

Regulated by:

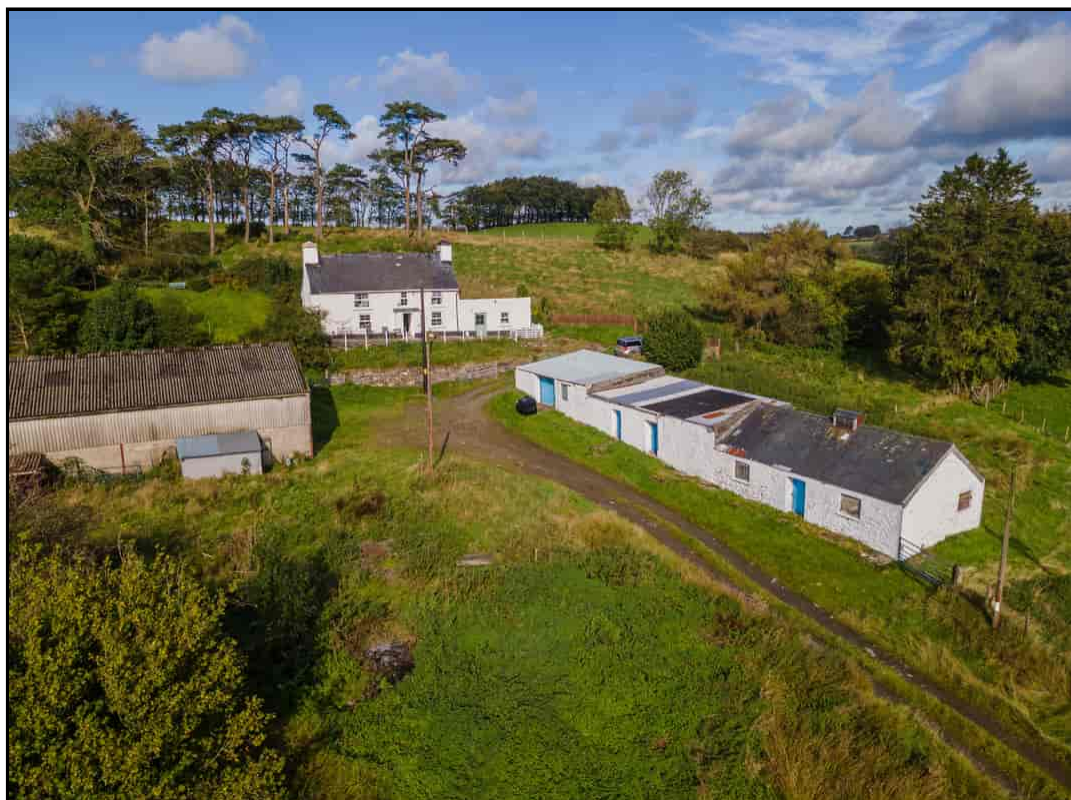


**RICS**



Since 1989

*A superbly positioned country smallholding of around 15 acres enjoying views over the Cambrian Mountains. Edge of Tregaron, West Wales*



**Bryncipyll, Tynreithyn, Tregaron, Ceredigion. SY25 6LL.**

**REF: A/4943/LD o.n.o**

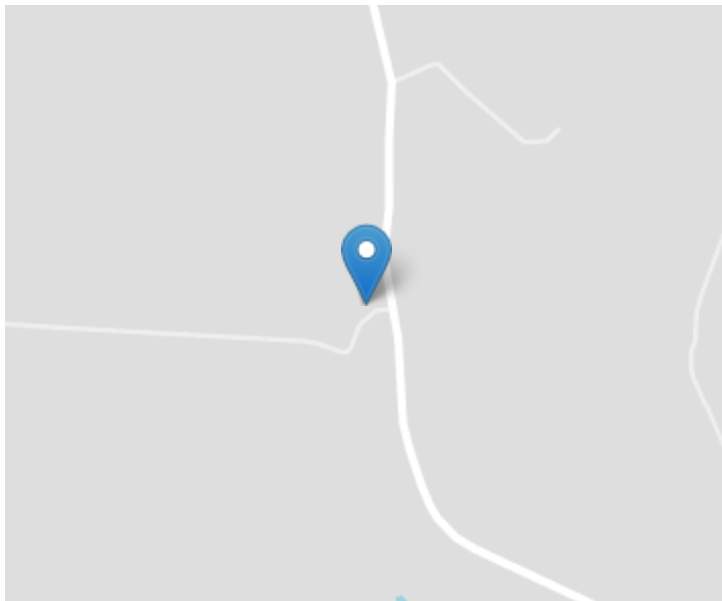
**£615,000**

\*\*\* Superbly positioned country smallholding \*\*\* Breathtaking and mesmerizing views over the Cors Caron Nature Reserve and the renowned Cambrian Mountains \*\*\* Elevated position in the upper reaches of the Teifi Valley\*\*\* Refurbished period farmhouse with updated plumbing and electricity \*\*\* New double glazed windows and doors and partially re-roofed \*\*\* Newly created catering kitchen and store with possibility for annexe (subject to consent)

\*\*\* Total isolation up its very own privately owned track, the nearest neighbour being half a mile away \*\*\* Multi use portal barn - 60' x 30' \*\*\* Conversion opportunity with former stables and Cow shed \*\*\* Off grid living with private water - Newly installed borehole \*\*\* Suiting Equestrian holding with a bridleway on the edge of the property\*\*\*

\*\*\*The farm track leading to the property is rutted and is best reached by vehicles with good ground clearance \*\*\*

\*\*\*Short distance to Tregaron, Aberystwyth and Lampeter \*\*\* Privately positioned but yet not remote \*\*\*Contact us today to view



## LOCATION

The property is located on the edge of the scattered rural Hamlet of Tynreithyn, located on the A485 between Tyncelyn and Tregaron. The Market Town of Tregaron which offers a wide range of amenities is located within 2 miles, with the Administrative Centre University Town and Coastal Town of Aberystwyth 15 miles to the South. The University Town of Lampeter is some 12 miles to the North and the property is within easy reach of Carmarthen and the M4 Motorway and National Rail Networks, approximately 40 minutes away.



## GENERAL DESCRIPTION

Here we have a superbly positioned country smallholding enjoying great lifestyle capabilities. The property itself has undergone comprehensive refurbishment in recent times and now offers comfortable 4 bedroomed accommodation along with ample ground floor living.

An added benefit of this property is its newly created catering kitchen and store that could be re-utilised to offer an adjoining annexe (subject to the necessary consents being

granted).

Externally it sits within its own 15 acres or thereabouts which would perfectly suit an Equestrian holding.

The property enjoys the benefit of modern and traditional range of outbuildings with a former Cow shed/stable that could offer potential to be converted into holiday let accommodation, etc (subject to consent). The large portal barn offers Animal shelter, storage, etc. In all a very highly desirable property in a private location up its very own driveway.

The property offers more particularly the following:-

## THE FARMHOUSE



## FRONT PORCH

Accessed via a brand new UPVC entrance door, quarry tiled flooring.

## RECEPTION HALL

With quarry tiled flooring, refurbished timber staircase to the first floor accommodation, radiator.





## LIVING ROOM

19' 3" x 15' 8" (5.87m x 4.78m). With an open fireplace with a large multi fuel stove with a back boiler that runs all domestic systems within the property, two radiators, telephone point, quarry tiled flooring.



## LIVING ROOM (SECOND IMAGE)



## KITCHEN

21' 6" x 6' 6" (6.55m x 1.98m). A fully fitted galley style kitchen with a range of wall and floor units with work surfaces over, electric cooker point and space, extractor fan, stainless steel 1 1/2 sink and drainer unit, plumbing for automatic washing machine, radiator, space for under counter fridge.



## GROUND FLOOR BATHROOM

A newly refurbished and fully tiled suite with a panelled bath with Triton shower over, chest of drawer style vanity unit with wash hand basin, low level flush w.c., radiator.



## POSSIBLE ANNEXE

### CATERING KITCHEN

15' 4" x 9' 3" (4.67m x 2.82m). Certified to Food Hygiene requirements. With a modern range of fitted cupboards with ample stainless steel work surfaces, 1 1/2 sink and drainer unit with separate hand washing facility, plumbing and space for dishwasher, radiator.



### STORE ROOM/WORKSHOP

18' 5" x 14' 7" (5.61m x 4.45m). With UPVC entrance door to the front patio area, of stone and slate construction under a corrugated iron roof.



### FIRST FLOOR

#### LANDING

With a door through to a large undereaves storage area, radiator, access to the insulated loft space above.



### REAR BEDROOM 3

16' 6" x 6' 1" (5.03m x 1.85m). With airing cupboard housing the hot water cylinder and immersion, two radiators.



### FRONT BEDROOM 2

14' 4" x 8' 8" (4.37m x 2.64m). With radiator.



### FRONT BEDROOM 4

9' 2" x 5' 9" (2.79m x 1.75m). With radiator.





## FRONT BEDROOM 1

15' 6" x 9' 3" (4.72m x 2.82m). With an impressive Steampunk décor, radiator.



## EXTERNALLY

### FARM YARD SETTING



### THE OUTBUILDINGS

Comprising of:-

#### MODERN MULTI PURPOSE BARN

60' 0" x 30' 0" (18.29m x 9.14m). Ideally suiting Animal shelter or stables and currently houses the plant room.

Plant room with water treatment and filtration system.

Borehole located to the rear of the barn and installed in December 2020.

#### TRADITIONAL RANGE OF OUTBUILDINGS

Ripe for re-development and positioned within the farmyard.



### FORMER COW SHED

32' 3" x 16' 6" (9.83m x 5.03m). Of stone and slate construction under a slate roof.

### FORMER STABLES

22' 6" x 16' 6" (6.86m x 5.03m). Of stone and slate construction under a corrugated iron roof.

### SECOND STABLES

16' 9" x 9' 9" (5.11m x 2.97m). Of stone and slate construction under a corrugated iron roof.

### GARAGE/WORKSHOP

27' 8" x 16' 6" (8.43m x 5.03m).

### THE LAND

We are informed the land extends to around 15 ACRES or thereabouts and is divided into three main parcels of permanent pasture located to the rear, side and front of the property. The land has good access from the farmyard. A land plan has been included to the rear of the sales particulars.





**LAND (SECOND IMAGE)****LAND (THIRD IMAGE)****DRIVEWAY**

The property is located at the end of a part privately owned driveway leading directly onto the farmyard, with easy access onto the farmhouse, outbuildings and land.

**AERIAL VIEW****SETTING OF THE PROPERTY****AGENT'S COMMENTS**

A stunning rural position with amazing views.

**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 - 'D'.

**Services**

We are informed by the current Vendors that the property benefits from mains electricity, private water, private drainage, solid fuel central heating, newly fitted UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

**Directions**

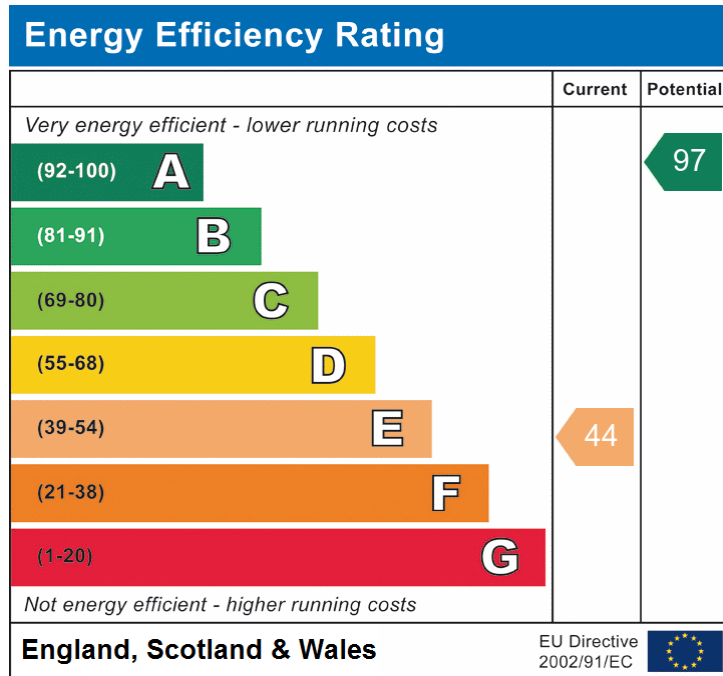
From Tregaron take the A485 roadway towards Aberystwyth. Continue for approximately 1.5 miles and in the Hamlet of Tynreithyn take a left hand turning by a White house onto a 'No Through' road. Continue to the termination of this road and track which leads to Bryncipyll.

PLEASE NOTE: The track is a mile long and Bryncipyll is located right at the very end of it. The track leading to the property is very uneven and is NOT SUITABLE for sports vehicles.

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)

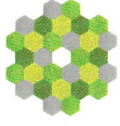
All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

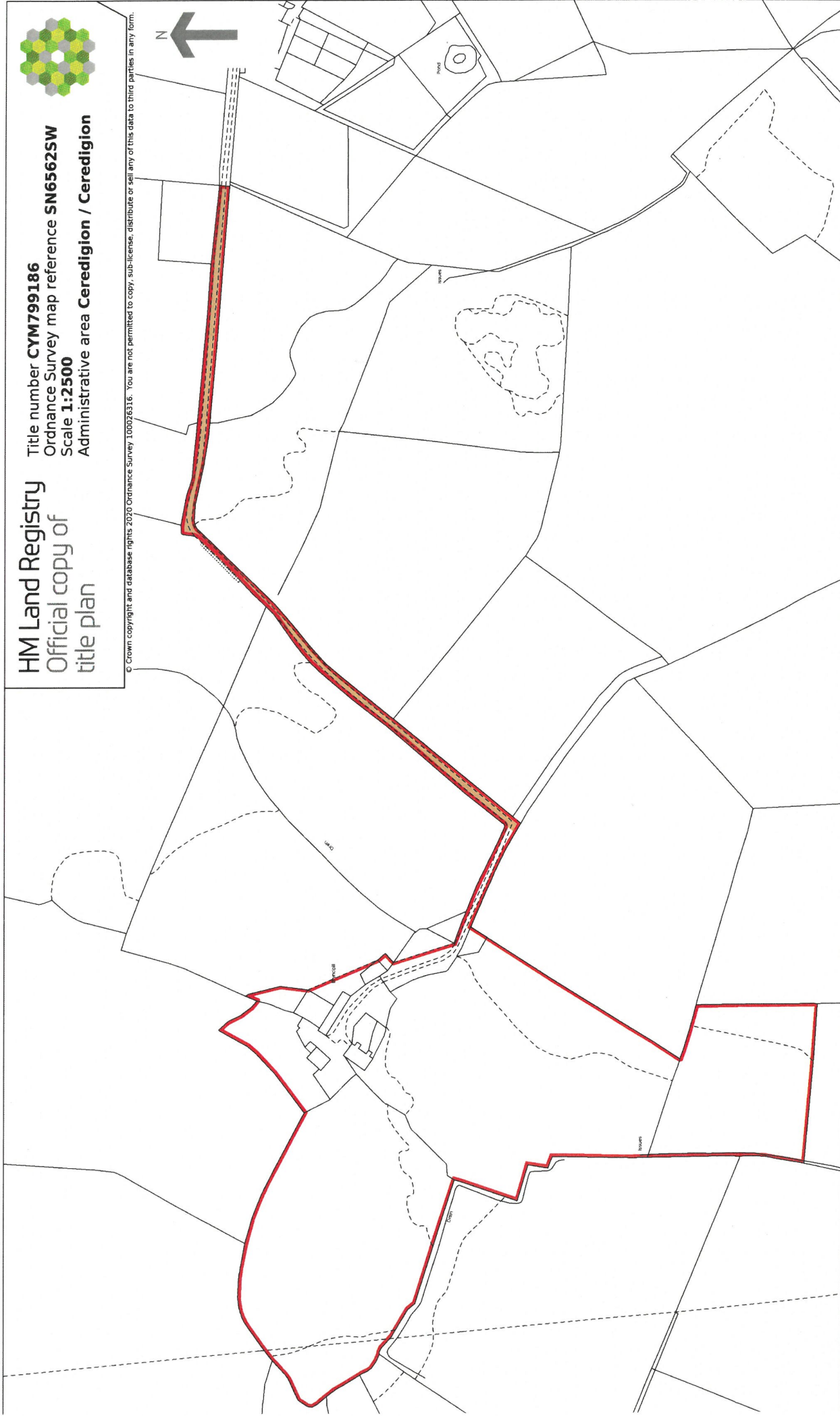


**HM Land Registry**  
Official copy of  
title plan

Title number **CYM799186**  
Ordnance Survey map reference **SN6562SW**  
Scale **1:2500**  
Administrative area **Ceredigion / Ceredigion**

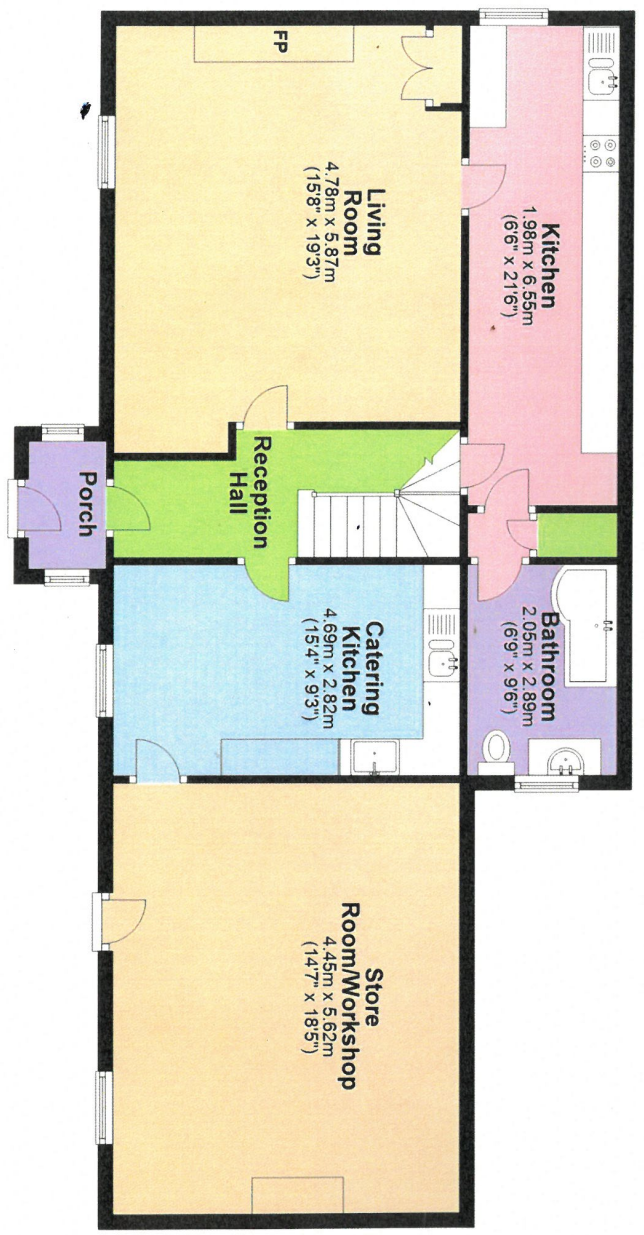


© Crown copyright and database rights 2020 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

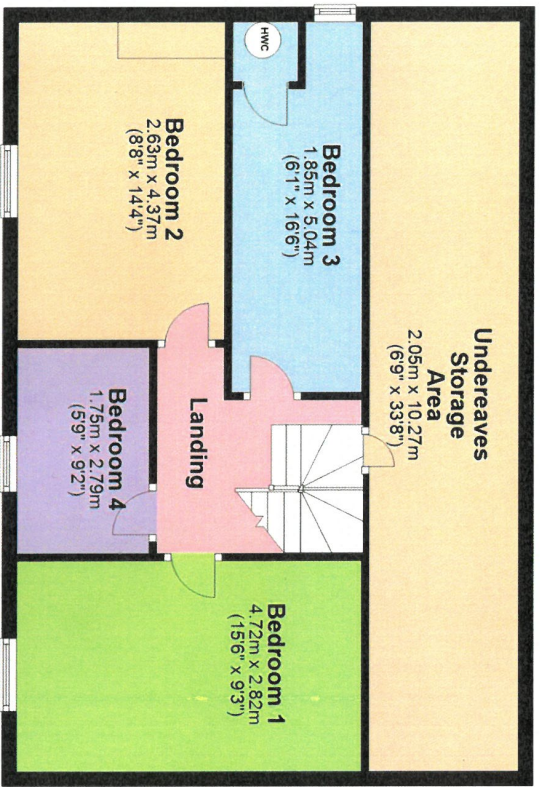




**Ground Floor**  
Approx. 102.7 sq. metres (1105.4 sq. feet)



**First Floor**  
Approx. 70.5 sq. metres (758.9 sq. feet)



Total area: approx. 173.2 sq. metres (1864.3 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.