

*An appealing Equestrian smallholding set in approximately 7 acres with farmhouse, menage and stables. Aeron Valley, West Wales.*



**Maesyronnen, Llangeitho, Tregaron, Ceredigion. SY25 6TT.**

**£585,000**

**REF: A/5264/LD**

\*\*\* An appealing Equestrian holding \*\*\* A well presented 4 bedroomed, 2 bathroomed farmhouse \*\*\* A comprehensive range of stables (5 stables and 1 tack room) \*\*\* A silicone and sand menage with designated store area \*\*\* Extending to approximately 7 acres with well drained paddocks

\*\*\* Useful hard standing turn out and yard area with lighting \*\*\* Track access to all paddocks for ease of transportation \*\*\* Well kept enclosed garden areas \*\*\* The perfect Equestrian holding on the fringes of the popular Village Community of Llangeitho within the beautiful Aeron Valley

\*\*\* Picturesque rural position yet convenient to the nearby Towns of Tregaron, Lampeter and Aberaeron \*\*\* A country smallholding offering great opportunities



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## LOCATION

Located in the upper Aeron Valley, 5 miles from the Market Town of Tregaron, 10 miles from the University Town of Lampeter, 14 miles South from the University Town Coastal Resort and Administrative Centre of Aberystwyth, within easy reach of the Georgian and Harbour Town of Aberaeron and the Cardigan Bay Coast, and located in delightful rural surroundings yet easily accessible to the Village of Llangeitho with a Village Store, Cafe, Public House and Places of Worship.

## GENERAL DESCRIPTION



Here lies a well equipped Equestrian holding in all set in approximately 7 acres. The property itself has been refurbished in recent years and now offers a comfortable Family home with 4 bedrooms, 2 bathroomed accommodation.

It sits within its own grounds with well maintained walled garden areas and a large gravelled driveway. To the rear of the property lies the stable block with five stables and one tack room leading out onto the turnout area and the 40' x 20' silicone and sand menage.

The land, which is sloping in nature, is well drained and easily accessible via the tracks which is perfect for any Equestrian holding.

The current Vendors have maintained the property well over the years and it has been a perfect Equestrian holding for themselves.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT ENTRANCE PORCH

With UPVC front entrance door and tiled flooring.



## LIVING ROOM

25' 5" x 15' 2" (7.75m x 4.62m). With a large open fireplace housing a cast iron wood burning stove with an Oak beam over sitting on a quarry tiled hearth, open tread staircase leading to the first floor accommodation with understairs storage cupboard.



## LIVING ROOM (SECOND IMAGE)



## RECEPTION HALL

With UPVC side entrance door, radiator and tiled flooring.

## SHOWER ROOM

5' 3" x 5' 3" (1.60m x 1.60m). With shower cubicle, low level flush wc., wash hand basin and radiator.



## KITCHEN

14' 5" x 13' 10" (4.39m x 4.22m). A farmhouse style fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, plumbing for automatic washing machine and tumble dryer, radiator, oil fired Stanley running the heating, hot water and cooking purposes, triple aspect windows enjoying fine views over the menage, stables and the Aeron Valley.





**KITCHEN (SECOND IMAGE)****FIRST FLOOR****GALLERIED LANDING**

With access to the loft space. This is a substantial and functional space and is boarded and insulated.

**BEDROOM 3**

16' 7" x 6' 9" (5.05m x 2.06m). With radiator.

**BEDROOM 3 (SECOND IMAGE)****BEDROOM 4**

7' 8" x 6' 5" (2.34m x 1.96m). With radiator.

**BEDROOM 2**

14' 10" x 10' 2" (4.52m x 3.10m). With radiator and double aspect windows.

**REAR LANDING**

With linen cupboard.



## BATHROOM

8' 9" x 5' 3" (2.67m x 1.60m). A modern 3 piece suite comprising of a panelled bath with shower attachment, low level flush w.c., radiator, pedestal wash hand basin.



VIEW FROM BATHROOM



## PRINCIPLE BEDROOM 1

14' 4" x 14' 2" (4.37m x 4.32m). Currently utilised as a workshop area (but could easily be re-introduced as the Principle Bedroom) with fitted work bench and shelving, built-in cupboard/wardrobes and double aspect windows enjoying great views over the menage.



## EXTERNALLY

### GARDEN

A well maintained garden located to the front and side of the property being laid mostly to lawn with delightful seating and outdoor dining area providing a great outlook and a delightful entrance to the main farmhouse.





**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)****GARDEN (FOURTH IMAGE)****STABLE BLOCK**

Having a gated access point onto the turn out area that leads onto the paddock and menage.

**TACK ROOM**

15' 0" x 9' 0" (4.57m x 2.74m).

**STABLE 1**

14' 6" x 11' 3" (4.42m x 3.43m). With mains electricity and lighting.

**STABLE 2**

15' 9" x 14' 6" (4.80m x 4.42m). With lighting.



**STABLE 3**

13' 4" x 12' 8" (4.06m x 3.86m). With lighting.

**STABLE 4/FOALING STABLE**

20' 3" x 12' 4" (6.17m x 3.76m). With lighting.

**STABLE 5**

12' 8" x 14' 2" (3.86m x 4.32m). With lighting.

**PARKING AND DRIVEWAY**

To the rear of the stables lies a vehicular road access point with a further parking area for a Horse box/Hors lorry, etc.. This area is gated and provides secondary security for the Animals.

**WOOD SHED**

With lighting.

**HARD STANDING TURN OUT/YARD AREA**

Offering access to the menage, the paddocks and the rear entrance lane and with mains lighting.





## MENAGE

40' 0" x 20' 0" (12.19m x 6.10m). With a 10' x 20' designated store area, silicone and sand with rubber chip surface and with mains lighting.



MENAGE (SECOND IMAGE)



## METAL STORE SHED

16' 0" x 8' 0" (4.88m x 2.44m). Useful outdoor equipment storage facility.



## ORCHARD

Mature Raspberry canes, Blackcurrant fruit bushes and maturing Apple and Plum trees. A POLY TUNNEL (in need of renewal) and an area used as a Kitchen garden.

## THE LAND

We are informed in all the property extends to approximately 7 ACRES that is split into five grazing paddocks. The land enjoys all weather access leading from the yard onto all of the paddocks. All of the paddocks have mature tree lined boundaries and are boundary fenced. The property as a whole is the perfect Equestrian holding offering good grazing, school and stables.

We are informed the land is well draining & doesn't get boggy or wet in bad weather.



THE LAND (SECOND IMAGE)





## THE LAND (THIRD IMAGE)



## FRONT OF PROPERTY



## VIEW FROM PROPERTY



## AGENT'S COMMENTS

An exciting opportunity awaits. A significant Equestrian holding with great facilities.

## 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 - 'C'.

## 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.

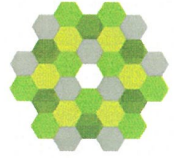
## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage via a waste water treatment plant, self contained Waste Water Treatment Works which we are informed has a discharge exemption in place (installed approximately 10 years ago), oil fired central heating via a Stanley Range, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider. The plumbing and electrics were upgraded/renewed in 2013. Gutters and fascias also renewed in 2013.

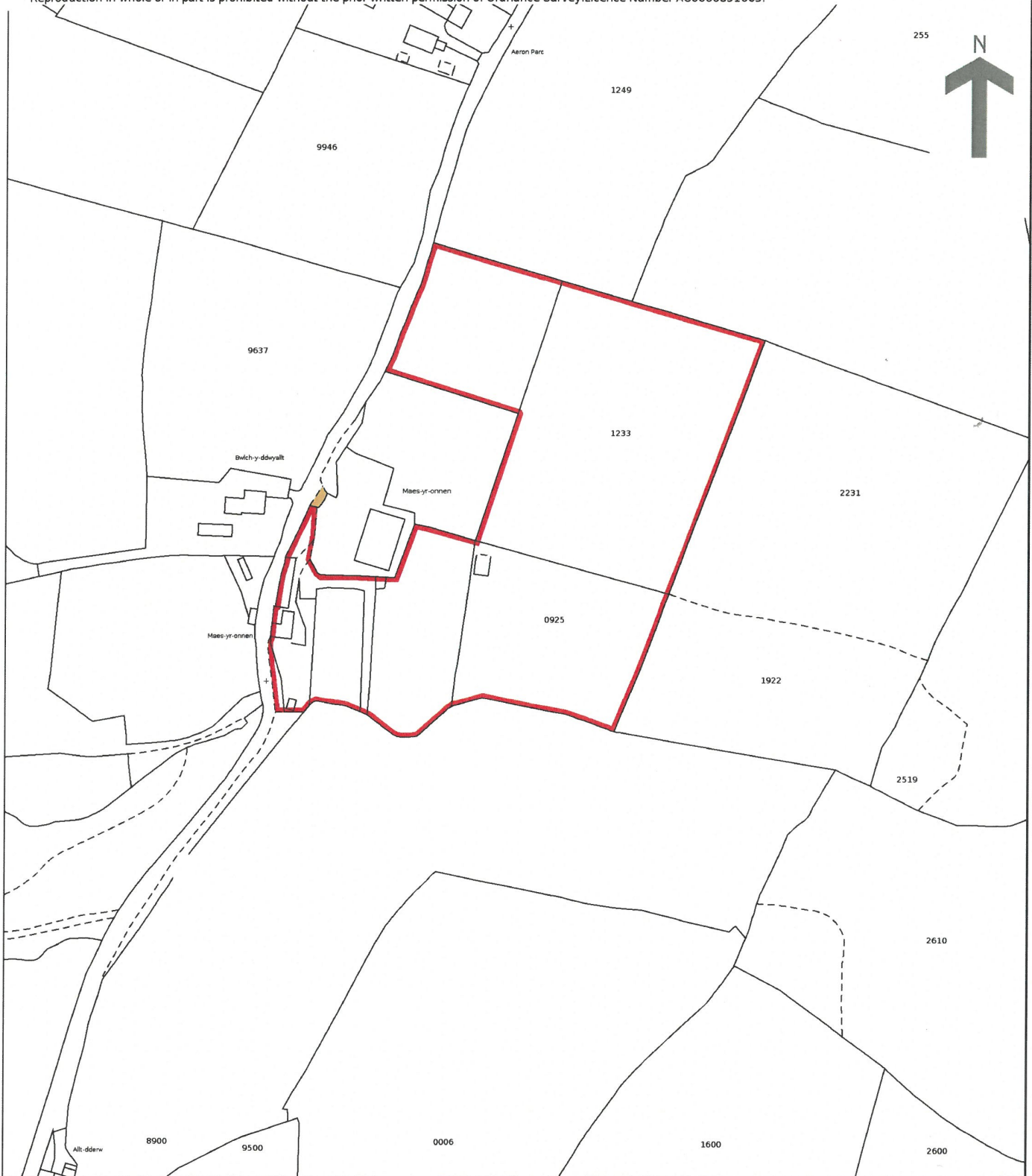


HM Land Registry  
Official copy of  
title plan

Title number **CYM131406**  
Ordnance Survey map reference **SN6361SW**  
Scale **1:2500**  
Administrative area **Ceredigion / Ceredigion**



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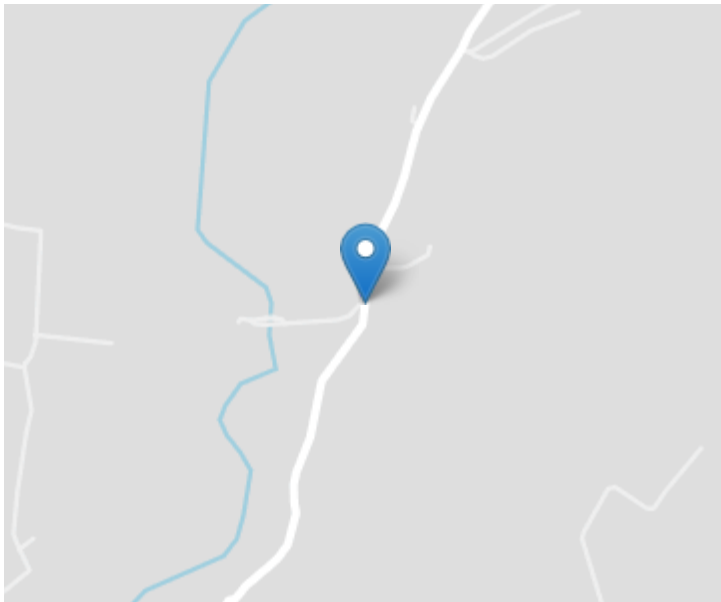
## Directions

From Lampeter take the A485 Tregaron road. Continue to Llanio, turning left onto the B4578. Continue to Stags Head, turning left again down to Llangeitho. Take the third turning off the roundabout, back on yourself, passing the Public House on your left hand side. Continue along this road for approximately 1 mile and the property can be found on the right 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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



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

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