

*Fine rural setting. A charming 3 bedroomed period cottage set in approximately an acre. 2 miles  
Lampeter, West Wales*



**The Cottage, Bettws Bledrws, Lampeter, Ceredigion. SA48 8NX.**

**£300,000**

**REF: R/4208/LD**

\*\*\* Fixed Price £300,000 \*\*\* A charming period cottage \*\*\* Generous 3 bedroomed accommodation \*\*\* Double glazed windows Solar panels and air source heating Re-roofed in 2016 \*\*\* Live the good life - Self sufficiency \*\*\* Perfect rural location

\*\*\* Set within its own land of approximately an acre with two paddocks \*\*\* Lean-to wood store and detached garage \*\*\* Ample off street parking

\*\*\* Stunning views over the rear over the Dulais Valley \*\*\* Conveniently positioned - Set between the popular Market Towns of Lampeter and Tregaron \*\*\* A fantastic opportunity to create your very own dream home/smallholding \*\*\* Viewings are highly recommended \*\*\* A rare and unrivalled opportunity \*\*\* Contact us today to view



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## LOCATION

Betws Bledrws is a small scattered rural Community being 2.5 miles North from the University Town of Lampeter, just set off the A485 Lampeter to Tregaron road. The Market Town of Tregaron is at the foot of the Cambrian Mountains and lies some 8 miles distant. Betws Bledrws offers a Church and the cottage is set just off the road with fine South Easterly aspect across the Dulais Valley.

## GENERAL DESCRIPTION

A charming period cottage offering generous 3 bedrooomed accommodation, recently being refurbished, and benefiting from privately owned solar panels, air source heating pump, internal wall insulation and being plastered throughout.

In all it sits within its own grounds of around an acre with stunning views over the Dulais Valley.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### REAR ENTRANCE PORCH/POSSIBLE UTILITY

Leading to



## KITCHEN

14' 4" x 11' 2" (4.37m x 3.40m). With fitted units, electric cooker point and space, stainless steel single sink and drainer unit with mixer tap, ample dining space.



### SITTING ROOM/DINING ROOM/GROUND FLOOR BEDROOM

14' 5" x 10' 0" (4.39m x 3.05m). With radiator.



## LIVING ROOM

14' 4" x 9' 9" (4.37m x 2.97m). With staircase to the first floor accommodation, understairs storage cupboard, radiator.



LIVING ROOM (SECOND IMAGE)



## FRONT PORCH



## BATHROOM

Partially tiled, with a low level flush w.c., pedestal wash hand basin, radiator, panelled bath with shower over.



## FIRST FLOOR

### LANDING

Accessed via a staircase from the Living Room.



### MAIN BEDROOM 1

13' 3" x 9' 6" (4.04m x 2.90m). With radiator.



## BEDROOM 2

10' 10" x 8' 3" (3.30m x 2.51m). With radiator, Velux roof window, access to the loft space.



## BEDROOM 3

13' 11" x 9' 3" (4.24m x 2.82m). With radiator, Velux window.



## LOWER GROUND UTILITY ROOM

With plumbing and space for automatic washing machine, hot water tank and immersion.



## EXTERNALLY

### GARAGE

With space for one car with an up and over door.

### LEAN-TO WOOD STORE

10' 0" x 7' 3" (3.05m x 2.21m). Of stone construction under a corrugated iron roof.



### MOBILE HOME



### POND

## LAND

We are informed as whole the property extends to around 1 ACRE or thereabouts with one large pasture paddock and mature gardens. The land is in need of attention and partial landscaping but offers great potential to those seeking the good life or wishing to keep some Animals. As a whole it enjoys a fantastic backdrop with panoramic views over the stunning Dulais Valley and Longwood Forest. The property could offer itself nicely as a small smallholding or for those with self sufficiency in mind.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



## PARKING AND DRIVEWAY

Newly created concreted parking area.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEW FROM PROPERTY



## AGENT'S COMMENTS

A refurbished cottage set in rural surroundings.

## TENURE AND POSSESSION

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

## COUNCIL TAX

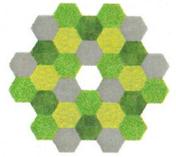
To be confirmed.

## Services

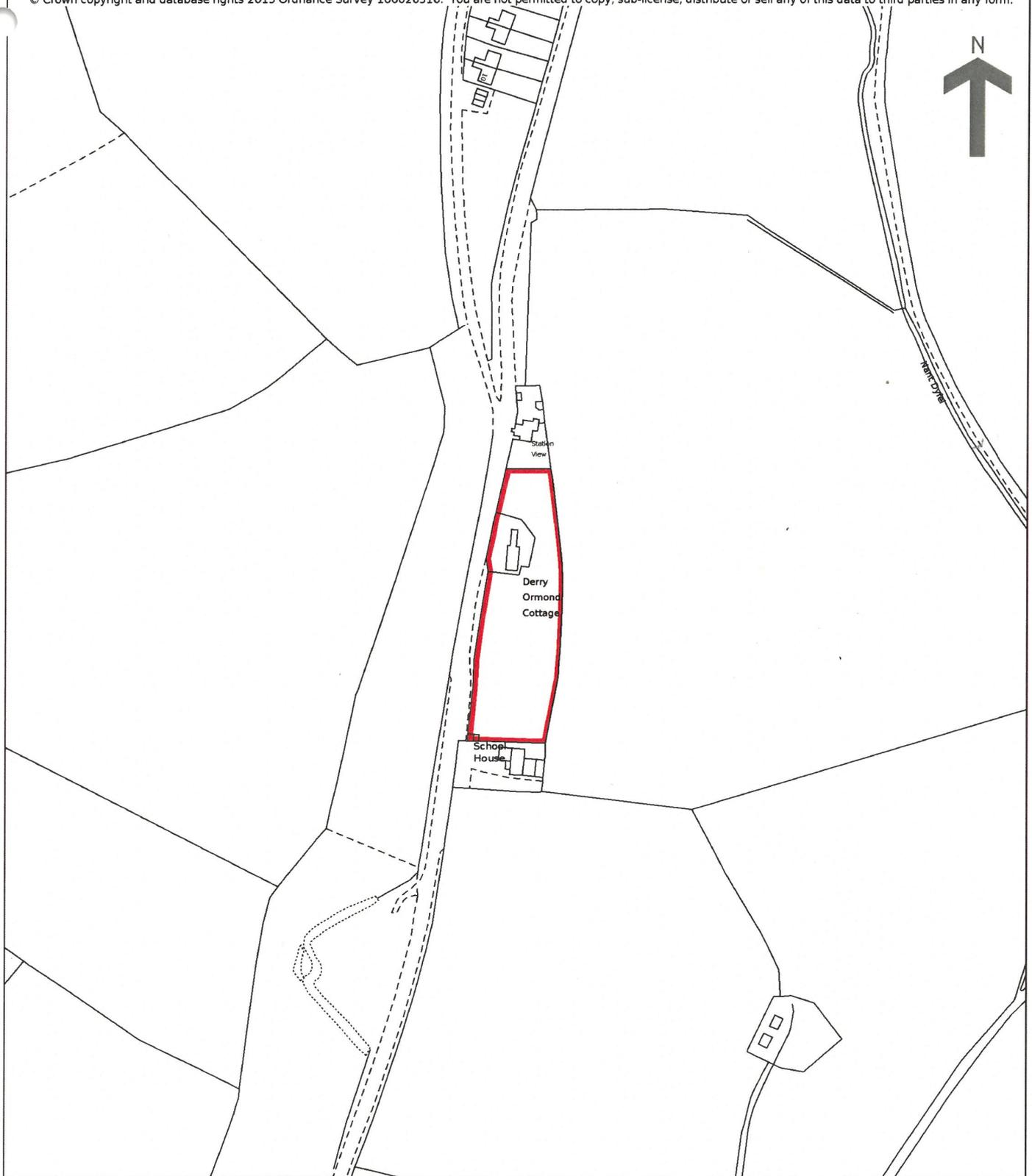
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, recently fitted air source heat pump, privately owned solar panels.

HM Land Registry  
Official copy of  
title plan

Title number **CYM638496**  
Ordnance Survey map reference **SN5951NW**  
Scale **1:2500**  
Administrative area **Ceredigion / Ceredigion**



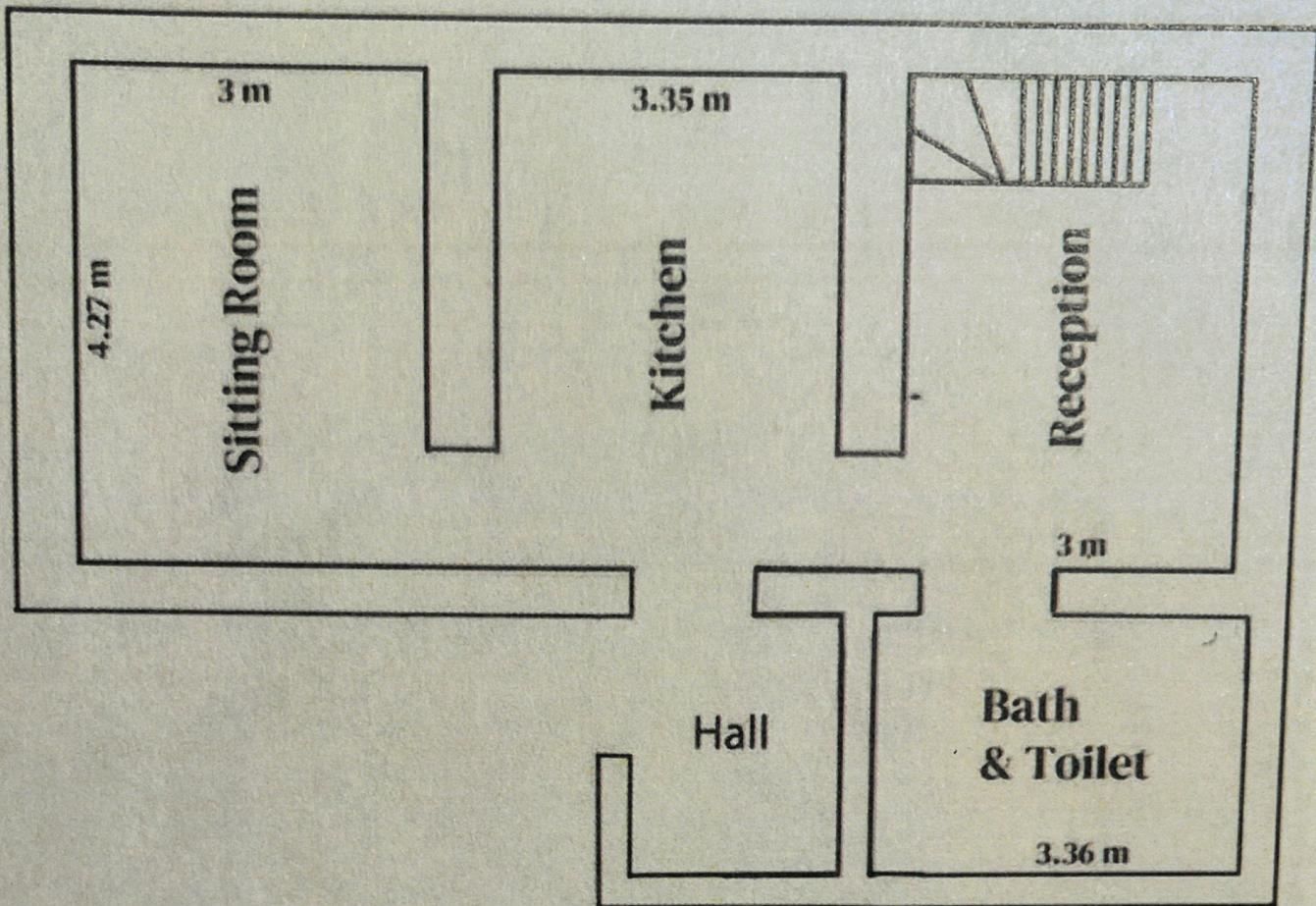
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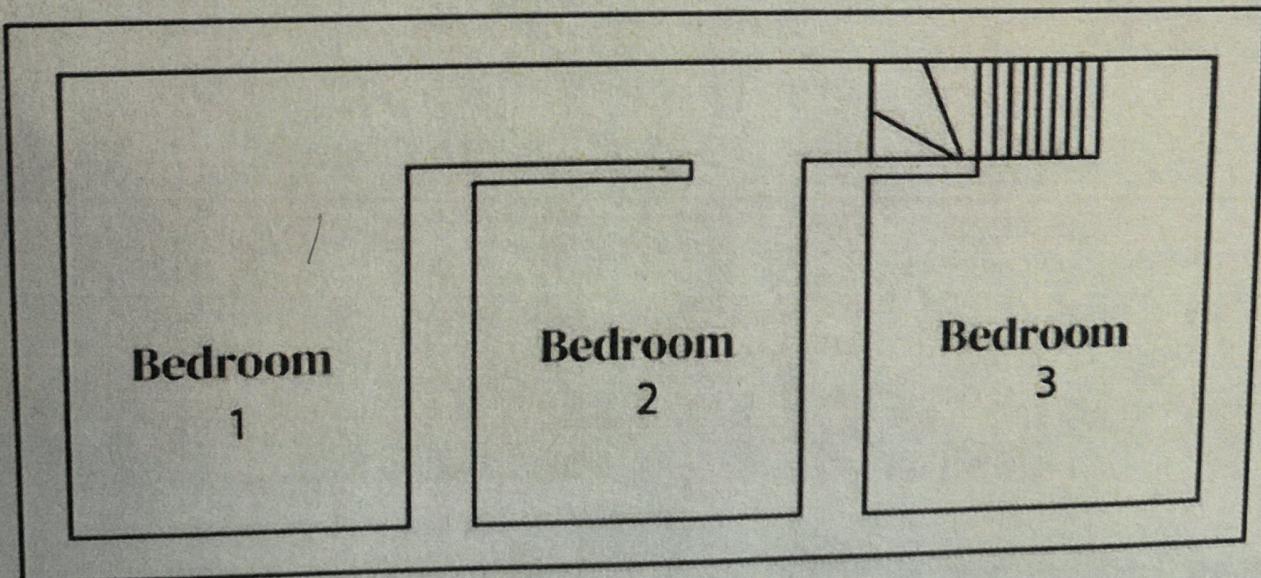
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

# Derry Ormond Cottage.

**GROUND FLOOR**



**UPSTAIRS**



Not to scale.

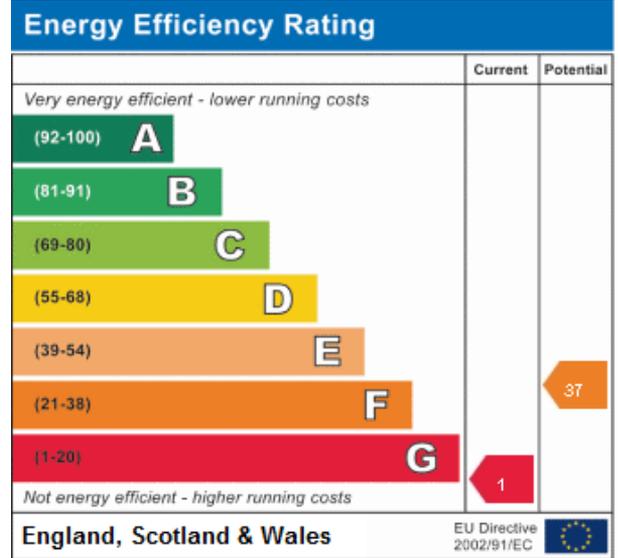
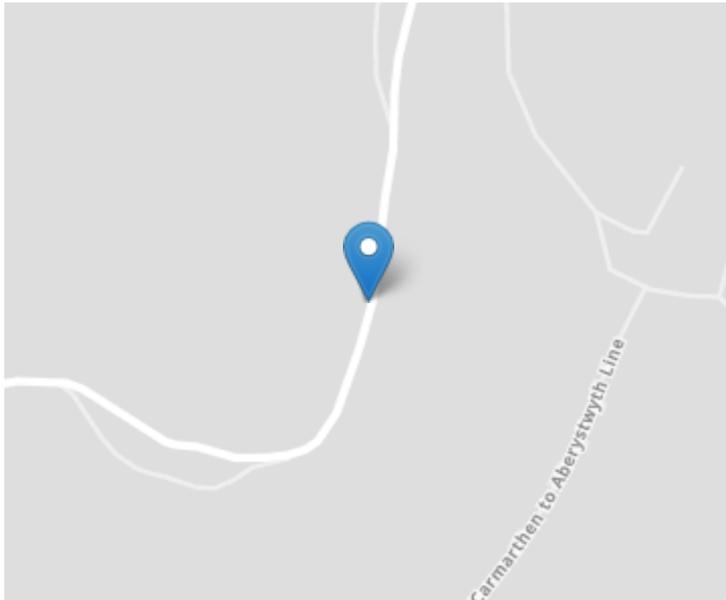
### Directions

From Lampeter take the A485 road towards Tregaron for approximately 2.5 miles. On approaching the Village of Betws Bledrws the property will be found on the right hand side alongside the road, 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 :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
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