

*A country smallholding with an impressive modern home set in approximately 2.6 acres and enjoying fantastic and far reaching views. Near Llandysul, West Wales*



**Llain Isaf, Maesycrugiau, Pencader, Ceredigion. SA39 9NA.**

**£595,000**

**REF: A/5393/LD**

\*\*\* An impressive and superior country smallholding \*\*\* A substantial and modern residence \*\*\* Three storey 6 bedroomed, 4 bathroomed accommodation \*\*\* High end fixtures and fittings throughout - No expense spared \*\*\* Bespoke hand crafted Oak kitchen \*\*\* Stylish bathrooms and en-suites \*\*\* Perfect Family home - With space in abundance \*\*\* Air source heating, UPVC double glazing, pv solar panels and Cat5 Cabling (ideal for home working/business) \*\*\* Additional land available by separate negotiation

\*\*\* Set in approximately 2.6 acres with level pasture split into five enclosures - Fenced and having separate gated access point \*\*\* A range of useful outbuildings - With stables, workshop and garden stores

\*\*\* Fantastic and far reaching country views over the Teifi and Clettwr Valley \*\*\* Edge of Village location - Close to the nearby Market Town of Llandysul \*\*\* A 15 minute drive to the Cardigan Bay Coast at New Quay \*\*\* A country smallholding like no other - A stylish and substantial Family home \*\*\* Prepare to be impressed - One of the finest smallholdings to enter the market \*\*\* Contact the Sole Selling Agents today to view



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel: 01570 423623  
lampeter@morgananddavies.co.uk



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Ceredigion, SA46 0AS  
Tel: 01545 571 600  
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**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel: 01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

The property is situated near the Village of Capel Dewi strategically positioned along the popular Teifi Valley. The Village provides Places of Worship, Community Hall and has an Award Winning Community Shop. Residents generally rely on the larger Market Town of Llandysul for their day to day needs including Primary and Secondary Schooling, Doctors Surgery, Mini Supermarkets, Petrol Station and good Public transport connectivity to the County Town of Carmarthen, the M4 to the South and the Cardigan Bay Coastline to the West.



## LOCATION (SECOND IMAGE)



## LOCATION (THIRD IMAGE)



## GENERAL DESCRIPTION

A country smallholding like no other. Llain Isaf provides an impressive modern Family home offering three storey 6 bedroomed, 4 bathroomed accommodation providing high insulative and low running costs with air source heating, pv solar and double glazing. It offers tranquillity yet convenience, being close to the popular Market Town of Llandysul.

The property sits within its own land of approximately 2.6 acres of level pasture being split into five small enclosures. It offers mature hedge rows and its own gated access point.

The property deserves early viewing. It provides a rare opportunity of a modern Family home set in its own land. Viewings are essential.



## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH/BOOT ROOM

Accessed via a composite UPVC front entrance door, radiator, travertine natural stone flooring.



## RECEPTION HALL

With a Bespoke hand crafted Oak staircase to the first floor accommodation with understairs storage cupboard with underfloor heating manifold, Bespoke shoe cupboard, travertine natural stone flooring.



## OFFICE

12' 4" x 9' 9" (3.76m x 2.97m). With solid Oak parquet style flooring and marble vanity unit.



## LIVING ROOM

19' 7" x 17' 9" (5.97m x 5.41m). With solid Oak parquet style flooring with Green Walnut trim, open fireplace housing a cast iron Villager multi fuel stove on a Welsh slate hearth, French doors opening onto the rear garden area.



## KITCHEN/DINER

32' 7" x 22' 0" (9.93m x 6.71m). Being 'L' shaped. The WOW factor! Having a Bespoke hand crafted made to measure Oak kitchen by Piers Lance with various wall and floor cupboards and central island with Blue Gemstone Labradorite Granite worktops, stainless steel sink with a Perrin Roe mixer tap and ringer Belling electric/gas cooker range stove, Smeg grill and wok hobs, two eye level Neff self cleaning slide and hide cookers, integrated Neff dishwasher, pull out pantry cupboard, large larder with fixed spice rack, travertine natural stone flooring.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



KITCHEN/DINER (FOURTH IMAGE)



DINING AREA



UTILITY ROOM

12' 0" x 8' 7" (3.66m x 2.62m). With fitted wall and floor units, stainless steel sink and drainer unit with mixer tap, plumbing and space for automatic washing machine and tumble dryer, composite stable entrance door, travertine natural stone flooring.





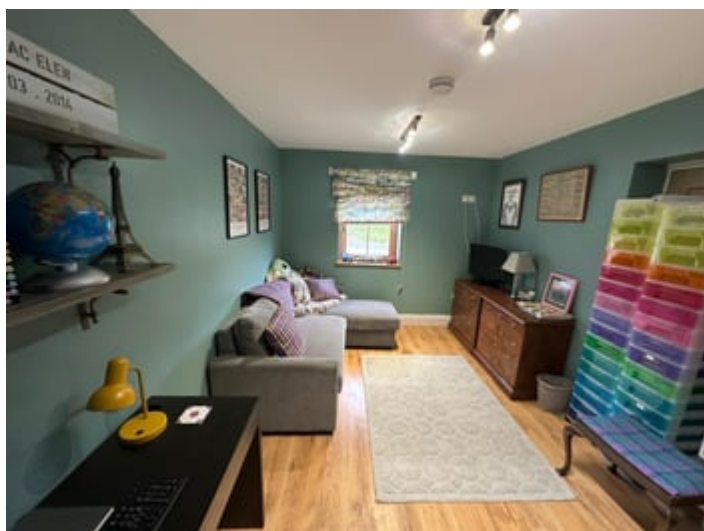
## WET ROOM

A modern suite with a walk-in shower facility, low level flush w.c., pedestal wash hand basin, spot lighting, extractor fan, door through to the Second Reception Room (potential ground floor Bedroom).



## SITTING ROOM/POTENTIAL GROUND FLOOR BEDROOM

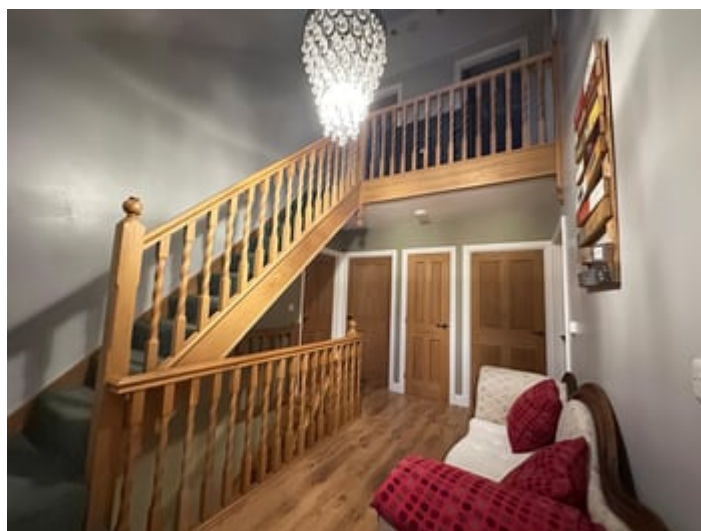
13' 7" x 9' 6" (4.14m x 2.90m).



## FIRST FLOOR

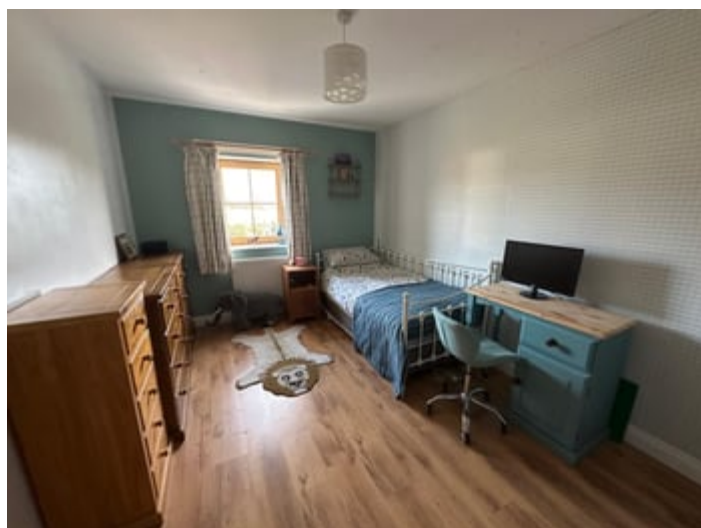
### GALLERIED LANDING

With linen cupboard with radiator and shelving.



### FRONT BEDROOM 4

13' 8" x 9' 7" (4.17m x 2.92m). With radiator.



### REAR PRINCIPLE BEDROOM 1

15' 7" x 13' 1" (4.75m x 3.99m). With radiator, French doors opening onto the balcony area.



## BEDROOM 1 (SECOND IMAGE)



## BALCONY AREA

With stainless steel and glazed balustrade enjoying fantastic views over your own land and the Teifi and Clettwr Valley beyond.



## DRESSING ROOM

18' 8" x 13' 3" (5.69m x 4.04m). With a Bespoke hand crafted made to measure Ash fitted wardrobes by Piers Lance, store cupboard housing the hot water cylinder and immersion, plant room with solar panel pv control system.

## EN-SUITE TO BEDROOM 1

A luxury 4 piece suite with an impressive double width bath with granite work surface surround with central taps and shower attachment, 'his and hers' wash hand basin with dresser style vanity unit, low level flush w.c., walk-in double shower with a rainfall shower head and shower attachment, spot lighting, extractor fan, antique style radiator and towel rail.



## EN-SUITE (SECOND IMAGE)





## REAR BEDROOM 2

18' 9" x 11' 0" (5.71m x 3.35m). With radiator.



## FRONT BEDROOM 3

12' 4" x 9' 7" (3.76m x 2.92m). With radiator.



## FAMILY BATHROOM

A stylish 4 piece suite comprising of a walk-in shower with a rainfall and hand shower attachment, panelled bath with mixer tap, low level flush w.c., vanity unit with wash hand basin, antique style radiator and towel rail, spot lighting, extractor fan.



## FAMILY BATHROOM (SECOND IMAGE)



## SECOND FLOOR

### SECOND FLOOR LANDING

Leading to

### BEDROOM 5

13' 3" x 19' 2" (4.04m x 5.84m). With radiator, three Velux roof windows.



## BEDROOM 6

18' 9" x 9' 9" (5.71m x 2.97m). With two Velux roof windows, radiator.



## BATHROOM

Having a modern 3 piece suite comprising of a shower cubicle with rainfall shower head and hand held shower, low level flush w.c., pedestal wash hand basin, antique style radiator and towel rail.



## EXTERNALLY

### RANGE OF OUTBUILDINGS

Comprising of the following.



## STABLE BLOCK

Of timber construction and providing:-

### STABLE 1

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



### STABLE 2

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



### OUTSIDE W.C.

### WORKSHOP

### USEFUL STORE SHED

### HORSE WASH AREA

### GARDEN STORE

### SUMMER HOUSE



## POLY TUNNEL



## GARDEN

To the rear and side of the property lies a formal garden area laid to lawn overlooking the paddocks with a well maintained shrub border.



## THE LAND

In total the property sits within its own land of approximately 2.6 ACRES. The land itself is currently sub divided into five enclosures but enjoys a mature hedge and tree lined boundary and a separate gated access point and suits a range of uses.



## LAND (SECOND IMAGE)



## LAND (THIRD IMAGE)



## LAND (FOURTH IMAGE)



## PLEASE NOTE

There will be further land available by negotiation. There lies a 1.4 acre paddock adjacent to the homestead. Further information is available via the Sole Selling Agents.

## PLANNING PERMISSION

Planning Permission is granted for a steel framed building. Planning Application Number A211008. Planning Permission granted for the erection of a steel framed building. Please see attached plans.

## POSITION

The property enjoys magnificent views over the surrounding Teifi and Clettwr Valley.

## PARKING AND DRIVEWAY

A gated and gravelled driveway with ample parking and turning space.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AERIAL VIEW OF PROPERTY



## 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 - 'F'.

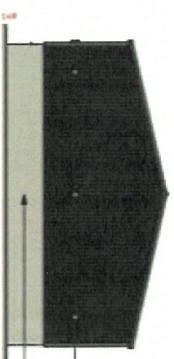
## MONEY LAUNDERING REGULATIONS

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.

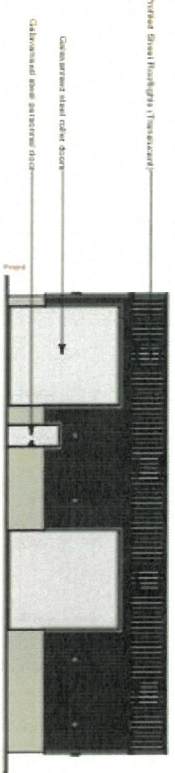
## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, air source heating, UPVC double glazing, pv solar panels, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider, Cat5 Cabling (ideal for home working/business).

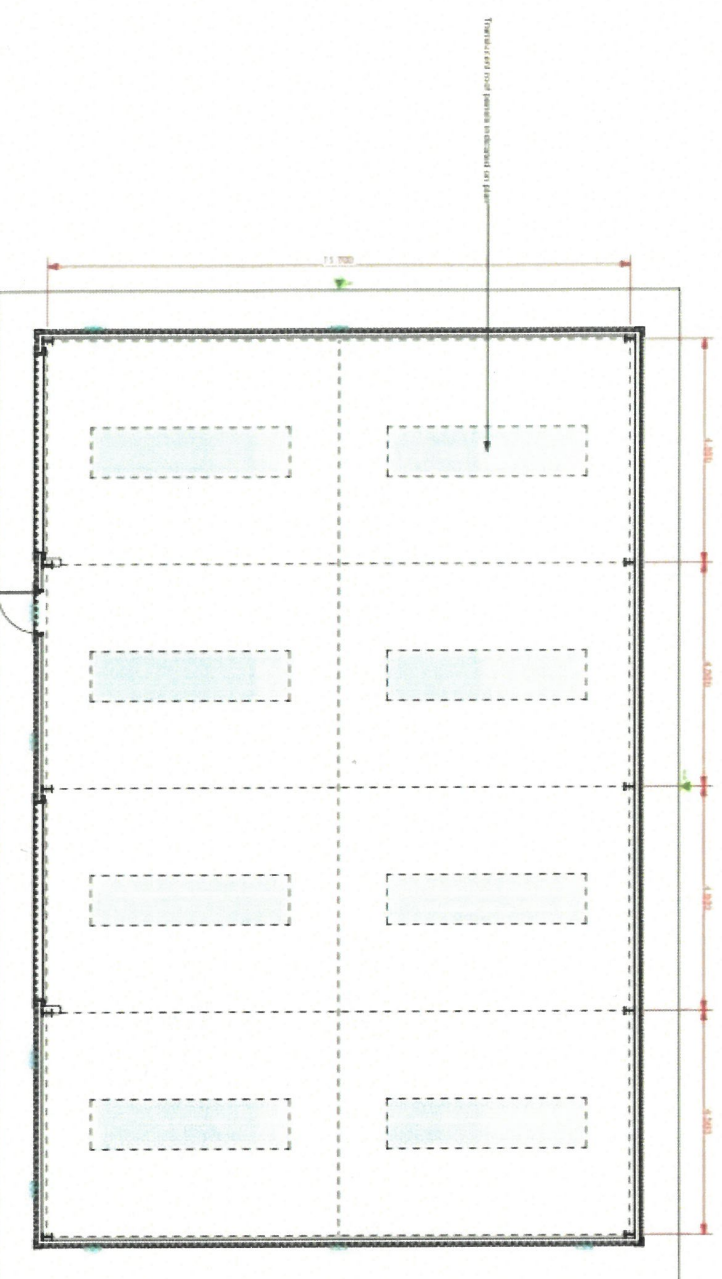




Estimated log likelihood (deviance) from 2000 draws of  $\beta$ .



ProQuest Ebook Central, January 2020  
From: 1 San Antonio PPL



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**Council Tax:** Band F

N/A

**Parking Types:** Driveway. Private.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access shower.

Wet room.

**EPC Rating:** B (90)

**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

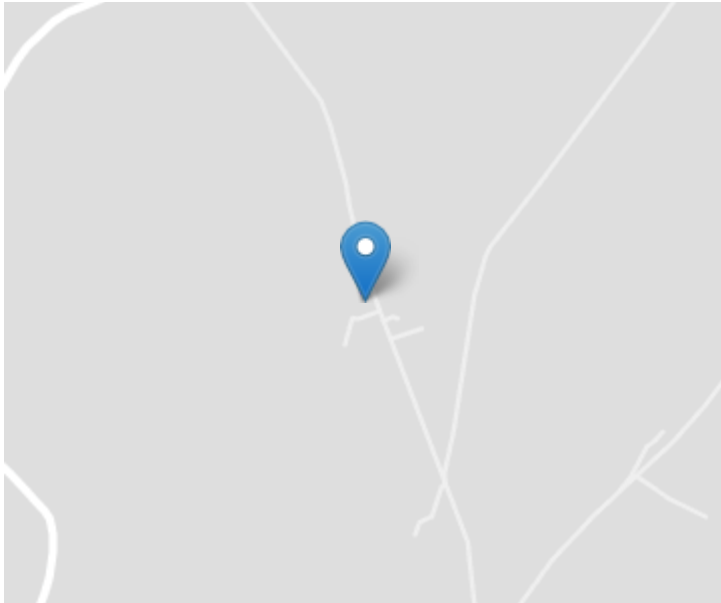
**Is the property listed?** No

**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


Take the A475 road West from Lampeter for 7 miles to Rhydownen. Turn left opposite the former Public House (now an Antique Shop) towards Capel Dewi. Proceed to Capel Dewi turning left opposite the Church and up the steep hill past the former School. Continue for a further 0.5 of a mile and on leaving the Hamlet the smallholding will be located on your right hand side,

**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>                              |         |   |
| (81-91) <b>B</b>                            | 90      | 91  |
| (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 :

**Lampeter Office**  
**12 Harford Square**  
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