

An unique lifestyle opportunity in a stunning rural setting. Clettwr Valley, near Llandysul, West Wales



The Old Bakehouse, Capel Dewi, Llandysul, Ceredigion. SA44 4PH.

£500,000 Offers Over

R/3083/LD

*** Unique and unrivalled lifestyle opportunity *** Beautifully renovated Grade II listed Former Bakery *** Stunning rural location within a pretty Village setting *** Could provide a fabulous Family home or as currently having great income capabilities *** Superbly presented whilst retaining the utmost character *** Traditional yet modern with generous and flexible accommodation ***

*** Positioned on a sizeable plot with tiered lawned gardens *** Fully equipped Summer houses with commanding breathtaking views over the Clettwr Valley *** Large decking with a 10 person hot tub and pergola and barbeque area *** Private driveway ***

*** Nestled within the picturesque Clettwr Valley - Yet just a short drive from the Town of Llandysul *** Excellent income potential or a home for the whole Family *** Beautiful rural setting *** Country retreat yet convenient *** Pleasant Friendly Village with Community Shop



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LOCATION

A detached and charming country property situated within the scattered rural Village of Capel Dewi, just 2.5 miles from the Market Town of Llandysul and some 8 miles from the University Town of Lampeter, within easy reach of the Cardigan Bay Coast, and Carmarthen, to the South, with National Rail and Motorway Networks, along with Glangwili General Hospital.

GENERAL DESCRIPTION

The property does offer itself with good income potential or converted back into a large Family home. Externally it is situated on a sizeable plot with a lawned terraced garden, benefiting from large decking with a hot tub, pergola and barbeque and to the rear two well built Summer houses that could offer office space, extra living space, but all of which commanding fantastic views over the renowned Clettwr Valley.

The property is rural, but not remote, being a short drive to the Market Town of Llandysul. The property in particular offers more particularly the following:-



MAIN COTTAGE (FORMER BAKEHOUSE)

This cottage is the largest of the three, of stone and slate construction, and benefits from oil fired central heating system.

OPEN PLAN KITCHEN/DINING AREA

26' 4" x 14' 5" (8.03m x 4.39m). A Bespoke solid oak fitted kitchen with a range of wall and floor units with solid timber work surfaces over, electric cooker range with 5 ring gas hob and hood over, brick built fireplace with a cast iron stove, double sink and drainer unit with mixer tap, plumbing and space for a dishwasher, understairs storage cupboard, built-in fridge/freezer, solid oak stable type front entrance door, spot lighting.



KITCHEN (SECOND IMAGE)



LIVING ROOM

16' 5" x 14' 4" (5.00m x 4.37m). With solid timber flooring, solid oak front entrance door, radiator, tiled fireplace incorporating a cast iron wood burning stove on a slate hearth, interconnecting door onto the middle cottage.



FIRST FLOOR

LANDING

With timber flooring, attractive original 'A' framed beams.



WALK-IN UTILITY/LINEN CUPBOARD

With plumbing and space for automatic washing machine, rear exterior door to rear patio.

BEDROOM 1

16' 7" x 15' 1" (5.05m x 4.60m). With exposed beams and walls, radiator, solid timber flooring, stable type oak feature door to the front, door to a small loft area above.



BEDROOM 2

11' 9" x 9' 6" (3.58m x 2.90m). With access to the loft space, radiator.



BATHROOM

10' 7" x 7' 11" (3.23m x 2.41m). A stylish and luxury fitted bathroom suite with a tub bath and mixer tap, wash hand basin with mixer tap, low level flush w.c., double fully tiled shower cubicle with tropical head and lighting, extractor fan.



MIDDLE COTTAGE

This is a middle cottage within the three dwellings, being double fronted, of traditional stone and slate construction and benefiting from oil fired central heating.

MIDDLE COTTAGE - ENTRANCE HALL

With oak front entrance door.

MIDDLE COTTAGE - LIVING ROOM

17' 11" x 14' 6" (5.46m x 4.42m). With an open fireplace with tiled surround and slab hearth, radiator, timber flooring, staircase to the first floor accommodation, rear entrance door.



MIDDLE COTTAGE - KITCHEN/DINER

14' 5" x 8' 11" (4.39m x 2.72m). A Bespoke fitted kitchen with a range of floor cupboards with solid work surfaces over, electric cooker range with oven and grill, 4 ring gas hob, stainless steel hood over, single drainer sink unit with mixer tap, timber flooring, radiator.



MIDDLE COTTAGE - FIRST FLOOR

MIDDLE COTTAGE - LANDING

With an attractive feature window to the rear.

MIDDLE COTTAGE - BEDROOM 1

14' 6" x 10' 10" (4.42m x 3.30m). With radiator, window to the front enjoying views over the Clettwr Valley.



MIDDLE COTTAGE - BEDROOM 2

014' 7" x 8' 10" (4.45m x 2.69m). With radiator, window to the front enjoying views over the Clettwr Valley.



MIDDLE COTTAGE - BATHROOM

7' 10" x 4' 9" (2.39m x 1.45m). Having a pleasant 3 piece suite comprising of a panelled bath with shower over, vanity unit with wash hand basin and mixer tap, low level flush w.c., parquet block flooring.

END COTTAGE

This is the smaller of the three cottages and is again of traditional construction under a slate roof and benefits from oil fired central heating.

END COTTAGE - ENTRANCE HALL

With solid oak front entrance door.

END COTTAGE - OPEN PLAN KITCHEN/DINING/LIVING AREA



19' 2" x 14' 8" (5.84m x 4.47m). A stylish fitted kitchen with a range of floor cupboards with work surfaces over, single drainer sink unit with mixer tap, cooker space with stainless steel hood over, timber flooring, understairs storage cupboard with staircase leading to the first floor accommodation, feature fireplace with wood burning stove and part exposed stone walling.

END COTTAGE - FIRST FLOOR

END COTTAGE - LANDING

With parquet flooring, access to the loft space.

END COTTAGE - BEDROOM 1

9' 10" x 9' 8" (3.00m x 2.95m). With window to the front enjoying views over the Clettwr Valley, ornate fireplace and grate.



END COTTAGE - BEDROOM 2

11' 10" x 9' 3" (3.61m x 2.82m). With double aspect windows over the rear garden, radiator.

END COTTAGE - SHOWER ROOM

A modern and stylish suite comprising of a double shower cubicle, low level flush w.c., vanity unit, wash hand basin, radiator.



EXTERNALLY

SUMMER HOUSE 1

12' 5" x 10' 0" (3.78m x 3.05m). Of timber construction with a large raised decking to the front.



SUMMER HOUSE 2

16' 0" x 10' 0" (4.88m x 3.05m). High quality, fully insulated Summer House commanding breathtaking views over the Clettwr Valley and benefiting from a large decking area.



HOT TUB AND PERGOLA

To the side of the property lies a terraced garden area currently benefiting from a large decking that enjoys a pergola housing the 10 person hot tub with fantastic barbeque and entertainment area whilst also enjoying fantastic country views.



GARDEN

The garden is located to the side and rear of the property, being terraced, enjoying mature hedge boundaries with a range of ornamental shrubbery and plants, being well kept, and being totally private.

GRAVELLED DRIVEWAY

To the front of the property lies a gravelled driveway with low stone walls and wrought iron railings providing a perfect country setting.

PARKING AND DRIVEWAY

Parking lies to the front of the property and also a gated private parking area to the rear.

VIEWS



Fantastic and commanding views over the Clettwr Valley.

AGENT'S COMMENTS

Utterly charming and a one off property deserving early viewing.

TENURE AND POSSESSION

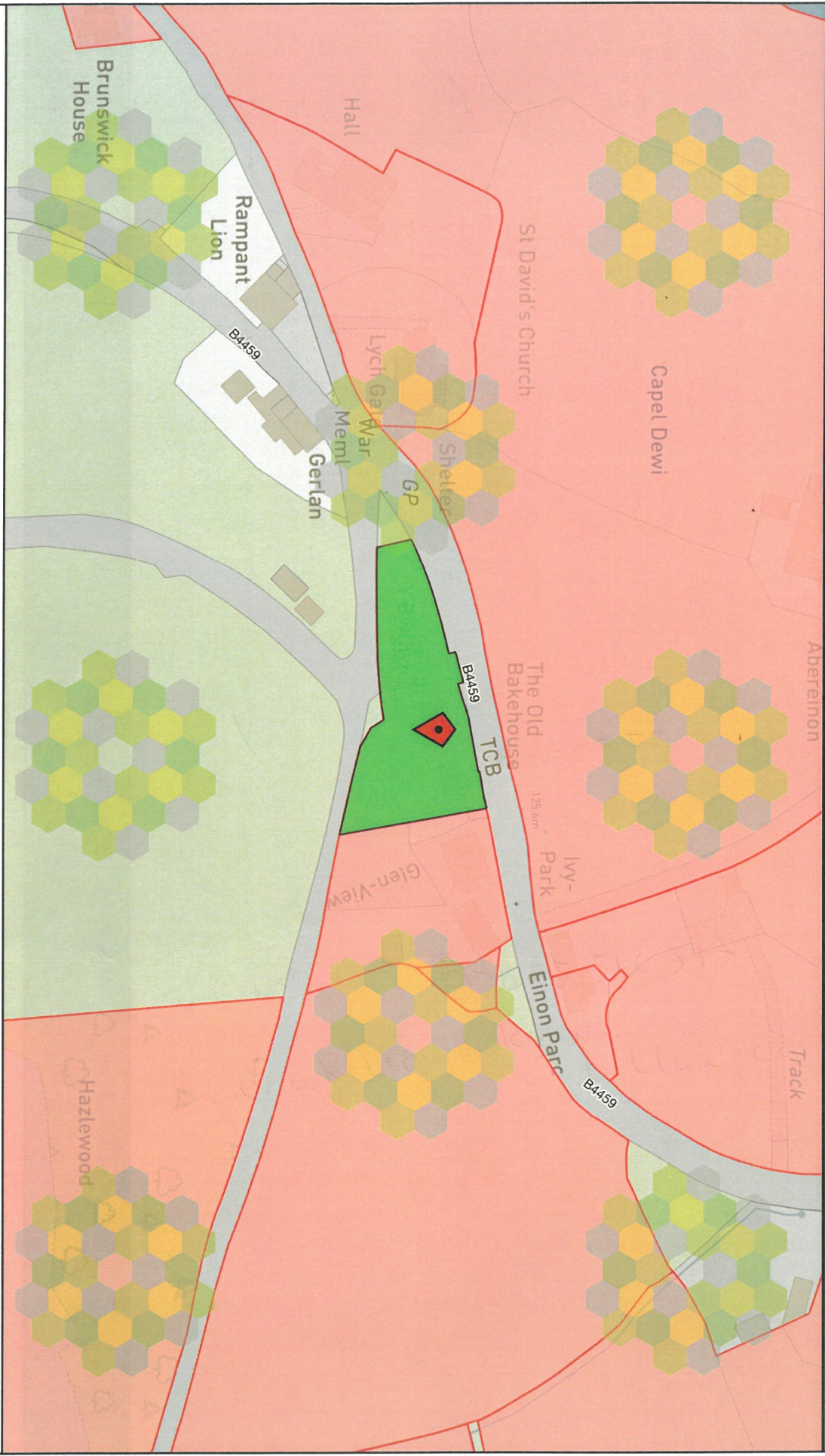
We are informed the property is of Freehold Tenure and will be vacant on completion.

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, oil fired central heating (separate control system for each cottage), telephone subject to B.T. transfer regulations, Broadband available.



0 5 10 15 20 25 30 35 40 50m

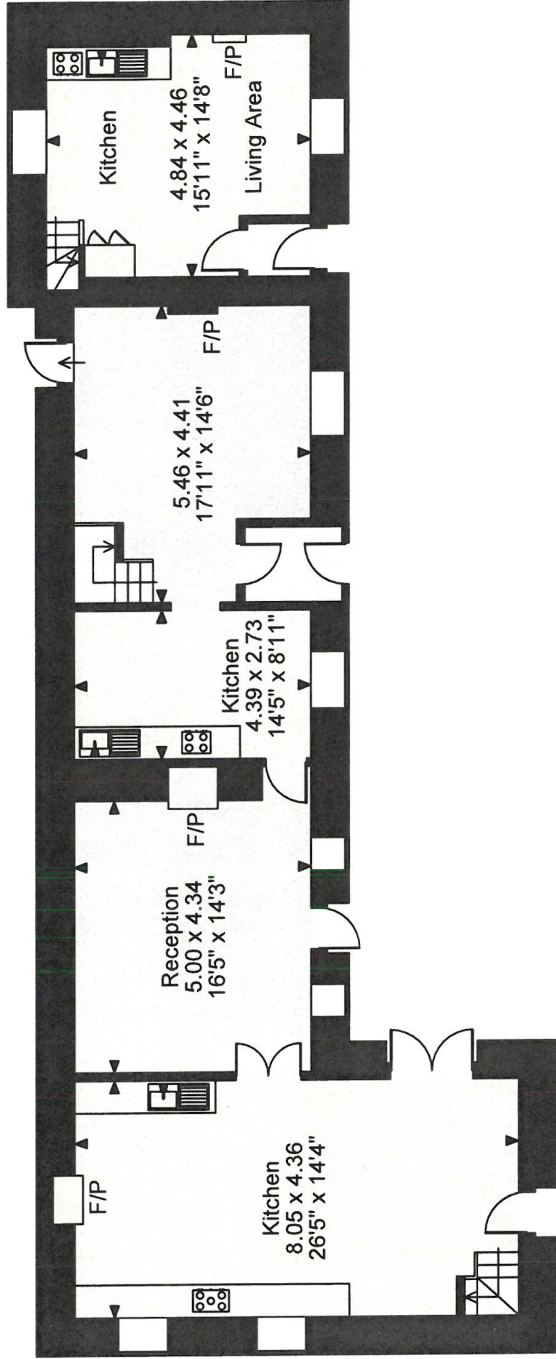
Map scale 1:1250

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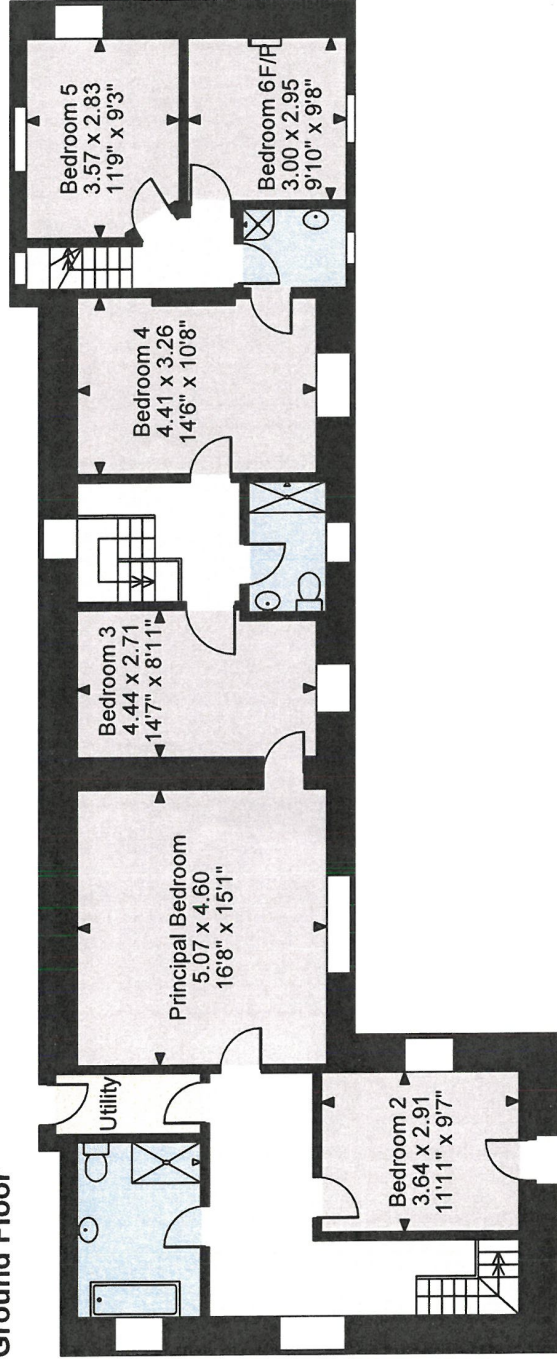


The Old Bakehouse, Ceredigion

Main House gross internal area = 2,652 sq ft / 246 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Lampeter take the main A475 Newcastle Emlyn road and carry on for approximately 8 miles passing through the Villages of Llanwnnen, Drefach and Cwmsychpant until arriving at Rhydowen crossroads. Turn left at the junction signposted Capel Dewi. Continue on this lane for approximately 2 miles until arriving at the small Hamlet of Capel Dewi. The property will be found thereafter on your left hand side.

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>		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(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 :

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