

An imposing Gentleman's residence in a convenient Town location offering 4 bedroomed accommodation with an excellent range of traditional outbuildings and garden. Tregaron, West



Llyseinon, Station Road, Tregaron, Ceredigion. SY25 6HX.

£285,000

REF: R/4269/LD

*** An appealing Victorian style detached double bay fronted house *** Set within its own grounds with a particularly attractive rear courtyard *** Excellent range of traditional outbuildings - e.g. coach house/former stables - Ideal for a variety of uses/potential conversion (subject to consent) *** Rear extensive paddock/garden

*** The residence offers Family proportioned accommodation with 4 reception rooms, cellar, kitchen, conservatory, cloakroom and second kitchen, 4 bedrooms and bathroom

*** In all a highly desirable property - Being one of Tregaron's most prestigious homes *** Within easy level walking distance to a range of Town amenities



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



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Tregaron is located in the upper Teifi Valley, 17 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 11 miles North from the University Town of Lampeter.

Tregaron offers a wide range of amenities in close proximity to the property including Convenience Store, Junior and Senior Schooling, Public Houses, Places of Worship, Rugby Club and Livestock Market

GENERAL DESCRIPTION

An imposing Gentleman's residence in a convenient Town Centre location. The property is a generously sized Family home with 4 bedrooms and 4 reception rooms. It is in need of general modernisation and updating but offers a fantastic opportunity.

Externally it enjoys a range of traditional outbuildings, coach house, former stables and garages which offers conversion opportunity to a holiday let, studio, etc., (subject to consent).

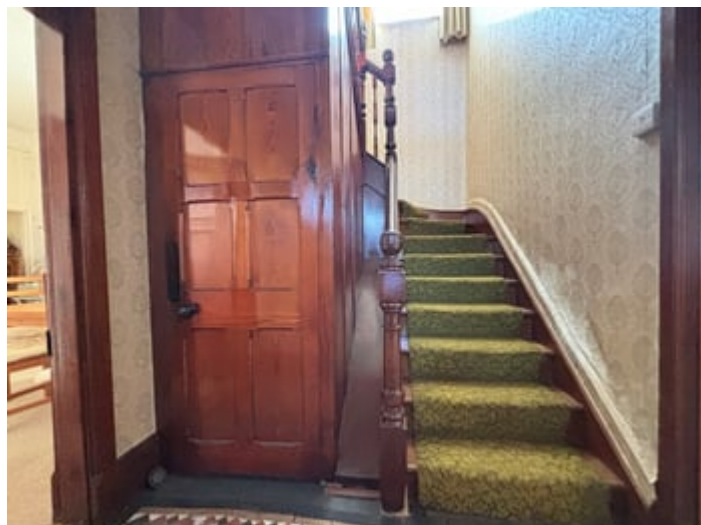
To the rear lies a generous paddock area/garden along with a rear courtyard, all of which deserving early viewing.

THE ACCOMMODATION

Of stone and slate construction benefiting from oil fired central heating and double glazing with original pitch pine doors and many internal features including Victorian glazed floors and possibly could be sub divided. The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a front entrance door with radiator, covered ceiling, part Victorian glazed flooring.



RECEPTION ROOM 1

15' 8" x 15' 7" (4.78m x 4.75m) into bay. With Victorian slate fireplace, grate and hearth, two feature recessed alcoves, picture rails, radiator.



RECEPTION ROOM 2

14' 3" x 12' 0" (4.34m x 3.66m). With modern tiled fireplace, recessed display cupboard and radiator.



FRONT RECEPTION 3

15' 8" x 14' 0" (4.78m x 4.27m) into bay. With slate fireplace, two recessed alcove display cupboards and radiator.

PANTRY/CELLARAGE

7' 4" x 7' 1" (2.24m x 2.16m). Semi sunken with slate flooring and original salting slabs.

LIVING ROOM

11' 4" x 13' 0" (3.45m x 3.96m). With modern tiled fireplace, recessed cupboard to the side and radiator.



KITCHEN

17' 6" x 8' 8" (5.33m x 2.64m). With fitted floor cupboards with drawers, double drainer sink, cooker space, terrazzo tiled flooring.



REAR CONSERVATORY

10' 9" x 7' 0" (3.28m x 2.13m). With glazed rear entrance door to the courtyard.



CLOAKROOM/WASH ROOM

7' 9" x 7' 0" (2.36m x 2.13m).

REAR HALLWAY

Accessed from the kitchen with side loft area over.

UTILITY ROOM

20' 6" x 7' 0" (6.25m x 2.13m). With plumbing and space for automatic washing machine, Worcester combination oil fired central heating boiler, rear entrance door.



CLOAKROOM

With low level flush w.c.

LOFT ROOM/BEDROOM 5

19' 5" x 8' 6" (5.92m x 2.59m), Accessed from the kitchen via a staircase. Overall interconnecting to the bathroom.



FIRST FLOOR

SPACIOUS CENTRAL LANDING

Approached via the original pitch pine and Mahogany staircase with access too the loft above.



BEDROOM 1

13' 0" x 12' 4" (3.96m x 3.76m). With modern tiled fireplace, built-in cupboard and radiator.



BEDROOM 2

7' 5" x 7' 0" (2.26m x 2.13m). With radiator.

**BEDROOM 3**

14' 0" x 12' 6" (4.27m x 3.81m). With modern tiled fireplace, built-in cupboard and radiator.

**BEDROOM 4**

14' 7" x 11' 4" (4.45m x 3.45m). With modern tiled fireplace and radiator.

**BATHROOM**

With a panelled bath, pedestal wash hand basin, low level flush w.c.

EXTERNALLY**GARDEN**

To the front of the property is a railed forecourt with easily maintained grounds with a small side area.

**PARKING AND DRIVEWAY**

To the Southern side is an attractive mature wrought iron gated entrance to a tarmacadamed drive which arrives at the courtyard to the rear of the property to which surrounds a comprehensive range of stone and slate outbuildings and barns being the former coach house stables. The outbuildings offer great conversion opportunities, such as holiday lets, studios, Airbnb), subject to the necessary consents being granted by the Local Authority.

TRADITIONAL OUTBUILDINGS

Comprising of

GARAGE

17' 3" x 10' 7" (5.26m x 3.23m). With up and over doors.

WORKSHOP

24' 0" x 16' 3" (7.32m x 4.95m). Of stone and slate with ladder stairs to loft over.

LOFT OVER

34' 0" x 16' 3" (10.36m x 4.95m) overall.

ORIGINAL COW SHED

18' 8" x 13' 10" (5.69m x 4.22m). Of stone and slate construction.



ORIGINAL COW SHED (SECOND IMAGE)



TRADITIONAL CART HOUSE

14' 9" x 10' 4" (4.50m x 3.15m). Of stone and slate construction.



OPEN FRONTED BARN

32' 0" x 13' 0" (9.75m x 3.96m). Of stone and slate construction. Ideal for workshop, storage, etc.



PADDOCK/GARDEN

To the rear of the outbuildings lies a small paddock area that could lend itself nicely as a grazing paddock, orchard, lawned garden, an essential element to any Family home and creates a highly desirable property within a Town Centre location.



PADDOCK/GARDEN (SECOND IMAGE)



REAR OF PROPERTY



AGENT'S COMMENTS

An imposing residence in a convenient Town location offering 4 bedroomed accommodation with an excellent range of traditional outbuildings and garden.

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 (recently updated), mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

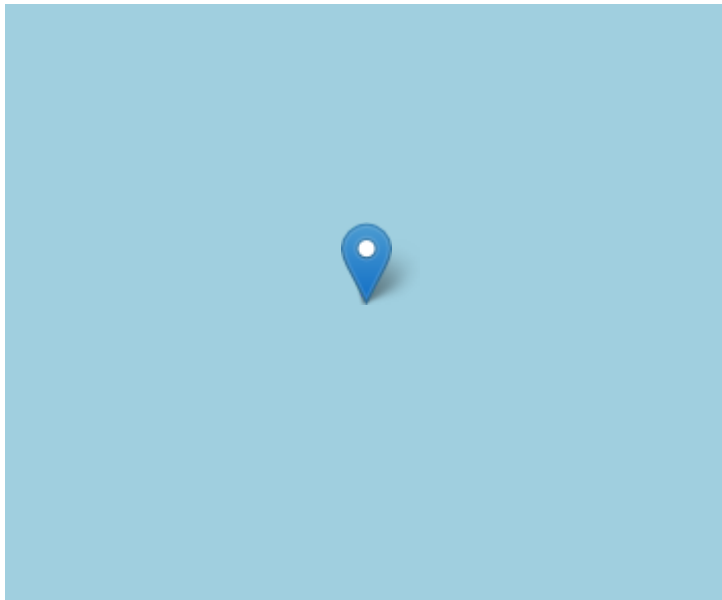
Directions


From Lampeter take the A482 to Tregaron. Once reaching the square in Tregaron turn left along Station Road on the A485 road. Continue up the hill for approximately 200 metres from the square. The property will be found on the right hand side of the road, 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'.

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	27	
(1-20) G		
<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 property please contact :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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