

*Modern 5 bed house (potential annexe) and 6 acre Smallholding. Talgarreg. Near New Quay and Llandysul. West Wales.*



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

£680,000

A/5269/RD

\*\* Spacious 5 bedroom modern dwelling \*\* Potential to be split with side annexe \*\* Ideal for multi-generational living \*\* Attractive 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 \*\* Main fields split into 4 paddocks \*\* Large rear garden \*\* 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.



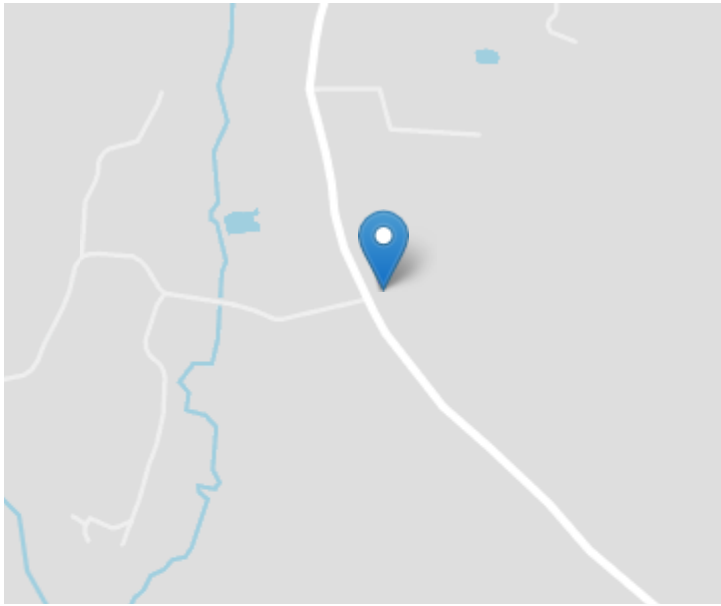
LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk



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

## 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



## GENERAL



A rare but exceptional offering to the marketplace with a modern 5 bed family home set within some 6 acres of 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 generally split into 4 large paddocks set in a slightly elevated position with fantastic views over the adjoining countryside and mains water connection.



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, understairs 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.

## EXTERNAL

### To Front



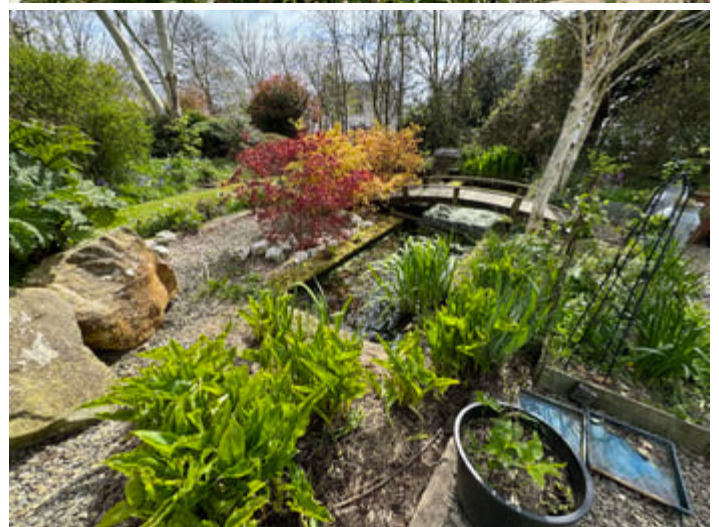


The property is approached via the adjoining county road into an elevated front driveway with space for 4+ vehicles to park and gated entrance to the front of the property and sun room.

### 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

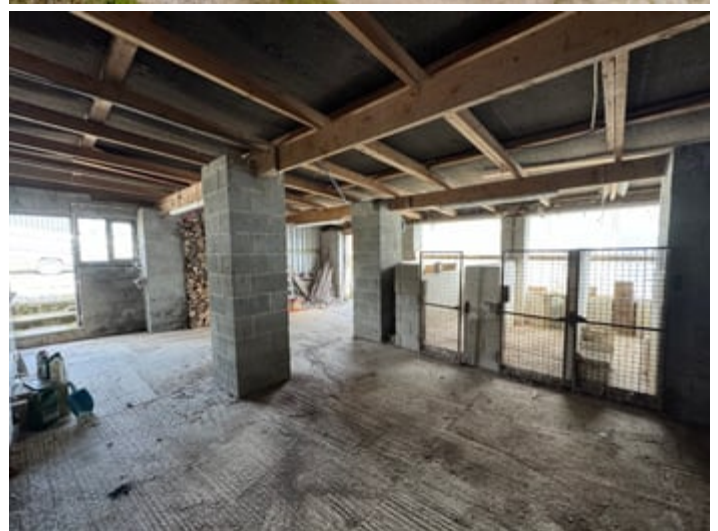
### Stables

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**

Split into 4 x separate enclosures and measuring approximately 6

acres, the land is highly productive and is 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 recent 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 RHH p.a.

Tenure - Freehold.

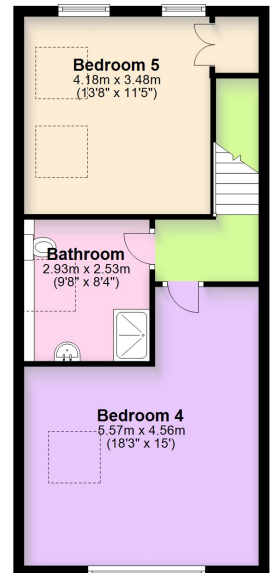
Council Tax Band - E



**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+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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 beautiful property, contact us:

**Aberaeron**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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