Highly desirable - One of a kind. A renovated Former Sunday School in the breathtaking West Wales countryside

Ysgol Fach, Coed Y Bryn, Llandysul, Ceredigion. SA44 5LT.

REF: R/2848/LD

£375,000

*** Highly desirable - One of a kind and totally Bespoke *** Fully renovated Former Gothic Sunday School *** Modernised yet retaining original and period character throughout *** High end fixtures and fittings with comfortable open plan living *** Locally sourced and hand made oak kitchen, flooring and staircase *** 2 bedroomed accommodation with contemporary bathroom and shower room

*** Large two tier patio with off street parking *** Off lying secret garden - Being private with lawned areas *** Useful workshop (former Bee Keepers Meeting Room) *** Potential to site log cabin or chalet subject to consent)

*** Rurally positioned - Outskirts of popular Village *** Coast and Country - Close to the renowned Cardigan Bay *** A rare opportunity - The perfect West Wales getaway *** Viewing highly recommended

LOCATION

Located on the fringes of the popular and picturesque rural Village Community of Coed Y Bryn which provides convenience to the Teifi Valley Towns of Llandysul, Newcastle Emlyn and Cardigan, a 15 minute drive from the renowned Cardigan Bay Coast with several popular sandy beaches, half an hour's drive from Carmarthen and the link road to the M4 Motorway and also National Rail Networks.

GENERAL DESCRIPTION

Truly one of a kind property. Here lies a totally renovated Former Gothic Sunday School of stone and slate construction. The property has undergone sympathetic refurbishment whilst also retaining many of its original character and charm. The property enjoys handmade and Bespoke fixtures, such as the oak kitchen, oak flooring and oak and glazed staircase. The original beams are still in-situ, along with the Church style windows.

In all a highly desirable property with good outside space providing a large patio area and a secret garden. Located within the picturesque rural Community of Coed Y Bryn which lies convenient to all nearby Towns.

In all very desirable. The accommodation at present offers more particularly the following:-

UTILITY ROOM

12' 4" x 7' 1" (3.76m x 2.16m). With access via a composite UPVC front entrance door, painted oak fitted units with wall and floor units with a Smeg stainless steel double sink and drainer unit, under counter freezer and a Neff washer/dryer, vaulted ceiling with two Velux roof windows, slate flooring with underfloor heating.

SHOWER ROOM

6' 8" x 6' 5" (2.03m x 1.96m). A contemporary styled suite with a walk-in double shower with a Rainforest shower head and self cleaning 8mm glass, low level flush w.c., wash hand basin, large vanity unit, slate flooring with underfloor heating.

OPEN PLAN LIVING AREA

35' 0" x 12' 0" (10.67m x 3.66m). Consisting of:-

KITCHEN

A hand crafted oak painted (Swedish) kitchen with a range of wall and floor units and breakfast bar with Quartz worktops over with a 1 1/2 sink and drainer unit, comprising of a New World fan oven and hob with extractor hood over, integrated dishwasher and fridge, Ever Hot electric cooker range (potential to be run off solar panels) with a rapid heat dual hob hot plate and three cooking ovens with separate heating controls, oak flooring, double glazed Argom fitted Church style windows with slate sills.

PLEASE NOTE: By negotiation a 'Jehs and Laub' polished aluminum Nemo crown major light fitting with milk glass globes.

KITCHEN (SECOND ANGLE)

KITCHEN (THIRD ANGLE)

KITCHEN (FOURTH ANGLE)

LIVING ROOM

With a Bespoke hand crafted oak and glazed staircase leading to the first floor accommodation with oak flooring with underfloor heating, open fireplace with a large cast iron multi fuel stove on a slate hearth, feature oak doors with original stained glass windows opening onto the summer room, T.V. and aerial points, UPVC French doors opening onto the side of the property.

LIVING ROOM (SECOND ANGLE)

SUMMER ROOM/BEDROOM 2

15' 3" x 7' 6" (4.65m x 2.29m). A versatile room suiting a range of uses with a tilt and turn picture windows, French doors opening onto the rear garden area, vaulted ceiling with two Velux roof windows, slate flooring with underfloor heating, T.V. point.

SUMMER ROOM (SECOND ANGLE)

FIRST FLOOR

GALLERIED LANDING

With a vaulted ceiling. Planning Approval for a further bedroom to be positioned over the kitchen area.

BATHROOM

A contemporary styled suite with a Coranne free standing bath with shower attachment, vanity unit housing the wash hand basin, low level flush w.c., upright heated towel rail, spot lighting, feature oak beam, Velux window, oak flooring.

BEDROOM 1

14' 3" x 12' 11" (4.34m x 3.94m). With vaulted ceiling with feature oak 'A' framed beams, two Velux roof windows, oak flooring.

EXTERNALLY

PATIO AREA

A large two tier patio area lies to the rear of the property providing the perfect outdoor space for outdoor alfresco dining and entertaining whilst enjoying views over the surrounding country fields.

GARDEN

An off lying secret garden positioned within 10 yards from the property, being totally private, with a mature hedge boundary with a terraced lawned garden area, with beautifully kept wild flower garden areas. The garden offers great potential as a vegetable garden or to be utilised as a haven for local Wildlife.

GARDEN (SECOND ANGLE)

WORKSHOP/GARAGE

20' 0" x 15' 0" (6.10m x 4.57m). Formerly being the old Beekeepers Meeting Room. N.B. Potential to site a log cabin or chalet or as further holiday accommodation. With great income potential.

PARKING AND DRIVEWAY

Ample parking to the front and rear of the property.

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

AGENT'S COMMENTS

A total one off property with fantastic period yet enjoying modern conveniences.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'B'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage via a water treatment sewerage plant, oil fired central heating, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From Llandysul, heading North on the A486, proceed up the Town by-pass through the first roundabout signposted New Quay past Gwas Gomer. Proceed into the Village of Horeb. Take the first left on the crossroads towards Newcastle Emlyn. Proceed through the Village of Penrhiwllan and into the settlement of Aberbanc. Take the right at the crossroads signposted towards Llangranog. Continue on this road for 2.5 miles and the property will be located on the left hand side at a crossroads, 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

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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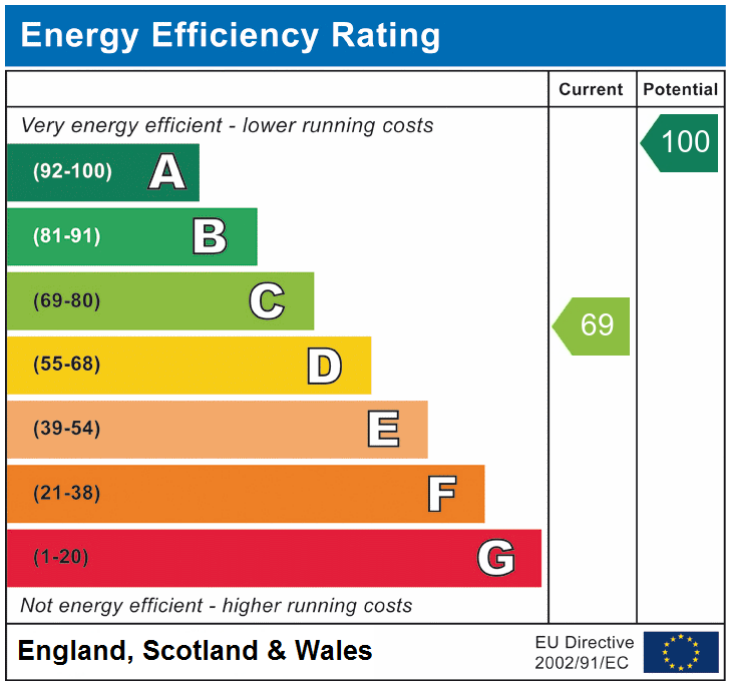
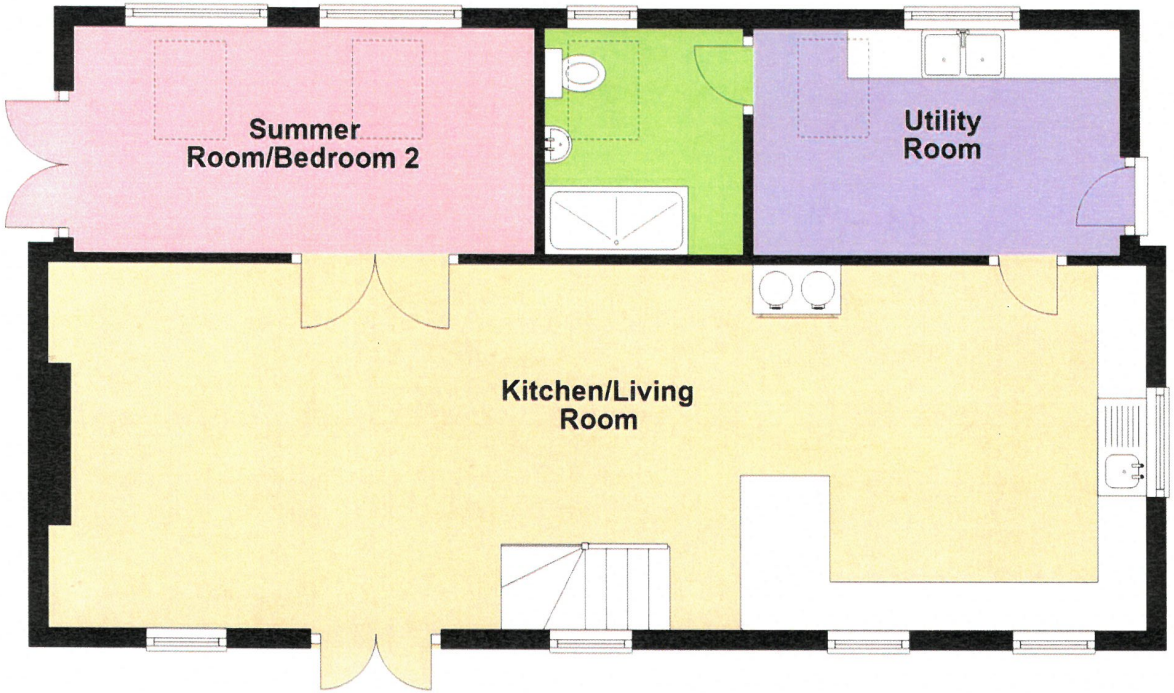
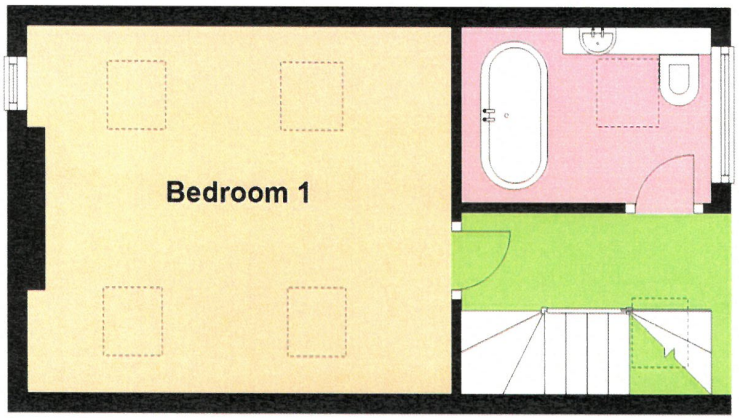


Ground Floor



First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.