

*A delightful and full of character 3 bedroomed semi detached cottage with 1.853 acres of land.  
Near Llandysul, West Wales*



1 Sychpant, Gorrig Road, Llandysul, Ceredigion. SA44 4JP.

**£347,000**

**REF: A/5460/LD .....**

\*\*\* Offers over £347,000 \*\*\* A delightful semi detached smallholding \*\*\* Full of character 3 bedroomed accommodation \*\*\* Period charm with original fireplaces, flooring, etc \*\*\* Set in its own land of 1.853 acres \*\*\* Well positioned 1.5 miles from the Market Town of Llandysul

\*\*\* Cottage style gardens with raised vegetable beds, fruit tree orchard, seating areas and ornamental pond \*\*\* Stone and slate workshop and separate outhouse \*\*\* Chicken coup and run \*\*\* Duck pond and Duck house \*\*\* The land is split into four enclosures and is fenced and gated \*\*\* Stable with lean-to Sheep shelter \*\*\* Roadside frontage \*\*\* Create your very own micro smallholding

\*\*\* Close to Primary and Secondary School and Bro Teifi \*\*\* Short drive to the Cardigan Bay Coast \*\*\* A delightful country smallholding deserving early viewing



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## LOCATION

Attractively positioned nestling in the Teifi Valley adjoining the A475 Newcastle Emlyn to Lampeter roadway, only 1.5 miles from the popular Teifi Valley Market Town of Llandysul offering a wide range of everyday facilities, some 6 miles distant from the Teifi Valley Market Town of Newcastle Emlyn and some 10 miles inland from the Ceredigion Heritage Coastline and the popular Tourist Resort of New Quay.



## GENERAL DESCRIPTION

A delightful cottage with land. The property in total extends to 1.853 acres and the land is split nicely into four enclosures with stable and Sheep shelter. The property itself is a 3 bedroomed semi detached cottage offering character and original charm throughout. It benefits from solid fuel central heating via the Rayburn Range, mostly double glazed windows and telephone and Broadband connection.

The garden is private and not overlooked and offers cottager style grounds with raised vegetable beds, ornamental pond, various seating areas and small orchard.

In all a delightful micro smallholding with great potential and enjoying a convenient position on the outskirts of the Market Town of Llandysul.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## BOOT ROOM

6' 9" x 6' 3" (2.06m x 1.91m). With rear entrance door, plumbing and space for automatic washing machine, quarry tiled flooring.

## BATHROOM

A modern newly renovated suite comprising of a panelled bath with mixer tap and shower over, vanity unit with a ceramic wash hands basin and enclosed w.c., part exposed stone walls and part aqua boarded walls, radiator.



## GROUND FLOOR BEDROOM 3/STUDY

10' 4" x 8' 9" (3.15m x 2.67m). With access to the loft space, two radiators, wooden flooring.



## KITCHEN/DINER

14' 9" x 11' 8" (4.50m x 3.56m). A Bespoke Oak fitted kitchen with slate work tops, sink and drainer unit, solid fuel Rayburn Range running the hot water and heating system throughout the property, electric cooker, quarry tiled flooring, double aspect windows, space for under counter fridge, original beamed ceiling.





**KITCHEN (SECOND IMAGE)**



**LIVING ROOM**

15' 0" x 10' 4" (4.57m x 3.15m). With front entrance door, original fireplace housing a cast iron multi fuel, beamed ceiling, open tread staircase to the first floor accommodation, timber flooring, radiator.



**LIVING ROOM (SECOND IMAGE)**



**FIRST FLOOR**

**LANDING**

With an airing cupboard housing the hot water cylinder and immersion.

**BEDROOM 1**

15' 10" x 10' 3" (4.83m x 3.12m). With vaulted ceiling with exposed beams, double aspect windows.



**BEDROOM 2**

15' 10" x 7' 1" (4.83m x 2.16m). With vaulted ceiling with exposed beams.





## EXTERNALLY

### POTTING SHED

Of stone and slate construction with electricity and lighting, fitted work bench.

### WORKSHOP

18' 9" x 13' 3" (5.71m x 4.04m). Of stone and slate construction with double garage doors and side service door, fitted work bench, electricity and lighting.



### POLY TUNNEL



### DUCK HOUSE AND POND

### DUCK HOUSE

12' 0" x 10' 0" (3.66m x 3.05m). Of timber construction.



### DUCK POND

A small purpose built Duck pond area being fully enclosed by a picket fence.

### CHICKEN COUP AND RUN

7' 0" x 5' 0" (2.13m x 1.52m).

### FRUIT TREE ORCHARD AND PADDOCK

With soft fruit bushes, Blackcurrants, Redcurrants, Rhubarb, Gooseberries and Tayberries.



### APIARY

With three Beehives and two colonies.

### COTTAGE STYLE GARDEN

Mature, private and well sheltered garden areas laid to lawn with a range of raised vegetable beds, mature fruit trees, ornamental pond and various sheltered seating areas.





**TACK ROOM/HAY BARN**

8' 0" x 6' 0" (2.44m x 1.83m) of Timber Construction

**GARDEN (SECOND IMAGE)**



**GARDEN (THIRD IMAGE)**



**GARDEN (FOURTH IMAGE)**



**GARDEN (FIFTH IMAGE)**



**GARDEN (SIXTH IMAGE)**





## ENCLOSED PATIO AREA



Located directly to the rear of the property offering a fantastic sun trap.

## ENCLOSED PATIO AREA (SECOND IMAGE)



## THE LAND



In total the property extends to approximately 1.853 acres or thereabouts and is split into four enclosures being fenced and gated with a STABLE measuring 10' x 10' and an adjoining LEAN-TO SHEEP SHELTER. in all creating a delightful micro smallholding. The land enjoys mature hedge and tree boundaries and is well sheltered and is mostly level in nature.

## LAND (SECOND IMAGE)



## LAND (THIRD IMAGE)



## LAND (FOURTH IMAGE)



## STABLE BLOCK





## POLY TUNNEL



## PARKING AND DRIVEWAY

A gravelled parking area with access onto the paddock.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AERIAL 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 - 'C'.

## 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, solid fuel central heating, mostly double glazed windows, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





**Council Tax:**

N/A

**Parking Types:** Private.

**Heating Sources:** Double Glazing. Wood  
Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** G (8)

**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

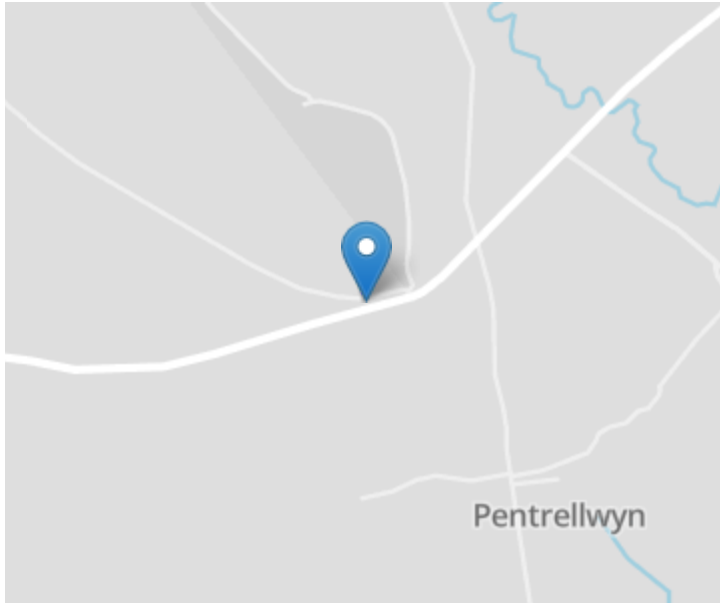
**Is the property listed?** No

**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 A475 Newcastle Emlyn road. Continue through Rhydownen. As you continue through Gorrig crossroads continue for a further mile 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>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>8</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
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