

*Attractive Country House of local historic significance set within 6 acres. Tregaron - West Wales.*



Neuadd Brenig Hall, Abergwesyn Road, Tregaron, Ceredigion. SY25 6NG.

£895,000

Ref A/5383/RD

**\*\*A historic Country House of local significance set within 6 acres \*\*Period family home\*\*Useful range of outbuildings\*\*Walking distance to village amenities\*\*Peaceful and tranquil setting overlooking adjoining fields and river\*\*Nestled on the edge of the Cambrian Mountains\*\*On the fringes of the popular rural market town with a wealth of day to day amenities\*\*Riverside boundary\*\*Private driveway access\*\*Attractive gardens and orchard\*\*Stable block and modern outbuildings\*\***

**\*\*A RARE GEM ALONG THE TEIFI VALLEY AND TREGARON\*\***

Available for the first time in over 30 years with viewing highly recommended\*\*

The property is situated on the fringes of the Market town of Tregaron with its wealth of amenities and services including primary and secondary school, doctors surgery, chemist, places of worship, village shops and post office, public houses, cafe's, restaurants and hotel, good standard of leisure facilities and public transport connectivity to the larger centres of Lampeter and Aberystwyth all within 30 minutes drive of the property. Carmarthen and the M4 is less than an hours drive from the property for those looking to commute.



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Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



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4, Market Street, Aberaeron,  
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CARMARTHEN  
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Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

An exceptional country property set on the fringes of the favoured Market town of Tregaron.

The property is well maintained and presented being brought to the market for the first time in over 30 years. Originally built for the first Station Master in Tregaron, the house is now a comfortable family home.

In recent years the property has benefited from a substantial refurbishment program including :-

- Re-roofing
- Re-wiring
- Re-plumbing and pressurised system
- Double glazing to a high standard throughout
- Re-pointing of all stonework
- Replacement of all gutters and bargeboards
- Additional insulation
- Lining of both chimneys

The property enjoys a wonderful rural setting bound by mature trees and enjoying a wonderful sheltered river valley position.

The property offers great family living accommodation and a useful range of outbuildings being suitable for holiday lets/tourism led/commercial uses or ideal working from home opportunities.

Set within some 6 acres or thereabouts, rarely do such properties come to the market being in such easy walking distance to local amenities.

An absolute gem along the Teifi Valley that must be viewed to be appreciated.

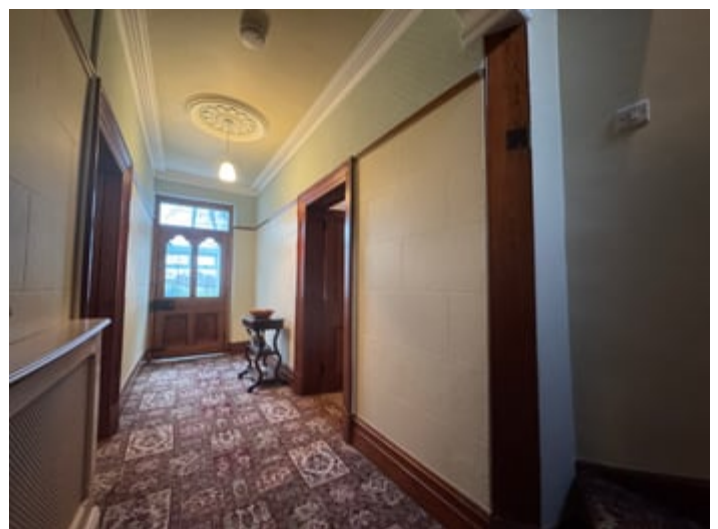
The accommodation provides as follows -



## GROUND FLOOR

### Reception Hallway

Accessed via a glass panel door with fan light over, radiator, multiple sockets.





### Library

13' 4" x 17' 3" (4.06m x 5.26m) feature fireplace with cast iron fire and surround, wood burner on slate hearth, range of fitted book shelving, bay window to front with views over the adjoining garden and fields towards the town, multiple sockets, radiator.



### Living Room

13' 8" x 23' 6" (4.17m x 7.16m) large family living space with fireplace with tile inserts and tiled hearth, side window, space for large table, multiple sockets, 2 x radiator, original glass double doors leading into:





## Conservatory

22' 0" x 8' 3" (6.71m x 2.51m) a sympathetic replacement of the original conservatory to the property being a feature glass sun room with windows to all sides overlooking the adjoining gardens and fields, double patio doors to front, glass roof, slate flagstone flooring with underfloor heating beneath, multiple sockets.





### Inner Rear Hallway

With access to:

### Cellar

8' 0" x 12' 3" (2.44m x 3.73m) stepped down from the hallway to an original slate flagstone flooring, original salting slabs, high level window.



### Kitchen

13' 8" x 14' 2" (4.17m x 4.32m) with a range of custom made pine units with oak worktops, double Belfast sink with mixer tap, dual aspect windows to rear and side, space for cooking range, tile effect vinyl flooring, multiple sockets.



### Utility Room

4' 1" x 9' 9" (1.24m x 2.97m) With washing machine connection, side window, housing a 'A' rated Worcester oil boiler.

### Rear Porch

6' 6" x 5' 8" (1.98m x 1.73m) with radiator, external door to garden and rear courtyard area, side windows, quarry tiled flooring.



### W.C.

4' 8" x 6' 8" (1.42m x 2.03m) with w.c and single wash hand basin combined unit, side window, heated towel rail, quarry tiled flooring.



## FIRST FLOOR

### Landing

With window to half landing allowing excellent natural light, original pitch pine staircase to first floor.



### Principal Bedroom

11' 3" x 19' 9" (3.43m x 6.02m) with 2 large windows to front enjoying a wonderful outlook over the adjoining fields towards the town, multiple sockets, radiator.





**Guest Bedroom**

11' 2" x 14' 1" (3.40m x 4.29m) (3.25m x 3.58m) a double bedroom, window to front, multiple sockets, radiator.



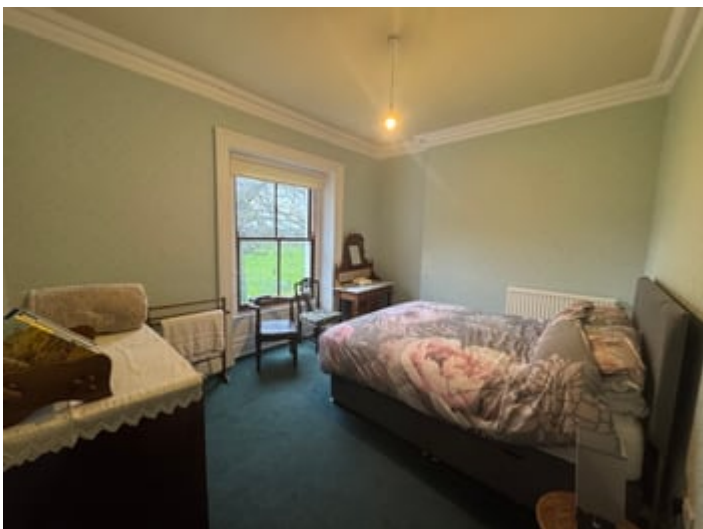
**Bedroom 3**

10' 8" x 11' 9" (3.25m x 3.58m) a double bedroom, window to rear, multiple sockets, radiator.



**Bedroom 4**

11' 11" x 10' 8" (3.63m x 3.25m) (Currently used as a study) a double bedroom, window to side, multiple sockets, radiator, wi fi point.



**Rear Inner Landing**

With access to loft space over (former servants quarters), side

window.



### Bathroom

10' 2" x 12' 4" (3.10m x 3.76m) with a modern white suite including walk in shower with side glass panel, side window, 2 x heated towel rails, single wash hand basin, w.c. wood effect flooring.



### Linen Room

9' 9" x 5' 8" (2.97m x 1.73m) housing a hot water cylinder, dual aspect window to rear and side overlooking courtyard

and garden.

### Loft Space

Split into 2 separate rooms -

Room 1 - with fitted shelving.

Room 2 - with fitted desk, window to rear overlooking the rear courtyard and enjoying countryside views, multiple sockets.



### EXTERNALLY

#### To the front

The property is approached via a private driveway with part right of way access from the adjoining county road into an enclosed rear courtyard area with access to the main house and all the useful outbuildings, as well as connecting access to the fields.





## The Garden

To the front of the main house is a large garden predominantly laid to lawn with mature trees throughout providing a wonderful setting with side orchard bound by the Afon Breninig.



## THE OLD GROOM'S COTTAGE

Currently used for storage but providing the following accommodation -



### Former Living Quarters

13' 3" x 10' 2" (4.04m x 3.10m) with original fireplace and surround, electric connections. Door into -

### Store Room 1

7' 3" x 14' 1" (2.21m x 4.29m) with 2 windows to side.

### Store Room 2

8' 0" x 13' 3" (2.44m x 4.04m) with window to side, double steel doors to front.

### Lean to Garage

29' 5" x 9' 9" (8.97m x 2.97m) located to the rear of the building of timber frame and zinc construction with double

timber doors.

### Stone Barn

50' 0" x 15' 1" (15.24m x 4.60m) being a two storey useful original stone and slate building having great potential for conversion to tourism led or commercial uses. Ideal for those seeking to work to from home or wanting to create hobby space.

The ground floor currently split into 3 separate sections.



### Gym

14' 6" x 13' 2" (4.42m x 4.01m) with stable doors to front, window to rear, electric sockets.

### Room 2

14' 6" x 34' 2" (4.42m x 10.41m)

### Former Cow Shed

With stable doors to front, dual aspect windows to front and rear, concrete base, original cow ties still in place.

### First Floor

Access from the external steel staircase to -

### Open Span Storage Room

50' 0" x 15' 1" (15.24m x 4.60m) Being fully boarded with a fully boarded floor, original A frames and beams to ceiling. Felted roof. Access doors to front and side.



### Garage

17' 7" x 17' 7" (5.36m x 5.36m) of modern block construction with a concrete base, insulated sheet roof, multiple sockets, rear window and side pedestrian door, electric roller door to front.



### Stables

11' 4" x 11' 3" (3.45m x 3.43m) Of timber construction with a cement fibre roof set on a concrete base with 2 stables average.

### Storage Container

Open to front.

### Dutch Barn

15' 1" x 28' 0" (4.60m x 8.53m) of block construction with steel door to front, curved zinc roof, rear window, multiple sockets, concrete base.



### Potting Shed

25' 0" x 14' 0" (7.62m x 4.27m) of block construction with 2 x timber doors to front and rear.

### The Orchard

Part arboretum with a range of fruit trees.

### The Land

The whole property is set within some 6 ACRES or thereabouts of mature grassland ideal for grazing and cropping purposes with side river access.

The land has been organically managed by the current owners for the benefit of wildlife.

Across the river is an parcel of woodland planted with native hardwood's which forms part of the property.

The land is currently split into four large enclosures.





### **PLEASE NOTE**

There is a registered path within the property boundaries but the vendors advise that this footpath's use has declined/discontinued. There has been very little use during the vendors ownership.

### **MONEY LAUNDERING**

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.

### **TENURE**

The property is of Freehold Tenure.

### **Services**

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

Council Tax Band F (Ceredigion County Council).



Afon Brennig

Brenig Hall

Depot

Werna

Llygad y rhiw

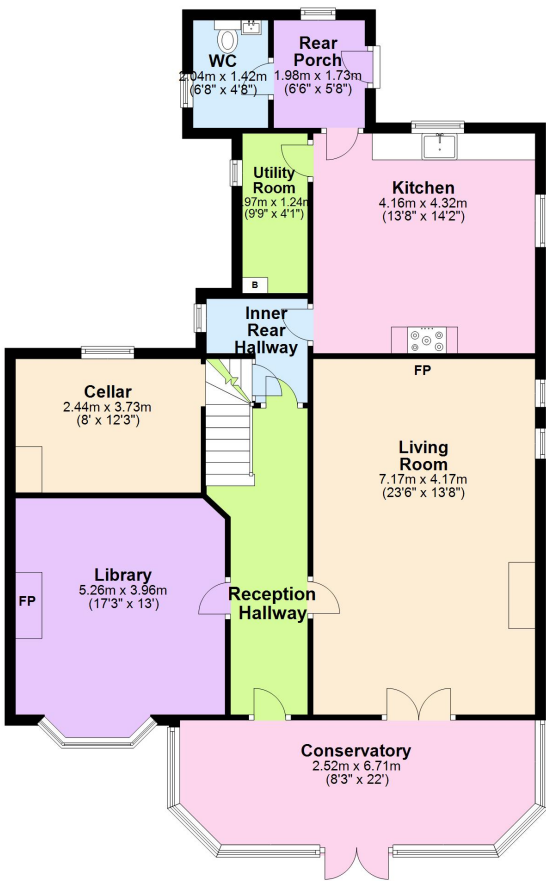
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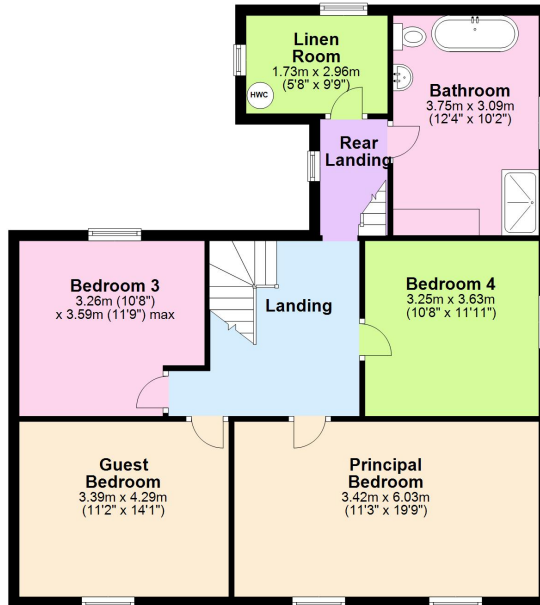
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**Promap**  
LANDMARK INFORMATION

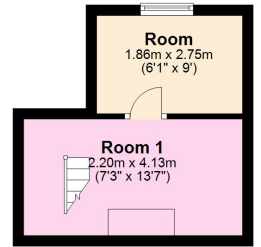
**Ground Floor**



**First Floor**



**Second Floor - Attic Rooms**



Total area: approx. 214.0 sq. metres (2303.3 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.

**Neuadd Brenig Hall, Abergwesyn Road, Tregaron**

## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Driveway. Garage. Gated. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** E (47)

**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

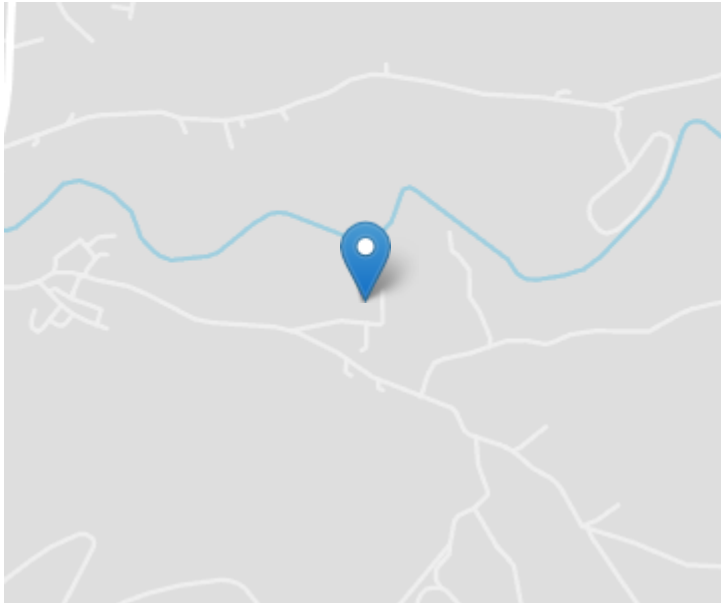
**Are there any restrictions associated with the property?** No

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

**The existence of any public or private right of way?** Yes

### Existing Planning Permission

Title: Erection of garage to replace existing sub-standard garage, Submitted Date: , Ref No: A120089, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A




**Directions**

From Tregaron town centre, head over the bridge, passing the Spar convenience store on your left and facing Y Talbot Tregaron, bear left up to the side of the Y Talbot and continue through a cluster of properties and ½ a mile or so you will see the entrance to Brenig Hall on your left hand side. The fields are a notable feature before you get to the pillared entrance. Continue down the driveway and Brenig Hall is the property on the left hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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