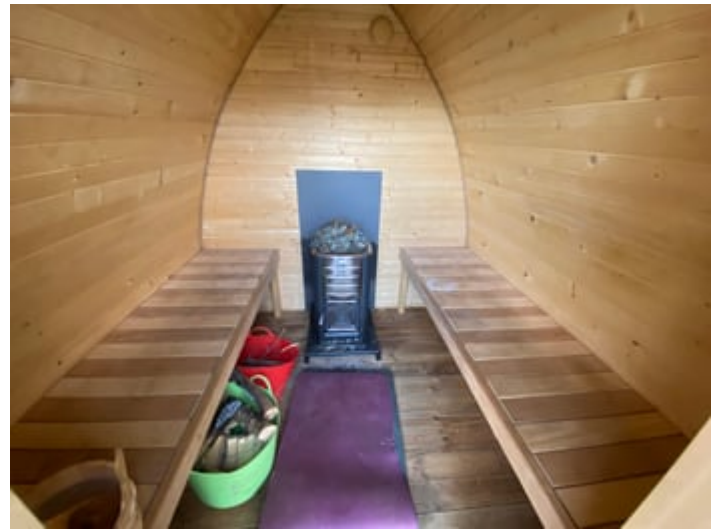
PONDS



WOOD FIRED SAUNA (FIRST IMAGE)



WOOD FIRED SAUNA (SECOND IMAGE)



WOOD FIRED HOT TUB (FIRST IMAGE)**COMMERCIAL POLY TUNNEL**

30' 0" x 15' 0" (9.14m x 4.57m). With fruit cages.

**APPLE TREE ORCHARD****VEGETABLE GROWING GARDEN****SMALL POLY TUNNEL**

10' 0" x 5' 0" (3.05m x 1.52m). With raised vegetable beds.

**YOUNG WOODLAND****RANGE OF OUTBUILDINGS**

Comprising of

INSULATED CEDARWOOD SHED

With mains water tank and filtration system.

OPEN FRONTED WOOD STORE**CORRUGATED IRON SHED****OPEN FRONTED FIELD SHELTER**

15' 0" x 10' 0" (4.57m x 3.05m).



ANIMAL SHELTER AREA

DUTCH BARN

28' 0" x 14' 0" (8.53m x 4.27m).



PARKING AND DRIVEWAY

The property is accessed via rights of way over a private track that leads to a gated parking area with ample parking and easy access to both the outbuildings and the main cottage.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A delightful cottage in a stunning rural position. A must view.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, drainage via septic tank, privately owned solar panels, solid fuel and electric central heating, UPVC double glazed windows, telephone subject to B.T. transfer regulations, Broadband available.

Directions

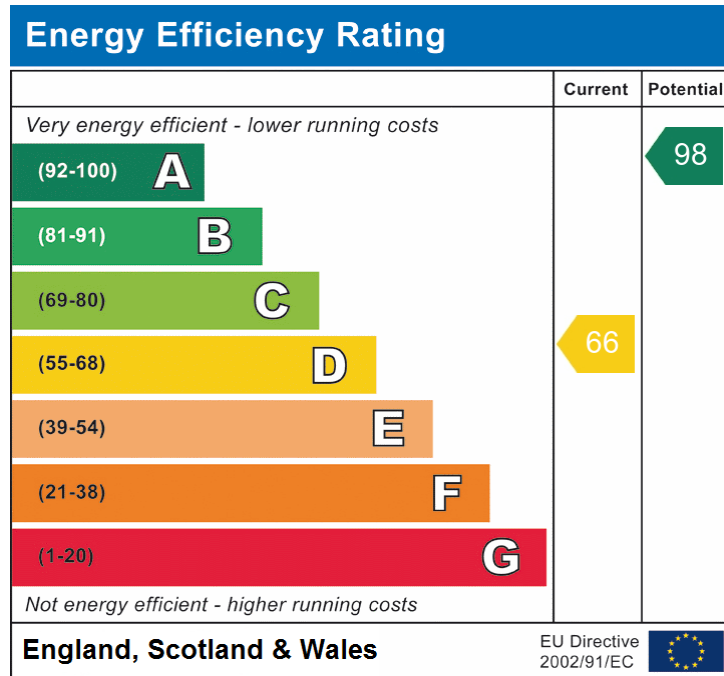
From Lampeter take the A485 road. Approximately one mile before reaching Tregaron turn left signposted Llangeitho. Pass the entrance to 'Cambrian Power Tools' on your left hand side. Take the next left hand turning onto a private track at the brow of the hill signposted a bridleway which continues to the property, being the only cottage on the right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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

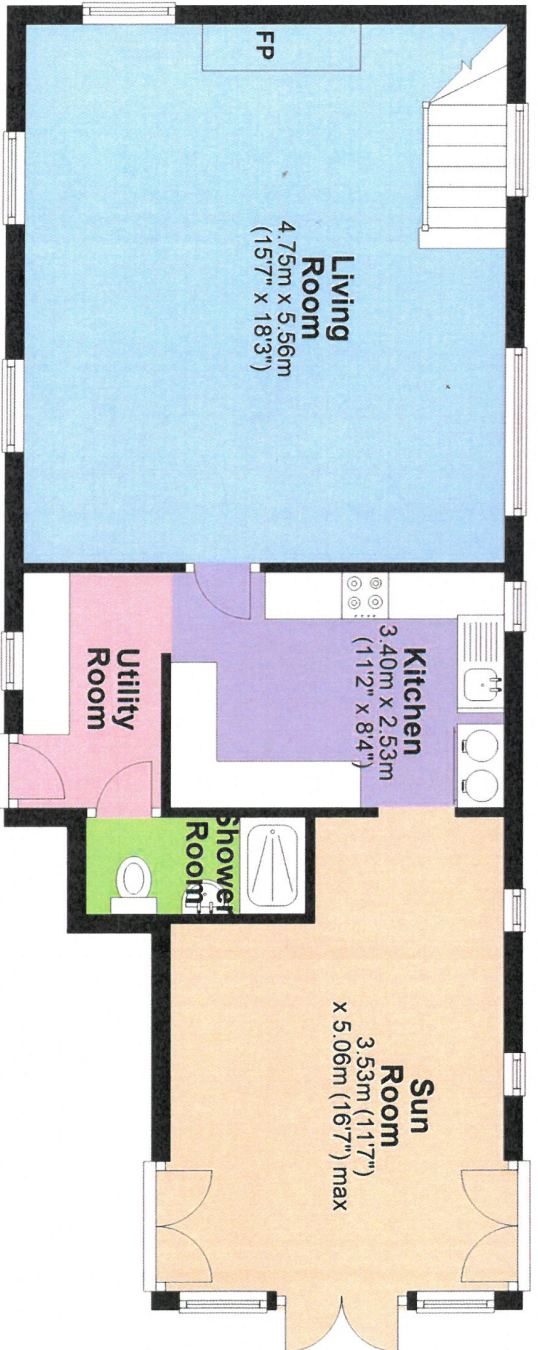


Blaenplwyf, Llanio Rd, Tregaron, Ceredigion. SY25 6QT

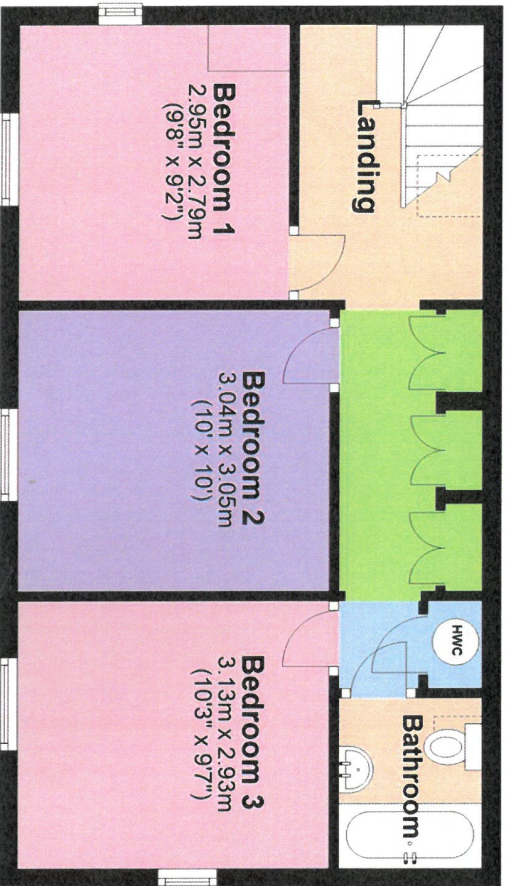


For Identification purposes only

Ground Floor



First Floor



Total area: approx. 107.4 sq. metres (1156.2 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.