

Impressive 32.6 ACRE Smallholding with modern 5 bed house (potential annexe). Talgarreg. Near New Quay and Llandysul - West Wales.



Llest Newydd, Talgarreg, Llandysul, Ceredigion. SA44 4EP.

£860,000

Ref A/5269(A)/RD

****Spacious 5 bed modern dwelling **Potential to be split with side annexe**Ideal for multi-generational living**Impressive 32.6 Acre Smallholding**Useful range of modern outbuildings**Separate private access to fields**Outstanding countryside views**Well manicured and presented gardens**Stable block**Kennels and dog runs**Large rear garden **Good cropping to grazing fields** Central village location**Walking distance to amenities**A unique opportunity close to the sought after Cardigan Bay Coastline ** Must be viewed to be appreciated****

The property is situated within the rural village of Talgarreg offering active community hall, primary school and popular public house. The Cardigan Bay coastline at New Quay is within 10 minutes drive with its local cafes, bars, restaurants, sandy beaches, access to the All Wales Coastal Path and doctors surgery. The larger market town of Llandysul is within 20 minutes drive of the property with its community high school, doctors surgeries, mini supermarkets, petrol station and connections to Carmarthen and the M4. The university towns of Lampeter and Aberystwyth are within 30 minutes drive of the property.



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GENERAL

A rare but exceptional offering to the marketplace with a 32.6 Acre holding with a modern 5 bed family home. High quality grassland with a modern range of outbuildings.

The house has potential to be split into a 3 bedrooms dwelling with side 2-storey annexe offering multi-generational opportunity or potential home with an income/Airbnb.

The plot sits in an elevated position enjoying outstanding views over open countryside and is set within a large garden and plot area.

To the side of the house is a designated track to the range of outbuildings which include a useful storage building and stable block and a multipurpose 60' x 45' modern steel frame building with side kennels and dog runs to the eastern elevation.

The land is split into large enclosures set in a slightly elevated position with fantastic views over the adjoining countryside and mains water connection. Good quality cropping and grazing land.

A great opportunity to secure a modern smallholding in a popular village location and viewings are encouraged at the earliest opportunity.

THE ACCOMMODATION

Entrance Hallway



18' 0" x 5' 8" (5.49m x 1.73m) being 'L' shaped and accessed via hardwood door, oak flooring, radiator, airing cupboard, access to:

Kitchen

16' 1" x 18' 4" (4.90m x 5.59m) with recently installed custom made oak kitchen, granite worktops, stainless steel sink with mixer tap and granite drainer, NEFF oven and grill, NEFF microwave, oil Rayburn (hot water and cooking), space for American fridge/freezer, induction hobs with extractor over, washing machine connections, dishwasher connection, tiled flooring, spotlights to ceiling, window to front with countryside views, tiled splashback, side access to:





Sun Room



12' 7" x 15' 4" (3.84m x 4.67m) with uPVC windows and double patio doors to garden, tiled flooring, radiator, multiple sockets, tongue and groove panelling to ceiling, views over gardens and adjoining fields.



Side Entrance Porch



5' 8" x 8' 5" (1.73m x 2.57m) located to the front of the sun room and currently used as the main entrance to the property and accessed via uPVC glass panel door with windows to all sides, tiled flooring, glass door into sun room.

Lounge



14' 4" x 14' 8" (4.37m x 4.47m) accessed from the main entrance hallway with feature stone fireplace, multi-fuel burner on slate hearth, rear windows to garden, oak flooring, radiator, multiple sockets.



Bathroom



8' 5" x 6' 8" (2.57m x 2.03m) with 1600mm walk-in shower with side glass panel, heated towel rail, WC, single wash hand basin, rear window, tongue and groove panelling to walls and part tiled walls.

Front Bedroom 1



11' 6" x 14' 9" (3.51m x 4.50m) a large double bedroom with a range of fitted cupboards, windows to front enjoying excellent countryside views, multiple sockets, radiator.

Rear Bedroom 2



8' 6" x 9' 9" (2.59m x 2.97m) double bedroom, window to rear garden, laminate flooring, multiple sockets, radiator.

Study



7' 9" x 12' 3" (2.36m x 3.73m) previous a bedroom but now with connecting doors into the potential annexe area and now used as a study with oak flooring, multiple sockets, radiator, rear window to garden, access into:

Sitting Room



15' 7" x 13' 2" (4.75m x 4.01m) with feature Calor gas fire, rear window to garden, oak flooring, fitted cupboard, radiator, TV point, downstairs cupboard, open staircase to 1st floor and external patio door to rear garden and patio



area.

Front Bedroom 3



13' 1" x 14' 9" (3.99m x 4.50m) double bedroom, window to front with views over the adjoining countryside, oak flooring, radiator, multiple sockets.



En-Suite



9' 9" x 8' 3" (2.97m x 2.51m) with Jack and Jill door into the sitting room, feature roll top bath, heated towel rail, WC and single wash hand basin vanity unit, tiled flooring, tiled walls, side window.

FIRST FLOOR

Landing

With under-eaves storage.

Front Bedroom 4



18' 3" x 15' 1" (5.56m x 4.60m) large double bedroom with windows to front enjoying outstanding countryside views, oak flooring, Velux rooflights over, multiple sockets, radiator.

Bathroom



9' 8" x 8' 4" (2.95m x 2.54m) with 1200mm walk-in shower with side glass panel, WC, single wash hand basin on vanity unit, heated towel rail, range of fitted cupboards, tiled flooring, Velux rooflight over.

Rear Bedroom 5



13' 8" x 11' 5" (4.17m x 3.48m) double bedroom with windows to rear overlooking fields and garden, oak flooring, radiator, multiple sockets, Velux rooflight over, fitted cupboards.

EXTERNALLY

To Front



The property is approached via the adjoining county road into an elevated front driveway with space for 4+ vehicles to park and gated entrance to the front of the property and sun room.

To Side



The main entrance has a separate gated entrance to the adjoining field and track which services the outbuildings and the fields above.

To the side of the main house is an attractive garden area which has been set-out with feature pond with footbridge over leading to an extended garden area with a range of mature planting, oriental trees and plants and surrounding grass footpath through the willow tunnel leading to a side duck pond with feature seating areas overlooking the pond



and the attractive gardens.

To Rear



To the rear of the main house is a raised large patio area overlooking the property and enjoying countryside views leading to a raised lawn area with side wild grass meadow.

Glasshouse



12' 0" x 8' 0" (3.66m x 2.44m) of aluminium frame on concrete base surrounded by raised vegetable and flower beds and gravel path connected to the:

Dovecote/Birdcage Area



Stables



Block built stables located to the rear of a storage building with 2 x separate stable blocks measuring an average of 12'7" x 12'7" with water and electric connection. To the rear of the stables is:

Workshop/Storage Area



27' 2" x 24' 1" (8.28m x 7.34m) Block and box profile clad workshop and storage area, previous used as kennels (with 4 kennels in total), with side pedestrian door and rear steel door for vehicular access, water and electric connection, solar



panels on roof which serve the property.

Steel Frame Outbuilding



60' 0" x 45' 0" (18.29m x 13.72m) recently constructed with concrete shutter panelling and box profile panelling to walls, cement fibre roof, water and electric connection, 16' to ridge, sliding steel door to front.

Lean-To



15' 0" x 60' 0" (4.57m x 18.29m) of steel frame with block and box profile walls providing 11 kennels and dog run areas with concrete base and water and electric connection.

Polytunnel



50' 0" x 19' 0" (15.24m x 5.79m) set above the steel frame building being 50' x 19' and accessed from the track that leads to the adjoining fields, currently house red, white and rose grapes and a range of vegetables.



THE LAND



32.6 Acres of highly productive land used for grazing and cropping with full water connection. The land enjoys a slightly elevated position overlooking the adjoining countryside below.

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



Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

The property benefits from mains water and electricity.
Private drainage. Solar panels generate an average of 1200-1500 RHI p.a.

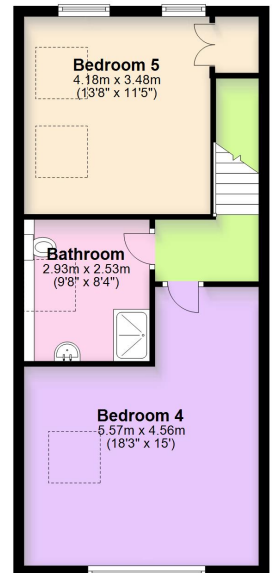
Tenure - Freehold.

Council Tax Band - E

Ground Floor
Approx. 175.2 sq. metres (1885.4 sq. feet)



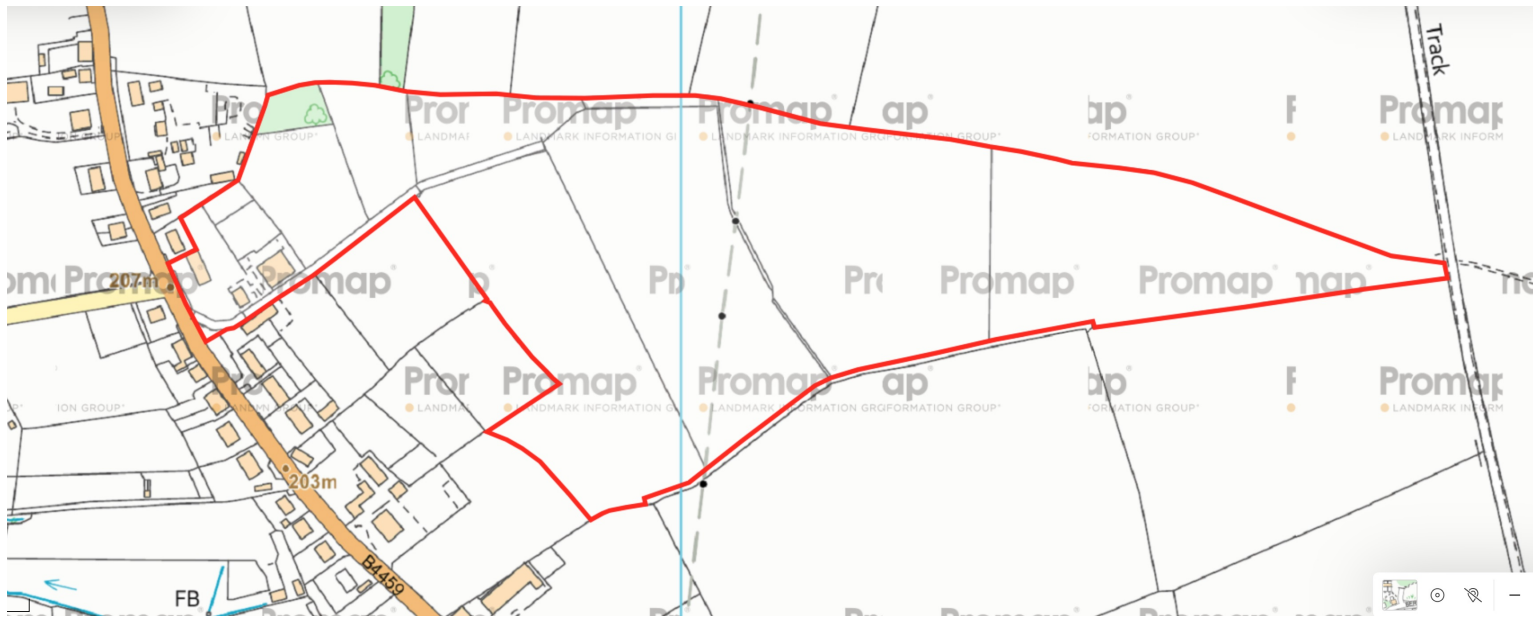
First Floor
Approx. 48.8 sq. metres (525.6 sq. feet)



Total area: approx. 224.0 sq. metres (2411.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Lluest Newydd , Talgarreg, Llandysul






Directions

Travelling on the main A487 coast road south-west from Aberaeron towards Cardigan, proceed to the village of Synod Inn. At Synod Inn turn left then immediately left again onto the B4338 Talgarreg road. Follow this road into the village of Talgarreg. Drive through the village passing the Glanyrafon Arms public house on the right hand side and then the primary school on the left hand side. Proceed for ¼ mile and the property is located on the left hand side opposite the junction to Crug yr Eyr cottages.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C	74	
(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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