

Recently completed. A Cotswold style cottage set in approximately 1.5 acres with garage/workshop and ban. Near the Brechfa Forest, West Wales



Blaen Moelen, Rhydcymerau, Llandeilo, Carmarthenshire. SA19 7PU.

£525,000

REF: A/5141/LD

*** No onward chain *** An unrivalled opportunity *** Recently completed - An unique self build of Cotswold cottage design *** Country smallholding on the outskirts of the Brechfa Forest *** 4 bedroomed, 2 bathroomed character accommodation with Bespoke fixtures and fittings *** Solid fuel central heating, double glazing and Broadband available

*** Substantial garage/workshop with loft over - Potential annexe (subject to consent) *** Newly constructed multi purpose barn *** As a whole the property extends to around 1.5 acres or thereabouts with a mixed use paddock of amenity and pasture *** Natural Wildlife pond and orchard *** Beautiful stream boundary *** Well kept lawns and generous gravelled driveway *** Potential Equestrian property or for Animal keeping

*** Rural but not remote - Popular Village position *** Direct access to out riding at Brechfa Forest *** Short drive to the Market Towns of Llandeilo and Lampeter *** Contact us today to view *** An unique opportunity awaits



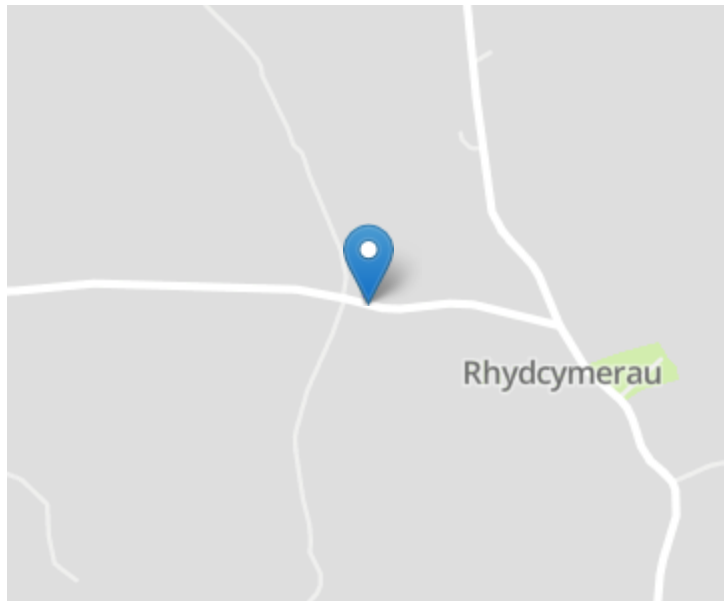
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LOCATION

The property is well positioned within the quiet rural Community of Rhydcymerau on the edge of the Brechfa Forest with access to miles of country walks, bridle paths, cycle tracks and in a picturesque locality. The property lies approximately 5 miles distant from the Teifi Valley Market Town of Llanybydder which provides for most everyday facilities including Doctors Surgery, School, Public House, Convenience Stores and Places of Worship, within easy travelling distance to the University Town of Lampeter, which is 8 miles to the North, and 13 miles to Llandeilo, to the South.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this newly completed country smallholding. The current Vendor has uniquely created a Cotswold style cottage offering spacious and generous accommodation with 4 bedrooms and 2 bathrooms. It benefits from solid fuel central heating and double glazing.

Externally it sits within its own land of approximately 1.5 acres, this of gardens, amenity and mixed use land, and offering great potential for Equestrian purposes.

The garage/workshop offers conversion opportunity with a loft over with water, electric and drainage connection.

Within the paddock lies a newly built multi use barn offering potential for stabling, general Animal shelter or for machinery. The land enjoys separate gated access from a lane.

In all a highly desirable country smallholding and an unique opportunity.

THE ACCOMMODATION

COVERED PORCHWAY

To

RECEPTION HALL

Accessed via a UPVC front entrance door, re-claimed staircase to the first floor accommodation, tiled flooring, feature curved walls, Latch beamed ceiling.

KITCHEN

13' 7" x 11' 7" (4.14m x 3.53m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, integrated oven, 4 ring hob and extractor hood over, space and plumbing for automatic washing machine, patio doors opening onto the rear patio and garden area, re-claimed Mullen windows from the Cotswolds.

LIVING ROOM

23' 5" x 13' 5" (7.14m x 4.09m). With a feature open fireplace with a large cast iron multi fuel stove with back boiler and Oak beam over, Douglas Fir boarded flooring, Larch beamed ceiling, patio doors to the garden area.

LIVING ROOM (SECOND IMAGE)**INNER HALLWAY**

With

CLOAKROOM

With low level flush w.c., pedestal wash hand basin, extractor fan.

STUDY

8' 7" x 6' 8" (2.62m x 2.03m). With Douglas Fir boarded flooring, Larch beamed ceiling, double aspect windows.

FIRST FLOOR

LANDING



Access via a re-claimed staircase from the Reception Hall, Velux roof window.

PRINCIPAL BEDROOM 1



11' 6" x 8' 8" (3.51m x 2.64m). With Douglas Fir floor boards, double aspect windows, Larch beamed ceiling, radiator.

EN-SUITE TO BEDROOM 1



Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, extractor fan.

FAMILY BATHROOM



Having a panelled bath, low level flush w.c., pedestal wash hand basin, shaver light and point, extractor fan, airing cupboard housing the hot water cylinder.

FRONT BEDROOM 2

12' 8" x 8' 6" (3.86m x 2.59m). With Douglas Fir floor boards, Larch beamed ceiling, radiator.

FRONT BEDROOM 4

8' 8" x 7' 9" (2.64m x 2.36m). With radiator, Velux roof window, panelled walls, Douglas Fir floor boards, beamed ceiling, Velux roof window.

REAR BEDROOM 3

10' 5" x 9' 5" (3.17m x 2.87m). With radiator, Douglas Fir floor boards, wood panelled walls. Larch beamed ceiling.

EXTERNALLY**SUBSTANTIAL GARAGE/WORKSHOP**

24' 0" x 22' 0" (7.32m x 6.71m). With double door access, concrete flooring, electricity, water and drainage connections.

LOFT OVER



24' 0" x 22' 0" (7.32m x 6.71m). With external staircase, three Velux roof windows. PLEASE NOTE this offers great potential as separate living accommodation, annexe, etc (subject to the necessary consents being granted by Carmarthenshire County Council).

MULTI PURPOSE BARN



40' 0" x 20' 0" (12.19m x 6.10m). Recently built of block and timber construction providing potential stabling/ Animal shelter or for machinery with a separate gated access point from the lane.

MULTI PURPOSE BARN (SECOND IMAGE)



MULTI PURPOSE BARN (THIRD IMAGE)



GARDEN



The property enjoys an extensive garden area with a level patio area leading to the rear of the patio with a sloping lawned area running down towards the Moelen stream which has a small bridge running over to the paddock.

GARDEN (SECOND IMAGE)**THE LAND**

The property in all extends to around 1.5 ACRES or thereabouts. The paddock is located to the rear of the property and has two separate gated access points and is of mixed use. The land offers potential for Animal keeping/rearing with a small Wildlife pond and orchard. The land is fenced with natural ample shelter and borders the Moelen stream.

THE LAND (SECOND IMAGE)**POND****STREAM BOUNDARY****PARKING AND DRIVEWAY**

A gravelled driveway with ample parking and good access.

FRONT OF PROPERTY



REAR OF PROPERTY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

AGENT'S COMMENTS

A rare and unrivalled opportunity to acquire a newly constructed rural smallholding. Viewings are recommended.

TENURE AND POSSESSION

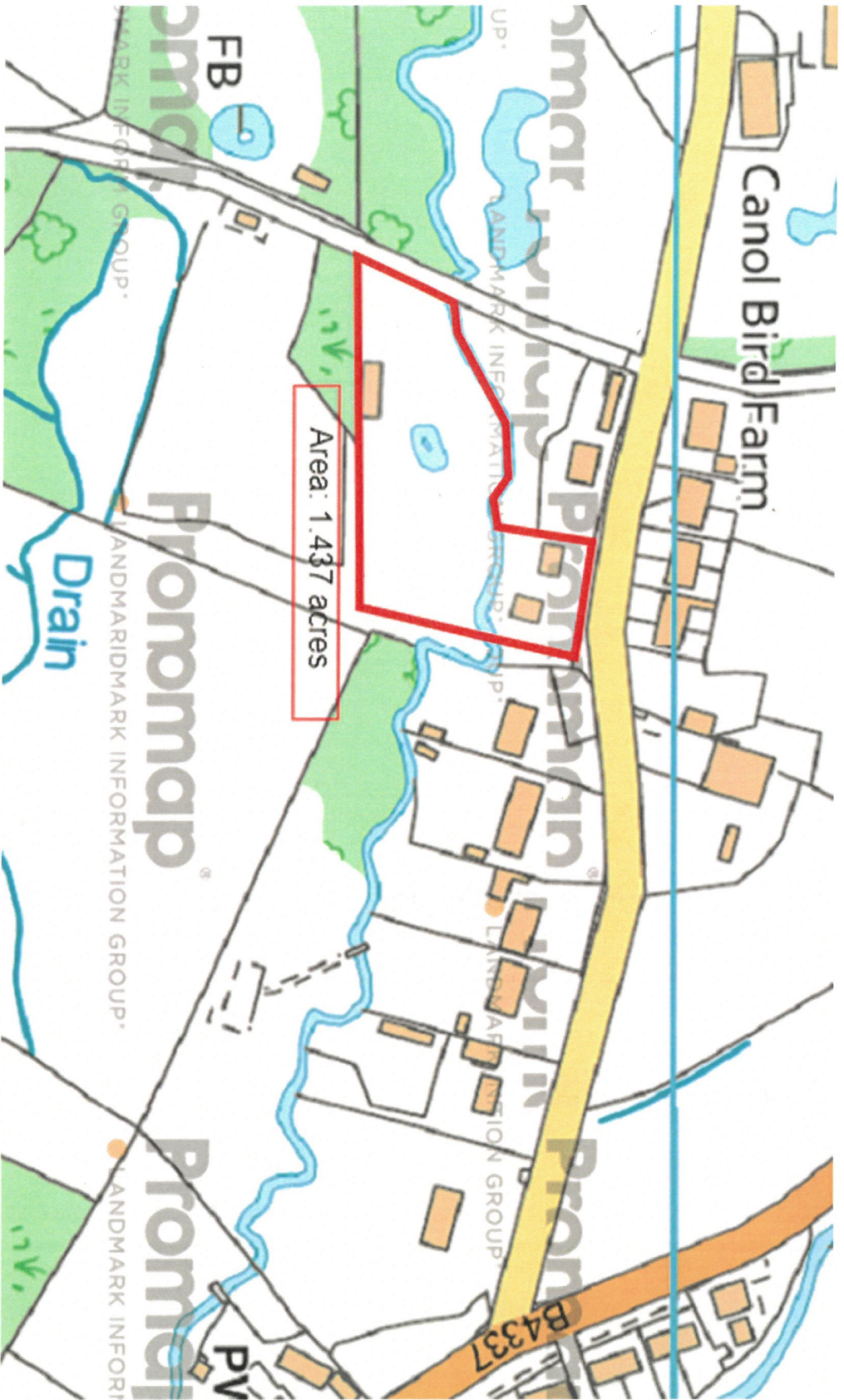
We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - To be confirmed.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage via a clear water treatment plant, solid fuel central heating, double glazing, water solar heating panels.





Directions

From Lampeter take the A485 to Llanybydder. At Llanybydder square turn left opposite the Premier Shop onto the B4337 Llansawel road. Continue to the Village of Rhydcymerau. On entering the centre of the Village of Rhydcymerau turn right at the junction and Blaen Moelen will be located approximately 200 yards on your left 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

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'.

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<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this beautiful property, contact us:

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