

*An unique and attractive 3 /4 bed converted stone barn. Set in 5 acres of gardens and grounds. Picturesque rural location. Perfect lifestyle change. Stable block. Only a 20 minute drive to the Cardigan Bay Coastline.*



**Gelli Angharad Penuwch, Tregaron, Ceredigion. SY25 6RA.**

**£595,000**

**Ref A/5528/ID**

**\*\*Looking for a lifestyle change, look no further ! \*\*An unique and attractive 3 bed converted stone range set in 5 acres of grounds\*\*Picturesque rural setting offering peace, quiet and tranquility\*\*Haven for wildlife\*\*Magnificent views towards the Cambrian Mountains\*\*Stable block\*\*20 minute drive from the Cardigan Bay coastline\*\***

The accommodation provides - open plan central hub, lounge, downstairs bedroom, utility room, boot room, kitchen/breakfast room, main bathroom. First floor - galleried landing/2nd lounge, 2 bedrooms - 1 en suite.

Nicely positioned on the outskirts of the rural village community of Penuwch, set back off the B4577 road which leads to the coast at Aberarth. The popular market town of Tregaron at the foothills of the Welsh Cambrian mountains is some 7 miles distance. Only a 20 minute drive from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and a 30minute drive from the coastal University and Administrative of Aberystwyth and equi distant to the University town of Lampeter.



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## GENERAL

The offering of Gelli Angharad on the market provides prospective purchasers an opportunity to acquire an unique converted stone range in a picturesque rural location, perfect for those looking for a quieter way of life and those looking to reconnect with wildlife and nature.

The property was previously run as a butterfly farm and is known locally having distinct statues donated by the local school.

The accommodation provides as follows -

## GROUND FLOOR

### Open Plan Lounge/Dining Room



25' 4" x 26' 6" (7.72m x 8.08m) Acting as the central hub of the property offering an open plan room via upvc double doors with side panels, oak flooring, exposed beams, half vaulted ceilings with velux windows to front and side bringing in an abundance of natural light, central heating radiators. Space for large dining table, a perfect room for socializing, patio doors to rear and door into -

### Main Lounge



20' 2" x 16' 6" (6.15m x 5.03m) a light and airy room with double glazed windows to front and side, 6'3" patio doors to side garden, oak flooring, central heating radiator, velux window, door leading into -

### Downstairs Bedroom 1



9' 9" x 11' 3" (2.97m x 3.43m) with double glazed window to side, fitted cupboard units, oak flooring,

### Utility Room

9' 2" x 10' 2" (2.79m x 3.10m) with a range of fitted base and wall cupboard units with stainless steel drainer sink, plumbing for automatic washing machine, tumble dryer, upvc door into -

### Boot Room

10' 0" x 13' 6" (3.05m x 4.11m) of dwarf wall construction with double glazed windows and glazed door to rear.

## Kitchen/Breakfast Room



17' 8" x 13' 3" (5.38m x 4.04m) a modern kitchen comprising of a range of fitted and base cupboard units with large larder cupboards and matching island, quartz working surfaces, 2 electric eye level ovens, 5 ring Neff hobs with stainless steel extractor hoods, inset drainer sink with mixer taps, space for fridge freezer, central heating radiator, spot lights to ceiling, space for double glazed window, breakfast bar.

## Bathroom



17' 4" x 6' 8" (5.28m x 2.03m) with a modern 4 piece suite comprising of a walk in shower with mains shower above,

jacuzzi spa bath with hot and cold taps, vanity unit with concealed w.c. inset wash hand basin, tiled walls, tiled flooring, frosted window to side, cupboard unit, frost lights to side. Built in airing cupboard.

## FIRST FLOOR

### Large Galleried Landing Room/Upstairs Lounge



14' 1" x 12' 7" (4.29m x 3.84m) with vaulted ceiling with velux windows to front and sides, again bringing in plenty of natural light, apex window to front with views over the garden and towards the Cambrian mountains, tv point. Doors into -

### Bedroom 1

13' 5" x 10' 4" (4.09m x 3.15m) a double bedroom with velux window, central heating radiator, patio doors to side leading out to a galvanised balcony with views over open countryside and steps down to garden.





### En Suite

7' 0" x 10' 2" (2.13m x 3.10m) having a 3 piece suite comprising of an enclosed shower unit with mains shower above, low level flush w.c. vanity unit with circular bowl sink, velux window.



### Bedroom 2



10' 0" x 10' 3" (3.05m x 3.12m) with dormer window to rear, range of fitted cupboards, central heating radiator.

### EXTERNALLY

#### The Garden and Grounds

One of the main attractions of the property is its gardens and grounds, initially approached via a private driveway, as mentioned earlier there are statues in the front paddock which are renowned locally of a young family with a horse which is feature at the property.





### Stable Block

40' 0" x 12' 0" (12.19m x 3.66m) divided as four separate stables with over hang, of timber construction with box profile roof.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.



### Storage Shed

12' 7" x 14' 8" (3.84m x 4.47m) of timber construction, box profile roof.

## MONEY LAUNDERING

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.

## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

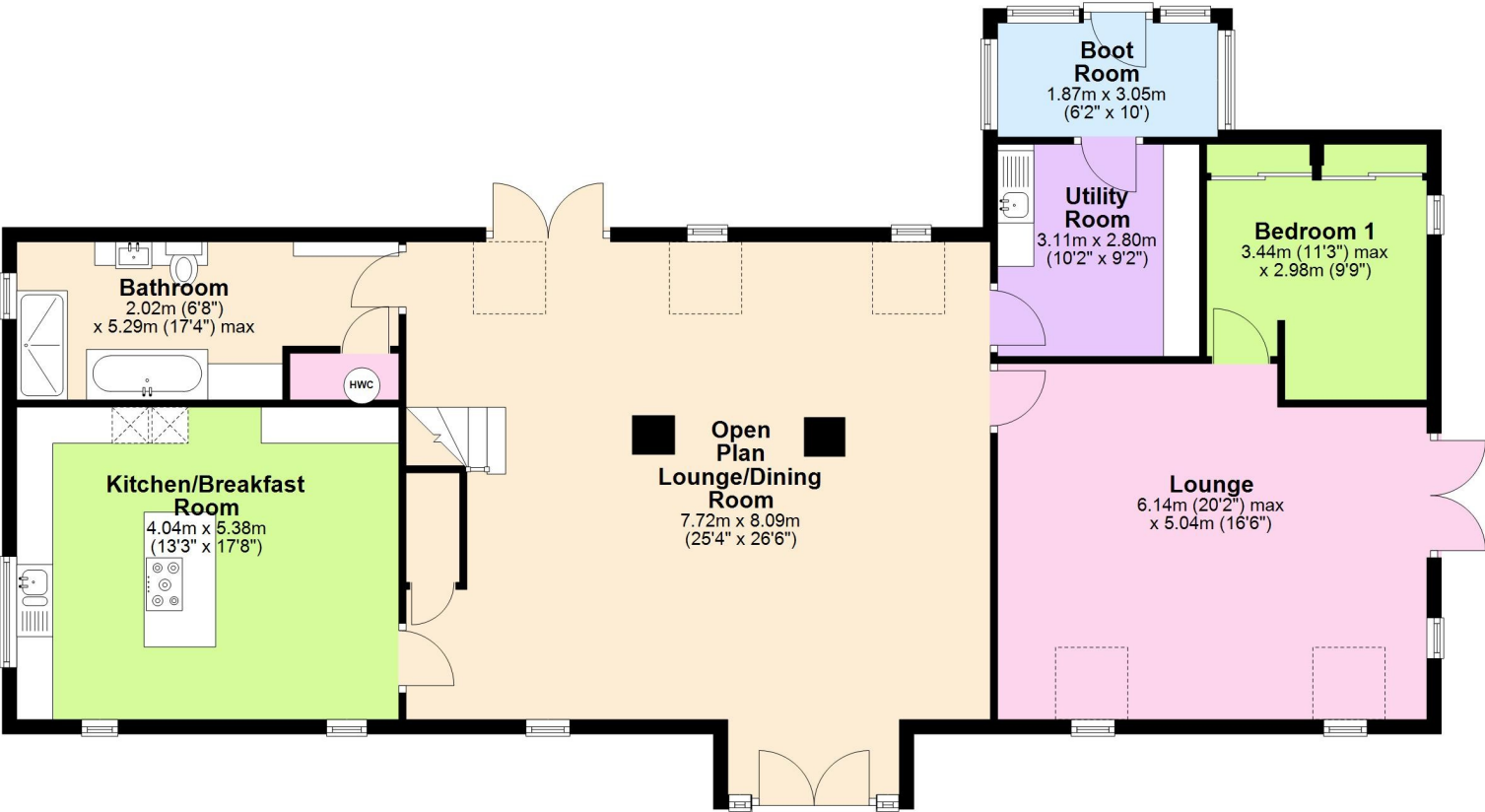
All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

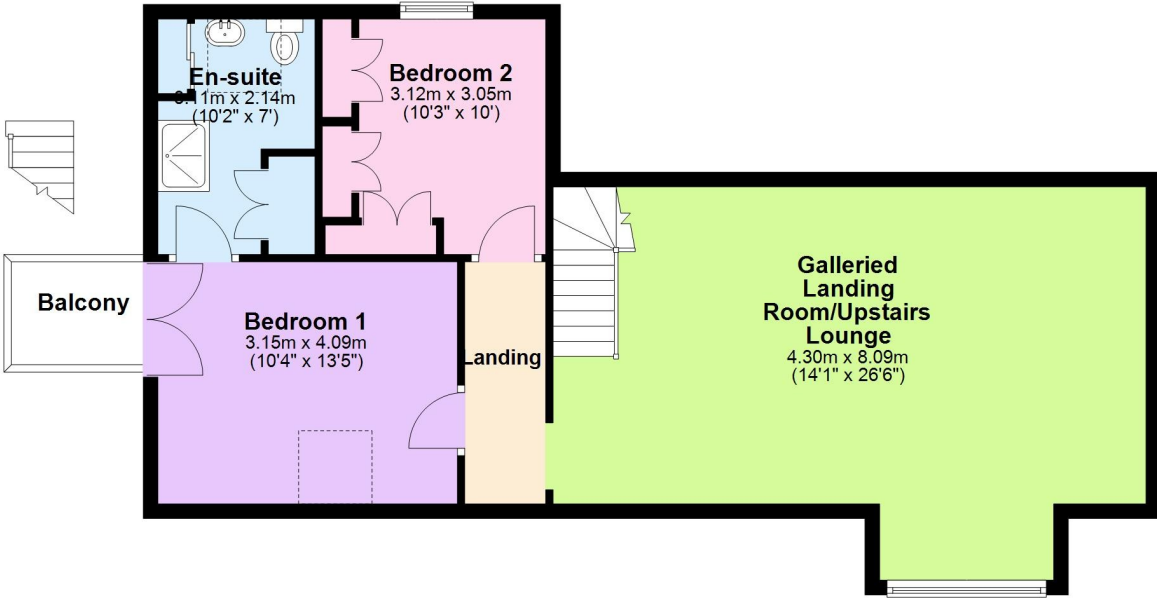
### Services

We are advised that the property benefits from Mains Electricity and Water. Private Drainage to septic tank. Oil Fired Central Heating.

Ground Floor



First Floor



Total area: approx. 220.7 sq. metres (2375.6 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

Gelli Angharad, Penuwch, Tregaron

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (66)

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

**Flooding Sources:**

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

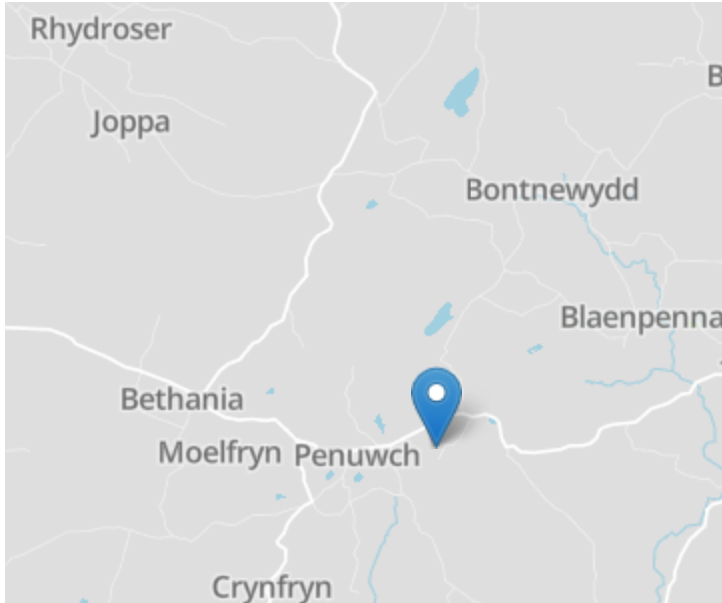
**Any risk of coastal erosion?** No

**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

Mains Electricity and Water. Private Drainage. Oil Fired Central Heating.

## Directions

From Aberaeron proceed north east on the A487 coast road to the first village of Aberarth. Drive down through the village, up hill and take the 1st right hand turning onto the B4577 Tregaron road. Follow this road carrying straight on through the villages of Pennant, Cross Inn and Bethania and also through the next village of Penuwch. After you have left Penuwch proceed for a further half mile, you will then see a property set back from the road on the right hand side with lakes in front. After you pass this property, you will see the statues on the right hand side and the entrance to Gelli Angharad is immediately after. Gelli Angharad will be located at the end of the track.

## Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92+) <b>A</b>                              |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             | 78        |
| (55-68) <b>D</b>                            | 66                                                                                                          |           |
| (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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