

Superior and traditional Country Residence with a Coach House and extensive gardens. 2 miles from Lampeter, West Wales



Cartref, Cellan, Lampeter, Ceredigion. SA48 8HU.

£495,000

REF: R/4019/LD

*** No onward chain *** Superb country residence *** Impressive and fully renovated yet retaining much of its period charm *** Traditional stone and slate construction split over three floors *** Generously sized with Family living in mind
*** 4 bedroomed, 3 bathroomed accommodation *** Architect designed throughout with high end fixtures and fittings throughout *** Fantastic Oak Kitchen and luxury Bathroom suites *** Oil fired central heating and UPVC double glazing

*** Original Coach House with great potential for conversion (subject to consent) *** Open fronted car port and a good sized tarmacadamed driveway *** Extensive lawned garden area to the rear - Being private and not overlooked

*** Enjoying fine views to the fore over the Teifi Valley *** Centre of popular Village position *** 2 miles from the University Town of Lampeter *** A private country retreat that is also convenient to nearby Towns *** Contact us today to view *** A country property like no other



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LOCATION



The property is situated within the popular Country Village of Cellan, 2 miles from Lampeter. Lampeter is a popular and thriving University Town located in the beautiful Teifi Valley, 10 miles or so inland from the Cardigan Bay Coast at Aberaeron and 20 or so miles North from the strategic West Wales Town of Carmarthen.

GENERAL DESCRIPTION



A superior and traditional country residence. Cartref has been fully renovated in recent years and now offers an impressive three storied residence offering 4 bedroomed, 3 bathroomed accommodation. It has been Architect designed throughout with a fantastic Oak Kitchen and luxury Bathroom suites.

Externally it sits on an extensive Village plot with a former Coach House that offers potential for conversion (subject to consent) and a large lawned garden, being private and not overlooked.

It also enjoys an extensive tarmacadamed driveway with plenty of parking space along with an open fronted car port. To the front lies breath taking views over the Teifi Valley.

THE ACCOMMODATION

The property deserves early viewing and the accommodation at present offers more particularly the following.

RECEPTION HALL



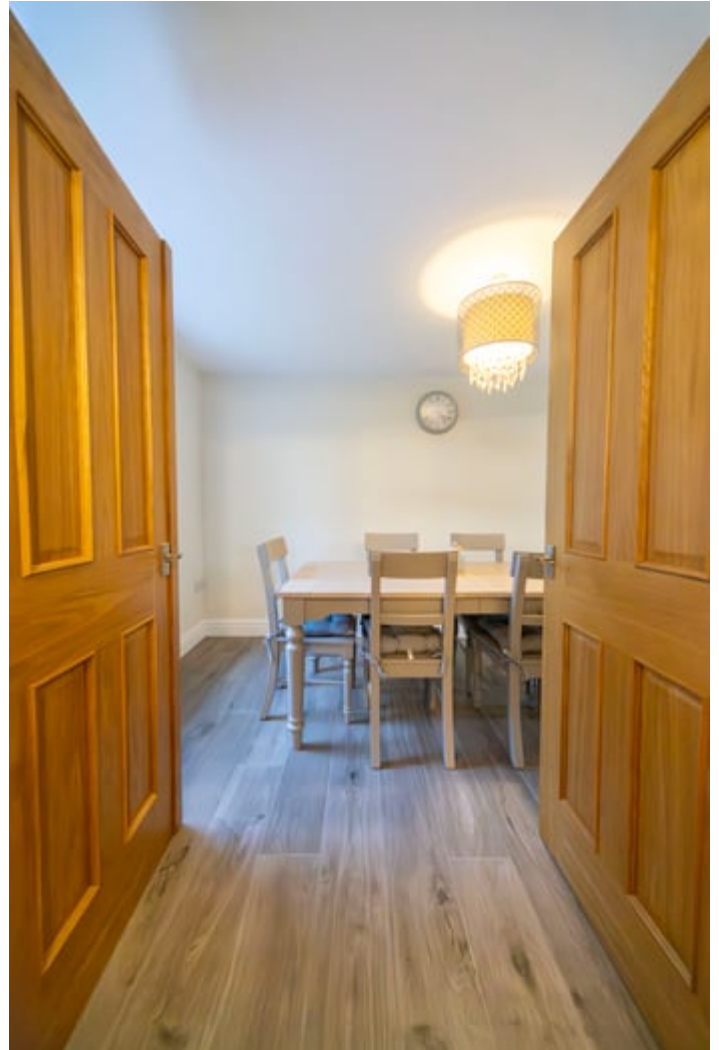
With a period and solid front entrance door, Oak flooring and staircase to the first floor accommodation.

LIVING ROOM



13' 2" x 13' 4" (4.01m x 4.06m). With an open fireplace housing a new cast iron multi fuel stove on a slate hearth, Oak flooring and a radiator.

DINING ROOM



13' 4" x 8' 5" (4.06m x 2.57m). With radiator, wood effect tiled flooring and an open archway through to the Kitchen/Diner.

DINING ROOM (SECOND IMAGE)



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



KITCHEN/DINER



27' 2" x 9' 5" (8.28m x 2.87m). An Oak fitted Kitchen with a range of floor units and breakfast bar with Granite work surfaces over, incorporating a Belfast sink, space and plumbing for washing machine, tumble dryer and dishwasher, Worcester oil fired central heating boiler, wood effect tiled flooring, fully glazed French doors to the rear patio area.

REAR HALL



With half glazed UPVC entrance door.

CLOAKROOM



With low level flush w.c., vanity unit with wash hand basin, extractor fan and radiator.

FIRST FLOOR

GALLERIED LANDING



With radiator and under-stairs storage cupboard.

FAMILY BATHROOM



A fully tiled luxury suite comprising of a panelled bath with mixer tap and shower over, low level flush w.c., double door vanity unit with wash hand basin and mixer tap, chrome heated towel rail and extractor fan.

SHOWER ROOM



A luxury suite with a 4ft shower cubicle with double headed shower, low level flush w.c., double door vanity unit with wash hand basin, shaver point and lighted mirror, chrome heated towel rail, Velux roof window, radiator and extractor fan.

REAR BEDROOM 4



11' 9" x 9' 6" (3.58m x 2.90m). With radiator and enjoying views over the rear garden.

FRONT BEDROOM 2



13' 8" x 11' 8" (4.17m x 3.56m). With radiator and enjoying views over the front garden and the Teifi Valley.

FRONT BEDROOM 3



13' 6" x 8' 7" (4.11m x 2.62m). With radiator and enjoying views over the front garden and the Teifi Valley.

SECOND FLOOR

PRINCIPLE BEDROOM 1



17' 6" x 14' 4" (5.33m x 4.37m). With radiator, vaulted ceiling with original 'A' framed beams, two Velux roof widows, radiator and built-in wardrobe.

BEDROOM 1 (SECOND IMAGE)



EN-SUITE TO PRINCIPLE BEDROOM 1



A luxury 4 piece suite comprising of a panelled bath with mixer tap, corner shower cubicle with double headed shower, double door vanity unit with wash hand basin, shaver light and lighted mirror, low level flush w.c., radiator, extractor fan and a Velux roof window.

WALK-IN AIRING CUPBOARD

With hot water cylinder and immersion, radiator, shelving area and door through to undereaves storage area.

EXTERNALLY

FORMER COACH HOUSE



18' 7" x 11' 5" (5.66m x 3.48m). Of traditional stone and slate construction with double timber doors to the front and side service door, fitted work bench and hay/storage loft over. Offering great potential for conversion (subject to consent) with Architect plans for self contained accommodation.

LEAN-TO STORE

11' 5" x 7' 8" (3.48m x 2.34m).

OPEN FRONTED CAR PORT

17' 5" x 15' 6" (5.31m x 4.72m).

GARDEN



A particular feature of this property is its extensive plot. To the front lies an enclosed level lawned garden area that provides a picture perfect outlook over the Teifi Valley. To the rear lies a generous and extensive rear lawned garden, being private and not overlooked, and provides a great opportunity and indeed a blank canvas.

GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)**GARDEN (FOURTH IMAGE)****PLEASE NOTE**

We are informed that there is a public footpath running alongside the property and the garden. The Vendors have now fenced and laid a hedge for privacy and the footpath is not visible from the garden or the house. Please contact the Sole Selling Agents for further information.

PARKING AND DRIVEWAY

A stone walled and gated tarmacadamed driveway with ample parking and turning and good access onto the outbuildings and garden.

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

A superior country residence in a stunning location.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

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

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, mains drainage, oil fired central heating, UPVC double glazing.

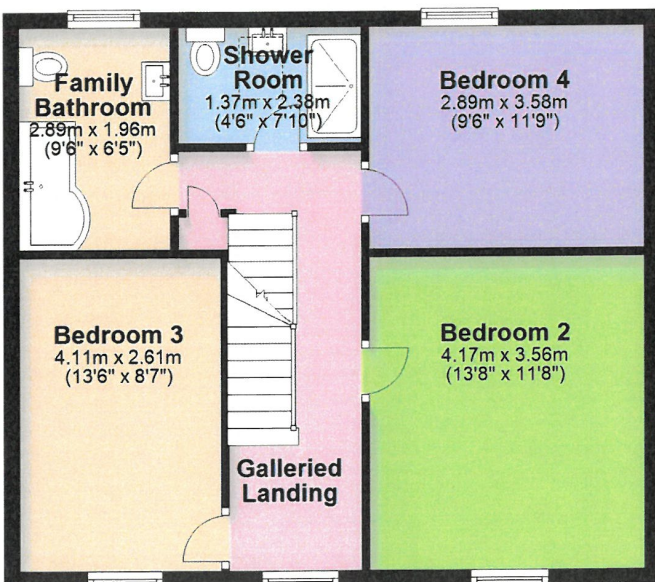
Ground Floor

Approx. 61.3 sq. metres (659.5 sq. feet)



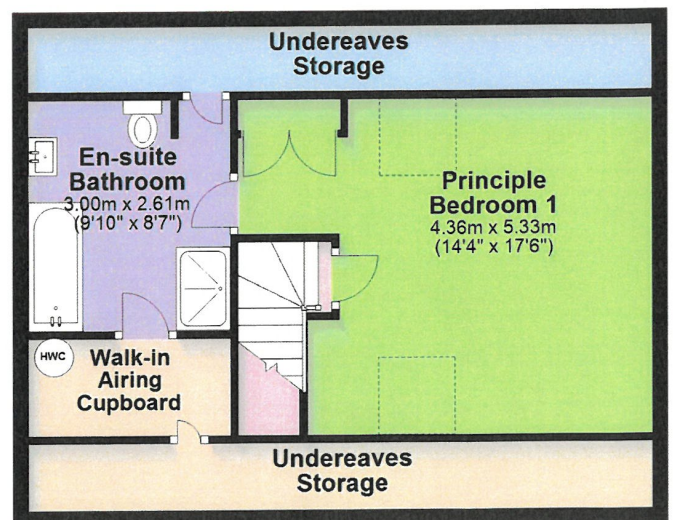
First Floor

Approx. 57.1 sq. metres (614.1 sq. feet)



Second Floor

Approx. 50.9 sq. metres (548.1 sq. feet)



Total area: approx. 169.3 sq. metres (1821.8 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Cartref , Cellan, Lampeter

Ground Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



Total area: approx. 28.2 sq. metres (303.1 sq. feet)

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The Coach House, Cartref, Cellan

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Double Glazing, Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Mobile Signal

?

Construction Type

Traditional

EPC Rating: C (70)

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 B4343 road via Cwmann towards the Village of Cellan. Continue through the first part of the Village. As you enter the second part the property will be located on your right hand side neighbouring the Chapel.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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+) A		92
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 :

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