

Attractive 11.1 acre smallholding. Located on the edge of Aberaeron. Cardigan Bay. West Wales.



Caerfyrddin Fach, Cilcennin, Near Aberaeron, Ceredigion. SA48 8RN.

£665,000

A/5345/RD

**** Attractive 11.1 acre smallholding ** Traditional homestead ** Range of useful outbuildings being part converted ** Potential for further conversion works ** Useful animal housing/stable unit ** Menage ** Ideal for those with an equestrian interest ** 1 acre private woodland area ** Stream boundary ** Registered Knocknaveagh Welsh cob stud ** Useful connecting horse track system ** Spacious 4 bedroom dwelling ** Secluded and private setting ** 10 minutes drive to Aberaeron ** Close proximity to Aberystwyth and Lampeter ** A REAL GEM ALONG THE CARDIGAN BAY COASTLINE ****

The property is situated on the fringes of Aberaeron, Aberarth and Cilcennin enjoying access off a quiet country lane. Residents rely on nearby Aberaeron for their day to day needs including primary and secondary schools, leisure centre, traditional high street offerings, local cafes, bars and restaurants, public transport connectivity and community health centre. The university towns of Aberystwyth and Lampeter are equidistant 20-30 minutes drive from the property, offering a wider level of local amenities and services. The Cardigan Bay coastline is less than 10 minutes drive from the property.



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CARMARTHEN
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GENERAL

An exceptional country smallholding, ideal for those with an equestrian interest but has the flexibility to offer a range of income or family needs including multigenerational accommodation or a tourism led accommodation (stc).

The main house boasts a wealth of original character features with a sympathetic modern touch in places. The house offers comfortable 4 bedroom accommodation and a good standard of living accommodation orientated to maximise the outlook over the adjoining fields. Externally the property has two traditional stone and slate outbuildings, one of which has been converted into a part photography studio and also side office with supporting storage space.

There is potential to convert another outbuilding which is two storey in height and we believe would make excellent office or accommodation space (stc).

The original outbuildings are supported by a steel frame building with an open span currently used as stables but suitable for any animal housing shelter.

The property enjoys a connecting horse track system which links past the 20 metre x 60 metre menage and also runs alongside the 1 acre of woodland which forms a wonderful amenity area within the property.

To the northern boundary the property is bound by the Nant Erthig which provides a great natural water supply.

All in all a wonderful country property on the edge of the popular Georgian harbour town of Aberaeron and an opportunity not to be missed.



ACCOMMODATION

Entrance Porch



Accessed via glass panel door, slate flooring, double glass doors into:

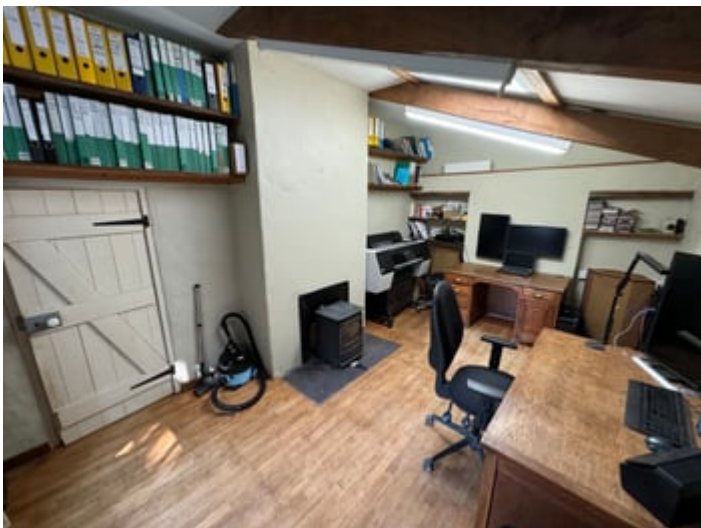
Dining Room

15' 2" x 15' 5" (4.62m x 4.70m) open plan with a kitchen with feature multi-fuel burner on slate hearth, red and black quarry tiled flooring, radiator, open staircase to first floor, exposed beams to ceiling, slate windowsills, radiator, BT point, steps upto:



Study

10' 7" x 16' 4" (3.23m x 4.98m) with multi-fuel burner, dual aspect window to front and side, 2 x radiator, maple flooring, Velux over, exposed beams to ceiling, multiple sockets,



Kitchen

12' 4" x 15' 3" (3.76m x 4.65m) open plan from the dining room with custom made range of oak base and wall units with timber worktop, double stainless steel sink and drainer with mixer tap, space for electric/gas cooking range, dual aspect windows to front and side garden areas, red quarry tiled flooring, tiled splashback, multiple sockets, space for fridge/freezer, painted beams to ceiling.





Utility Room

6' 3" x 15' 1" (1.91m x 4.60m) with a range of base units with washing machine connection, ceramic sink and drainer with mixer tap, radiator, external door to garden, side walk-in pantry with tiled flooring.



Ground Floor Shower Room

Corner enclosed tiled shower, single wash hand basin on vanity unit, WC, radiator, rear window, tiled flooring, spotlights to ceiling.



Sun Room

18' 7" x 21' 7" (5.66m x 6.58m) an attractive conservatory fully orientated to overlook the adjoining garden space of timber construction over a base wall with travertine tiled flooring, double glass doors to garden, multiple sockets, TV point, radiator, double glass doors into:





Lounge

12' 9" x 18' 7" (3.89m x 5.66m) with feature multifuel burner on slate hearth, rear windows to garden, Velux rooflights over, multiple sockets, radiator, exposed beams to ceiling.



FIRST FLOOR

Split Level Landing

With window to front overlooking the homestead, access to loft.



Front Bedroom 1

12' 8" x 18' 5" (3.86m x 5.61m) double bedroom, dual aspect windows to front and side, multiple sockets, exposed timber flooring, radiator.





Front Bedroom 2

6' 2" x 9' 4" (1.88m x 2.84m) with window to front, electric socket, currently used as a dressing room.



Bathroom

9' 5" x 8' 4" (2.87m x 2.54m) with feature slipper bath, WC, single wash hand basin, radiator, maple flooring, side window overlooking adjoining fields.



Rear Bedroom 3

6' 4" x 14' 1" (1.93m x 4.29m) double bedroom, dual aspect windows to rear and side overlooking the adjoining fields and garden, radiator, multiple sockets.





Rear Bedroom 4

14' 2" x 6' 6" (4.32m x 1.98m) double bedroom, window to rear garden with views over the adjoining fields, radiator, multiple sockets.



EXTERNAL

Property Entrance

The property is approached via a gravelled driveway from the adjoining county lane into the main homestead with access to the house, land and stone range outbuildings.



To the Rear

To the rear of the house is an extending patio area with small fishpond fully orientated to maximise the outlook over the adjoining fields enjoying a wonderful southerly aspect.





Stone Range Building 1

Currently used as a photography studio with side office space and storage areas that has potential to be used for wider commercial uses/overflow accommodation/tourism led accommodation of stone construction under a slated roof.



Room 1

25' 6" x 15' 9" (7.77m x 4.80m) with concrete base, electric heater, multiple sockets, windows and door to front, exposed 'A' frames to recently insulated roof and ceiling, connecting door into:



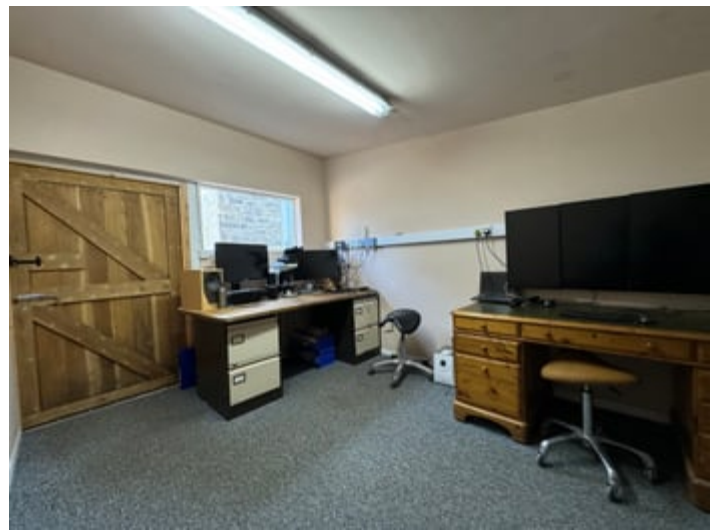
Storage Room

15' 9" x 9' 8" (4.80m x 2.95m) with high level windows, oak panelling to walls, multiple sockets, electric heater.



Side Office

With window and door to front, multiple sockets, heater.



Stone Range Building 2

Providing garage 16'9" x 18'5" with full length ground and first floor to exposed 'A' frames to ceiling and with double full height doors to side, potential for conversion to

accommodation, side window and door, multiple sockets, part exposed stone walls.



Open Storage Area

16' 1" x 15' 3" (4.90m x 4.65m) accessed from the first front forecourt into an arched storage area which is currently used as a log store and storing equipment.



Lean-To Garage

31' 8" x 9' 7" (9.65m x 2.92m) timber double doors to side, zinc walls and roof, concrete base.

FIRST FLOOR

Accessed via original external slate and stone steps into a:

Storage Room

16' 8" x 16' 9" (5.08m x 5.11m) previously used to accommodate young livestock with original cubicles in place.



Static Caravan

Which has been in situ for in excess of 10 years with its own water, electric and drainage connections.



Steel Frame Outbuilding

48' 0" x 60' 0" (14.63m x 18.29m) of steel frame construction with zinc clad being open ended to front currently used as a stable for 6 horses, concrete base, water and electric connections.



Side Lean-To Area

Currently used for machinery storage/hay barn.

Stallion Stable

15' 0" x 20' 0" (4.57m x 6.10m) currently used as a chicken coop but originally built as a larger stable for stallions with concrete handling area to front.



Rear Yard Area

Currently used as a big bale storage area and parking for trailers with connecting access to the adjoining paddock which is where the connecting horse track system commences into the adjoining fields.



Side Orchard

With a range of fruit trees and side pond.



Menage

20m x 60m (65' 7" x 196' 1") with post and rail fencing to

boundaries, sand and rubber school.



THE LAND

Measuring a total of some 11.1 acres including 1 acre of private woodland space with its own feature pond. In total the fields are split into 5 separate paddocks with connecting horse track system, electric fence and water to all fields with part stream boundary along the northern boundary of the land.

The land is considered to have a good grazing potential and is in need of reinstatement in places.





WOODLAND AREA

The woodland area measure approximately 1 acre and is accessed via the connecting pedestrian linkages that exist between all fields allowing safe movement during all weathers and outside of the track system.

The woodland area also provides a pond area which provides a wonderful amenity and relaxation space within the property boundaries.



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

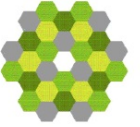
We are advised the property benefits from mains water and electricity. Private drainage. Oil central heating.

Tenure - Freehold.

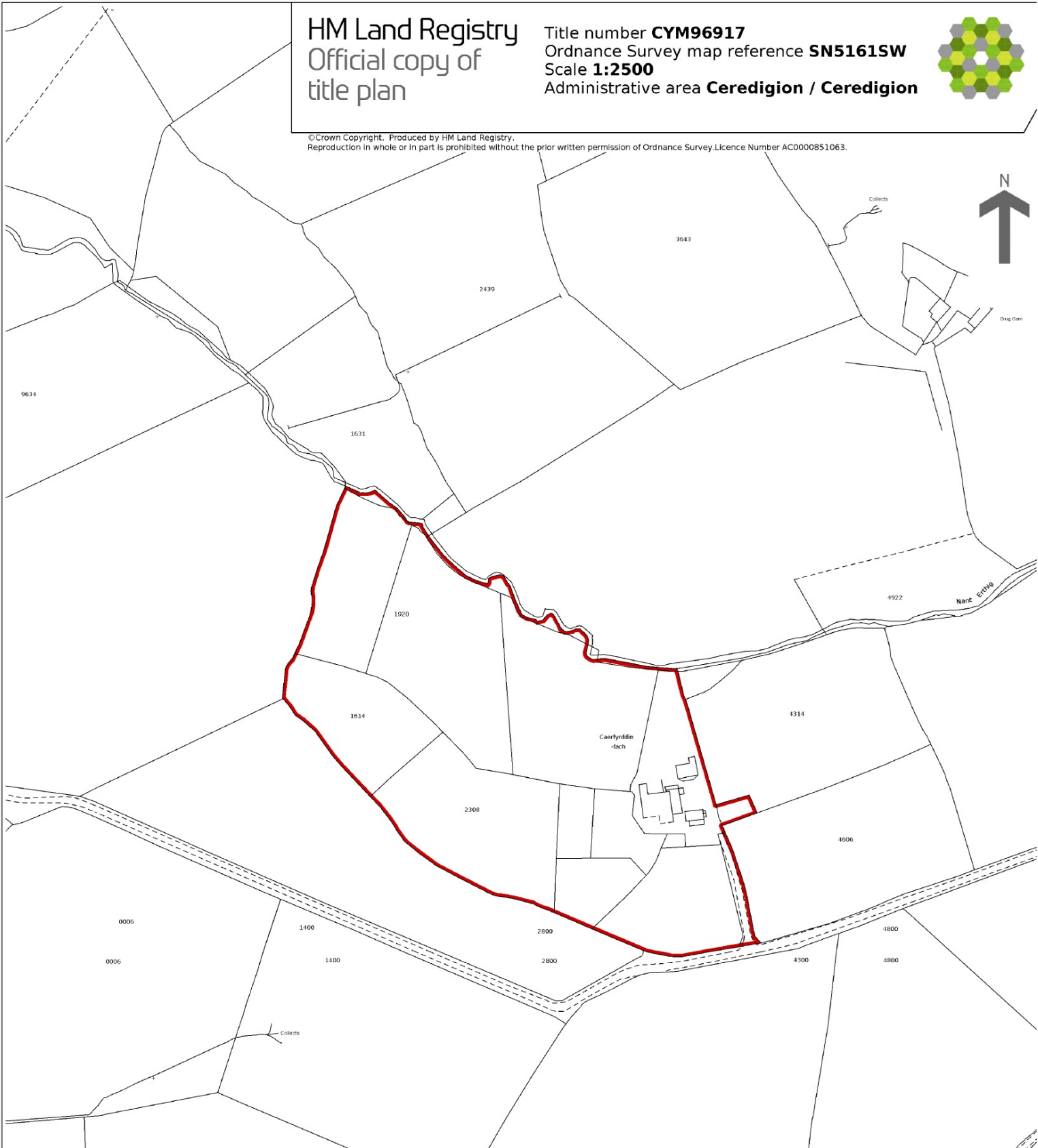
Council Tax Band - E.

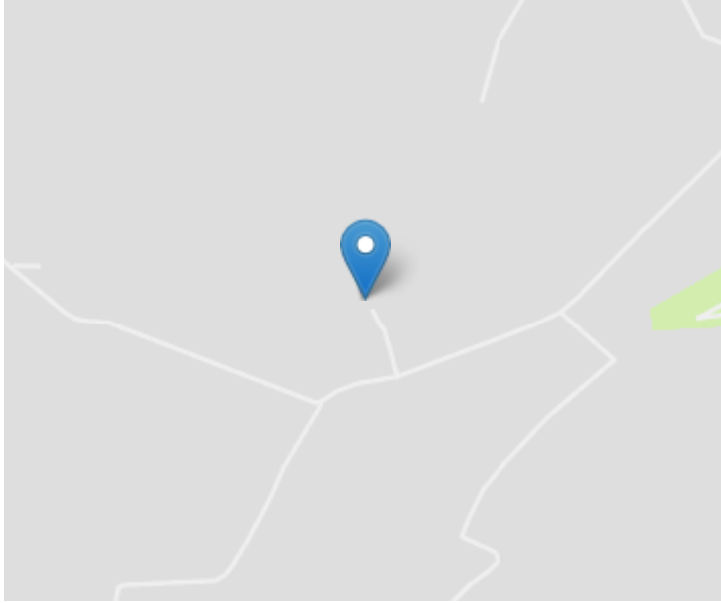
HM Land Registry
Official copy of
title plan

Title number **CYM96917**
Ordnance Survey map reference **SN5161SW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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Directions

From Ciliau Aeron village crossroads head north passing two estates of bungalows on your left hand side and continue past the Mill House on your right for approximately ½ mile without taking the turning for Ty Glyn Hotel, cross over the stone bridge and bearing right and continue uphill for approximately ½ mile until you reach the next crossroads with Penlan Coed (a white cottage on the junction). Take the right hand turning at this junction and continue for approximately ½ miles and Caerfyrddin Fach is the first property you come to on the left hand as identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

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