

*An impressive former Mill set in approximately 3.5 acres now offering a delightful smallholding.  
Near Llandysul, West Wales*



**Rhydownen Mill, Rhydownen, Llandysul, Ceredigion. SA44 4QD.**

**£525,000**

**REF: A/5256/LD**

\*\*\* An impressive former Mill and smallholding \*\*\* Traditional stone and slate three storied construction offering 3 bedroomed accommodation \*\*\* Bursting with original character and charm \*\*\* With hydro pump still in-situ (non functioning) \*\*\* Set in approximately 3.5 acres of mature gardens and paddocks \*\*\* High insulative qualities with internal wall insulation, air source heating and privately owned solar panels

\*\*\* Large pond having established Wildlife \*\*\* Fine grazing paddocks bordering the River Cleddau \*\*\* Pockets of mature and young woodland \*\*\* Stables, Chicken run and greenhouse

\*\*\* Escape to the Country \*\*\* Early viewing highly recommended \*\*\* 3 miles from Llandysul and 10 miles from the Cardigan Bay Coast \*\*\* An unique and unrivalled opportunity nestled in a picturesque Hamlet within the Teifi Valley



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## LOCATION



Rhydowen Mill is located within the small rural Hamlet of Rhydowen on the A475 between Lampeter and Newcastle Emlyn, just 3 miles from the popular Teifi Valley Market Town of Llandysul, 10 miles from the Ceredigion Heritage Coastline, 9 miles from the University Town Administrative Centre and Coastal Resort of Aberystwyth, and between Newcastle Emlyn and Lampeter.

## GENERAL DESCRIPTION

A former Mill now offering an unique country residence offering 3 bedroomed accommodation set over three floors with the lower ground floor offering an extensive workshop with potential for further accommodation.

Externally it sits within its own land of approximately 3.5 acres with mature gardens, paddocks, large pond and bordering a stream.

The property offers potential to live in an historic building close to Llandysul and within the small rural Hamlet of Rhydowen.

The property boasts various historical features dating back to when the property was a working Mill supplying electricity to the Hamlet via hydro electric (currently not in working condition).

The Mill has recently been upgraded and now offers fantastic Green credentials via air source heat pump and solar panels.

Externally it offers Animal housing with stables that opens

onto the grazing paddocks.

In all a highly desirable country residence enjoying a centre of Hamlet position yet close to the nearby Market Towns and the Cardigan Bay Coast.



## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### ENTRANCE HALL

With solid wood stable style entrance door, radiator, open tread staircase to the first floor accommodation, understairs storage cupboard, beamed ceiling, Suffolk latch doors Kitchen/Diner.





## KITCHEN/DINER



20' 1" x 14' 4" (6.12m x 4.37m). A Bespoke fitted Kitchen with a range of wall and floor units with work surfaces over, single bowl double drainer sink unit with mixer tap, Range Master dual fuel cooking range with 5 ring gas hob with electric hot plate, gas double oven, oil fired Rayburn providing cooking facilities (not tested), glass fronted display, wine rack, opening though to the Sun Room.

## KITCHEN/DINER (SECOND IMAGE)



## KITCHEN/DINER (THIRD IMAGE)



## SUN ROOM



10' 0" x 8' 7" (3.05m x 2.62m). Delightfully South facing with double glazed windows and side exterior door to side steps that runs down to the workshop.

## LIVING ROOM

20' 4" x 16' 7" (6.20m x 5.05m). With feature exposed stone walls, an impressive inglenook fireplace housing the cast iron wood burning stove with original crane and set on a quarry tiled hearth, beamed ceiling, two radiators, double aspect windows.



## LIVING ROOM (SECOND IMAGE)





## INNER HALLWAY

With window to the rear, appliance spaces, built-in cupboard, radiator, steps leading down to the lower ground floor.

## CLOAKROOM

With vanity unit with wash hand basin, low level flush w.c., beamed ceiling, shaver point.

## LOWER GROUND FLOOR

### WORKSHOP/GARAGE

41' 2" x 20' 3" (12.55m x 6.17m). Accessed via steps leading from the Inner Hallway, part original cobbled flooring, double timber entrance doors out to the parking area, rear door to the garden. With the Inner Hallway leading to the Shower Room.



## SHOWER ROOM

With double shower, wash hand basin, low level flush w.c., heated towel rail.

## UTILITY ROOM

With plumbing and space for automatic washing machine.



## FIRST FLOOR

### GALLERIED LANDING

With potential for Study area, vaulted ceiling with exposed beams, radiator.



### PRINCIPLE BEDROOM 1

20' 2" x 11' 4" (6.15m x 3.45m). With exposed vaulted ceiling with original 'A' framed beams, picture window to the side enjoying fine country views, radiator.



### BEDROOM 1 (SECOND IMAGE)



### BEDROOM 2

20' 1" x 9' 11" (6.12m x 3.02m). With double aspect windows

with fine views, vaulted ceiling with exposed 'A' framed beams, radiator.



### BEDROOM 3

10' 4" x 8' 4" (3.15m x 2.54m). With vaulted ceiling with exposed roof timbers, radiator.

### BATHROOM

9' 5" x 7' 3" (2.87m x 2.21m). A contemporary styled suite comprising of a tiled shower cubicle, vanity unit with wash hand basin, panelled bath, beamed ceiling, part exposed stone walls.



### FIRST FLOOR CLOAKROOM

With exposed beamed ceiling, wash hand basin, low level flush w.c.

### STORE ROOM/LINEN CUPBOARD

Being fully shelved.

### EXTERNALLY

### OUTHOUSES

Adjoining the lower ground workshop.

### STABLE BLOCK

Divided into two stables, 12' x 12', with good access over the bridge into the paddocks.



### THE GRANARY

Of stone and slate construction set on two levels with electricity connected. This offers great potential as an annexe (subject to the necessary consents being granted).

### GARDEN

A particular feature of this property is its location along with its established and well maintained garden area. The garden is laid mostly to level lawn and bordered by a small stream. It benefits from a GREENHOUSE, CHICKEN RUN and fine views over its own land.



### FRONT PATIO AREA

To the front of the property also lies a large terraced patio area with various flower and shrub borders. Truly delightful.

### LARGE POND

With established Wildlife. This has undergone comprehensive maintenance in recent times.





## PADDOCKS

The paddocks surround the pond, being partly fenced, and border by the River Cleddau. It offers potential to keep Animals, for Equestrian purposes, etc., or for those wishing to live the good life and be self sustainable. Within the paddocks also lies the private owned solar panels. In all an interesting and unique country property offering fantastic smallholding capabilities, yet lying centrally within the rural Hamlet of Rhydownen.



## PADDOCKS (SECOND IMAGE)



## PADDOCKS (THIRD IMAGE)



## STREAM BOUNDARY



## SOLAR PANELS





## YOUNG WOODLAND



## PARKING AND DRIVEWAY



## REAR OF PROPERTY



## SETTING



## AGENT'S COMMENTS

An historic and unique former Mill set in splendid grounds

## 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 - 'E'.

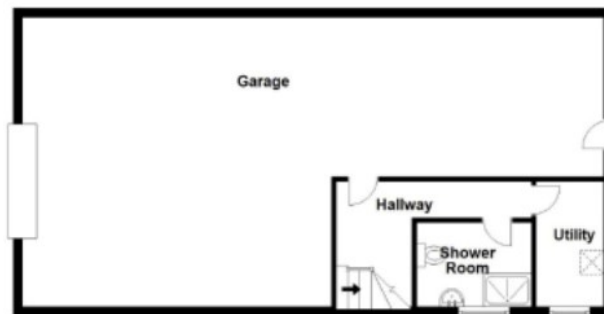
## MONEY LAUNDERING REGULATIONS

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, air source heating, internal wall insulation, privately owned solar panels, heat source pump and immersion tank provide hot water and plumbed heating, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Basement



Ground Floor



First Floor





## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway.

**Heating Sources:** Air Source Heat Pump. Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**Construction Type**

Traditional

**Existing Planning Permission**

Title: Creation of lake, Submitted Date: , Ref No: A160347, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A

**EPC Rating:** B (82)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

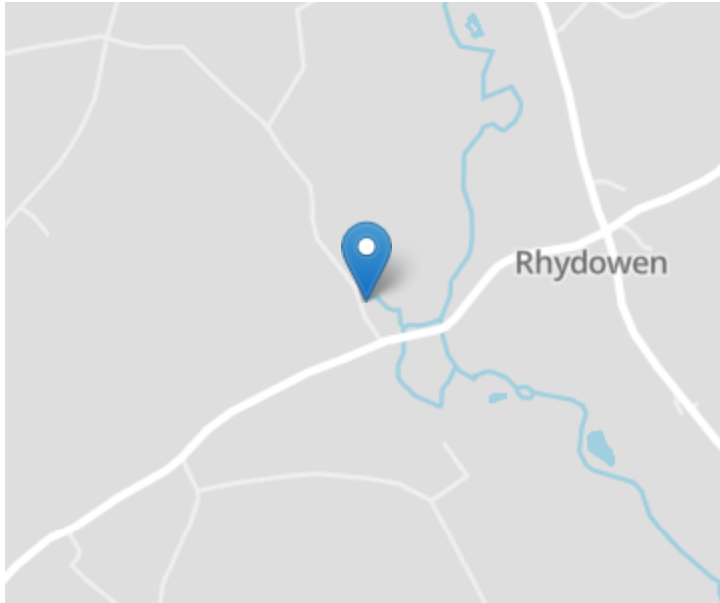
**Any risk of coastal erosion?** No

**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 Lampeter take the main A475 Newcastle Emlyn road. Carry on for approximately 9 miles until you arrive at Rhydowen. Proceed down the bottom of the hill, over the small bridge, and take the first immediately right hand turning. Continue down this road for 500 yards and the property will be located on your right 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](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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(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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