

*A former Outdoor Activity centre, In the Cambrian Mountains, at the foothills of the Pumlumon Mountain and bordering Nant y Moch Reservoir, set in 11.15 acres, Nr Aberystwyth, Mid Wales.*



**Maesnant, Ponterwyd, Aberystwyth, Ceredigion. SY23 3AG.**

**£325,000**

**A/5367/AM**

\*\*\* A former Outdoor Activity centre \*\*\* Rurally and remotely positioned \*\*\* Currently disused and requiring refurbishment \*\*\*

\*\*\* A detached brick built building likely to have been constructed in the 1960's, single storied with slate roof \*\*\*  
The accommodation comprising 3 dormitories, kitchen, bathroom, barns and outhouses \*\*\*

\*\*\* The Buildings now requiring deserving upgrading and of exceptional rural appeal within its own extremely remote position bordering Nant y Moch Reservoir \*\*\*



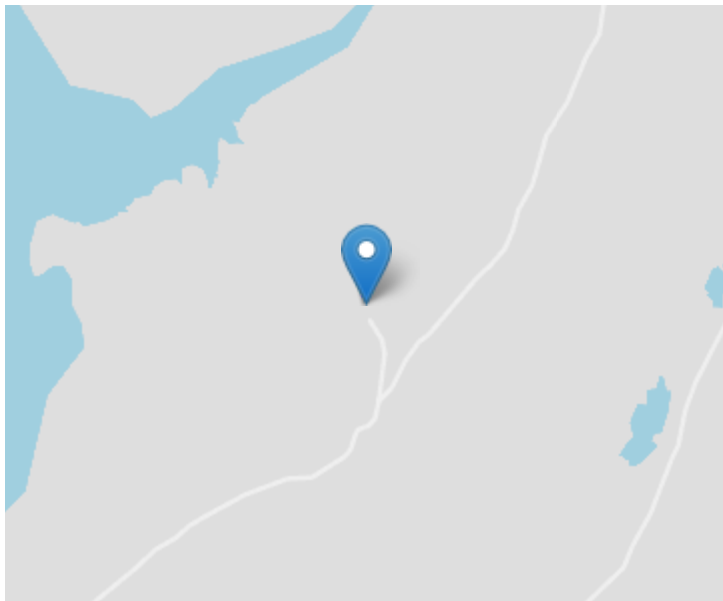
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## LOCATION

Maesnant is a remote and secluded property, 3.5 miles north of Ponterwyd on the A44 trunk road, 12.5 miles from the University town of Aberystwyth and 14 miles from Llangurig.

## GENERAL DESCRIPTION



The property is set in 11.15 Acres and comprises of a rurally and remotely positioned Activity centre now currently disused and requiring refurbishment and re-commissioning for operation. The property has been vacant for almost 10 years although surprisingly is found to be in relatively good condition. The property is deemed to be needing inward capital investment to re-commission for existing use. The current accommodation provides more particularly as follows:-

Alternately it could be used as Residential (subject to obtaining planning consent)

A detached brick built building likely to have been constructed in the 1960's, single storied with slate roof and

providing the following accommodation.

### HALLWAY

18' x 15'2"

### SHOWER ROOM

10'4" x 7'6" including 2 w.c.s. 2 wash hand basin and one shower cubicle.

### DORMITORY

14'9 x 9'9"

### KITCHEN

10'3" x 9'5" with fitted floor and wall cupboards and a single drainer sink unit.

### INNER HALL

With front entry porch

### DORMITORY 2

14'4" x 7'

### DORMITORY 3

11'8 x 9'6

### THE BARN







VIEWS WEST OVER NANT Y MOCH



REAR ELEVATION



FRONT ELEVATION



SETTING FROM THE SOUTH APPROACH



SETTING AMONGST THE CAMBRIAN MOUNTAINS



EXTERNALLY

There are 2 detached general purpose buildings circa 50' x 30' of portal frame block with asbestos roof. The buildings are generally sound but require further investment. The site is arranged within its own lands which give a good



level of privacy and approached over a hard based track from a Council maintained road. The track is approximately 150m. There is a hard based yard although currently overgrown.

The land is readily defined although not entirely stock proof. The setting of the property is considered to be most appealing and this is as existing a commercial entity but has residential appeal subject to the appropriate consents being obtained.

## **AGENTS COMMENTS**

This is a breathtaking location. Viewing by prior engagement only. Freehold for sale by Private Treaty.

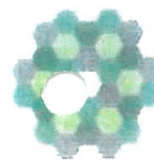
## **Services**

Private drainage, no electricity. Private water supply (not tested).

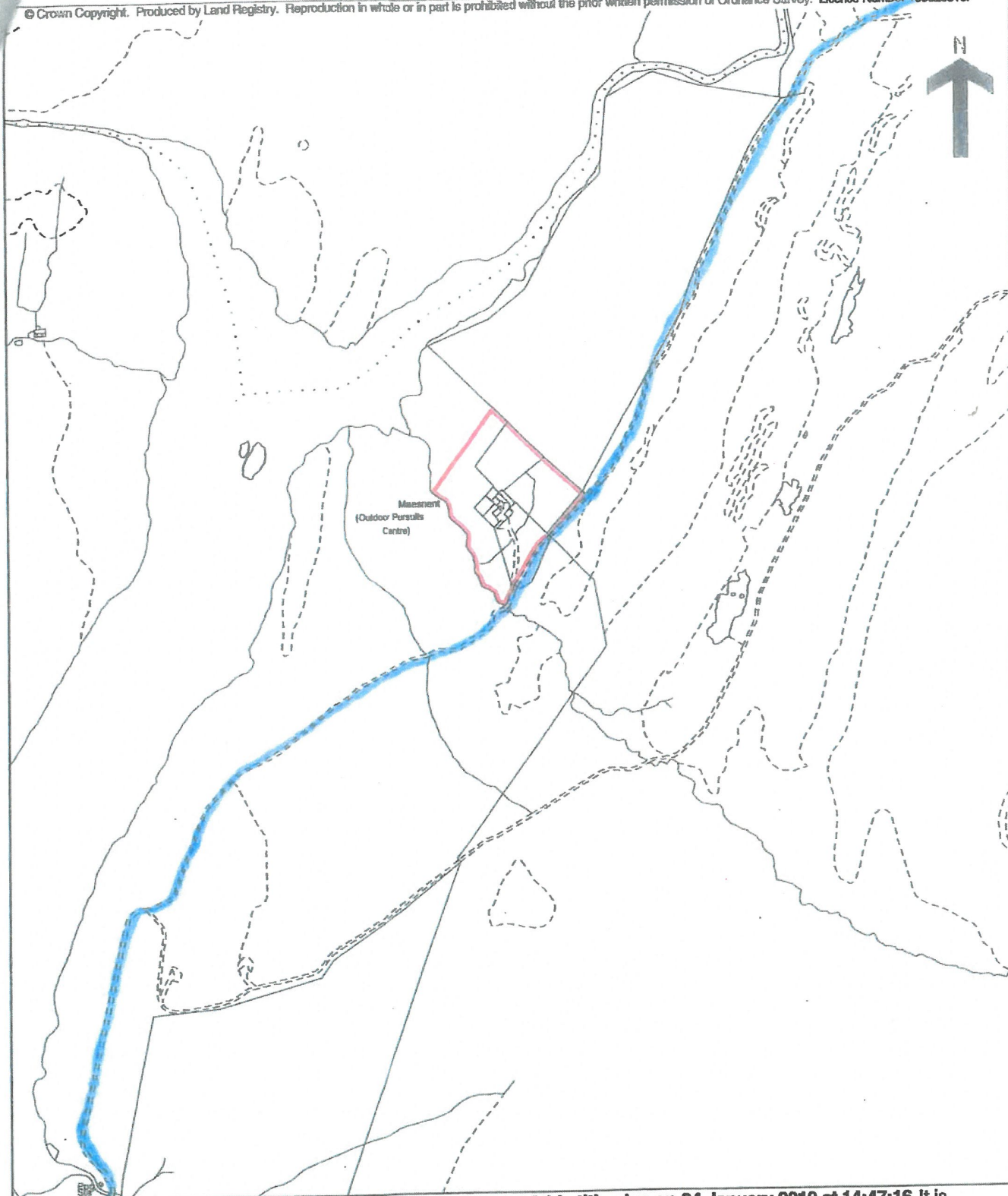


Land Registry  
Official copy of  
Title plan

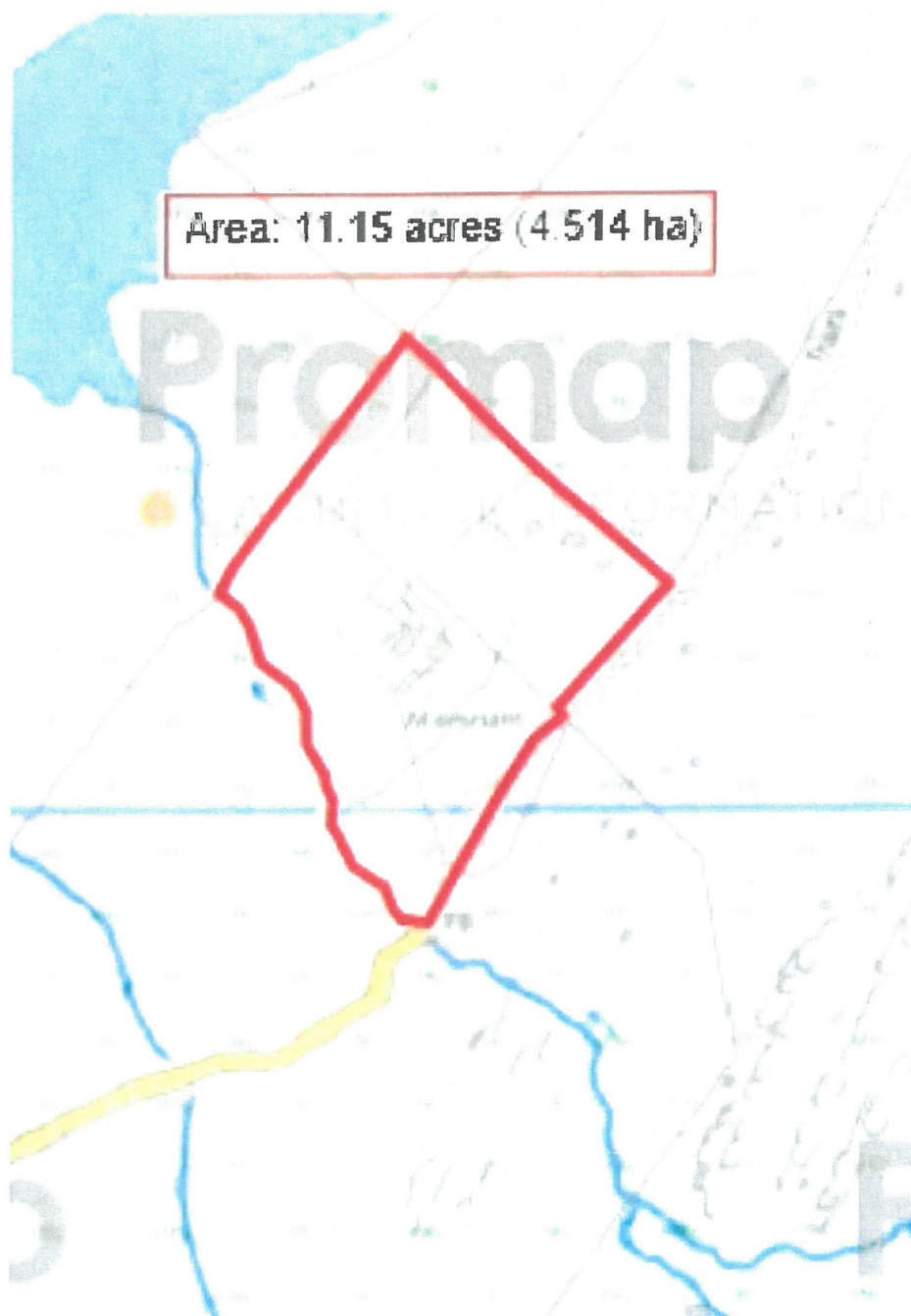
Title number **CYM539593**  
Ordnance Survey map reference **SN7788SW**  
Scale **1:10000**  
Administrative area **Ceredigion / Ceredigion**



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**This title is dealt with by Land Registry, Wales Office.**



Area: 11.15 acres (4.514 ha)

# MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

## Directions

From Ponterwyd, take the westernmost road for Nant Y Moch Reservoir, just on leaving the village of Ponterwyd towards Llangurig. Proceed up this road for approx 3 miles. After passing a farm called Lle'r Neuaddau (situated in a hollow) proceed to the next Junction and turn right. Follow this lane for about 1 mile to reach a gate across the road.

PS If you have arrived at the Dam Wall, you have gone too far. Turn around and take the first left.

**You should then park at this gate and walk to the property which will be seen down towards the Reservoir on the left hand side.**

What3Words: ///probing.tidal.subject

For further information or  
to arrange a viewing on this  
beautiful property, contact us:

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