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RICS



Since 1989

*An impressive 7 acre Equestrian smallholding enjoying a fantastic backdrop over the Aeron Valley,
West Wales*



Mill Ponds, Talsarn, Lampeter, Ceredigion. SA48 8QY.

REF: A/5075/LD

£795,000

*** Impressive would be an under statement *** Beautifully positioned in the renowned and peaceful Aeron Valley *** A modern well presented country property *** 4 bed roomed, 4 bathroomed Family sized accommodation *** Looking for a change of lifestyle - Then look no further *** Surprisingly spacious with potential for an annexe *** Unique country house *** Oil fired central heating, UPVC double glazing and Broadband available *** Low running costs - High efficiency

*** Full sized arena with mirrors and lighting - Recently constructed to a very high standard *** With easy access from the yard area *** 6 bay stable range with kitchen/wash room, tack room and hay store *** Good out riding nearby *** Mature and landscaped garden - With vegetable garden, fruit cages, large lawned areas bordering a peaceful stream *** Extending to approximately 7 acres or thereabouts

*** Aeron Valley - Nestled nicely between the Towns of Lampeter and Aberaeron *** Viewing highly recommended - Don't miss out



LOCATION

Located within the pleasant Aeron Valley Village Community of Talsarn, close to the Village of Felinfach, which offers an excellent range of local amenities, 6 miles from the University Town of Lampeter, 9 miles from the Cardigan Bay and Georgian Harbour Town of Aberaeron and some 16 miles from the University Town Coastal Resort and Administrative Centre of Aberystwyth.

GENERAL DESCRIPTION

The placing of Mill Ponds on the open market offers potential Purchasers an opportunity to acquire a surprisingly spacious 4 bedroomed, 4 bathroomed Family proportioned accommodation that is modern and well presented. It benefits from oil fired central heating and UPVC double glazing.

Mill Ponds is a fantastic Equestrian property with a 6 bay purpose built stable block and a full sized arena, being well constructed of stone and virgin fibre surface, all of which enjoying a breath taking backdrop over the Aeron Valley.

The gardens that surround the property are mature and landscaped with a vegetable garden area, an orchard, and all of which intersected by a small stream.

A highly desirable sought after country property currently consisting of the following.

FRONT ELEVATION



CONSERVATORY

Of UPVC construction under a poly carbonate roof, enjoying views over the paddock and the arena.



RECEPTION HALL

17' 4" x 8' 8" (5.28m x 2.64m). With radiator, understairs cupboard with light, staircase to the first floor accommodation.



MASTER BEDROOM 1

14' 3" x 17' 3" (4.34m x 5.26m). With views over the arena and paddocks, radiator.



EN-SUITE SHOWER ROOM TO MASTER BEDROOM

With low level flush w.c., fully tiled, pedestal wash hand basin, shaving mirror and light, shower cubicle with direct fed shower.

DINING ROOM

30' 0" x 10' 5" (9.14m x 3.17m). With oak floor throughout, inglenook style fireplace with Efel multi fuel stove, 6ft double glazed patio doors to the rear patio area, radiator, spot lighting.



DINING ROOM (SECOND IMAGE)



LIVING ROOM

17' 1" x 14' 3" (5.21m x 4.34m). With T.V. point, contemporary styled fireplace and electric fire inset, two radiators, double glazed patio doors to the front garden and enjoying views over the paddocks.



LUXURY BATHROOM

10' 6" x 8' 2" (3.20m x 2.49m). With pedestal wash hand basin, low level flush w.c., double ended bath, ceramic tiled floor, radiator, shaver point, half tiled.



KITCHEN

13' 0" x 14' 6" (3.96m x 4.42m). A modern fitted kitchen with range of wall and floor units with breakfast bar and work surfaces over, 1 1/2 sink and drainer unit with pillar tap, Induction ceramic hob, double oven with extractor hood over, ceramic tiled flooring, radiator, patio doors to the garden.



UTILITY ROOM

14' 0" x 5' 7" (4.27m x 1.70m). With half glazed UPVC rear entrance door to the parking area, Grant central heating boiler running all domestic systems within the property, plumbing for automatic washing machine and dryer, access to the loft space via a drop down ladder, under floor heating.



BEDROOM 4/HOME OFFICE

11' 5" x 14' 0" (3.48m x 4.27m). With laminate flooring, electric under floor heating.



EN-SUITE SHOWER ROOM TO BEDROOM 4

With double direct fed shower, tiled floor, fully tiled walls, wash hand basin with vanity unit, low level flush w.c., spot lighting, under floor heating.



FIRST FLOOR

LANDING

With access to the insulated loft space, radiator, airing cupboard with copper cylinder.



BEDROOM 2

14' 5" x 14' 3" (4.39m x 4.34m). With radiator, undereaves storage room.



SHOWER ROOM

8' 6" x 5' 6" (2.59m x 1.68m). Being recently refurbished with a pea shaped panelled bath with shower and screen over, low level flush w.c., vanity unit with wash hand basin, heated towel rail, Velux roof window.



BEDROOM 3

14' 6" x 14' 3" (4.42m x 4.34m). With radiator, undereaves storage cupboard, views over the garden.



REAR OF PROPERTY



EXTERNALLY

PARKING AND DRIVEWAY

The property is approached via a hard surfaced track that leads down to the property with ample parking and turning

space.

GARDEN

A beautifully kept and landscaped lawned garden bordered by a variety of various areas of mature shrubs and plants, paved patio area to the side, accessed from the kitchen and dining room. The garden also benefits from having a well stocked vegetable garden, orchard featuring Plum, Pear and Apple trees and a fruit cage. In all being bordered by a delightful stream giving a real sense of being out in the country and being in one with nature. This property has it all.

ORCHARD

Located adjacent the garden.

TIMBER STORE SHED/WORKSHOP

4m x 3m.

REAR CAR PORT

5m x 3m.

ARENA/MENAGE

A full sized arena having lighting and mirrors, being well constructed, with post and rail fencing and sand and virgin fibre surface and enjoying a breath taking backdrop over the Aeron Valley.



ARENA/MENAGE (SECOND IMAGE)



STABLE RANGE

A timber built stable range with concreted yard area consisting of:-



STABLE BLOCK (SECOND IMAGE)



KITCHEN/WASH ROOM

10' 0" x 8' 0" (3.05m x 2.44m). With fitted units with sink, plumbing and space for automatic washing machine and space for a fridge/freezer.

HAY STORE

20' 0" x 10' 0" (6.10m x 3.05m). Previously being two stables.

STABLE 1

10' 0" x 12' 0" (3.05m x 3.66m).

STABLE 2

10' 0" x 12' 0" (3.05m x 3.66m).

STABLE 3

12' 0" x 12' 0" (3.66m x 3.66m).

STABLE 4

12' 0" x 12' 0" (3.66m x 3.66m).

SOLARIUM AND HOT AND COLD SHOWER FACILITY

15' 0" x 12' 0" (4.57m x 3.66m).

TACK ROOM/STORE SHED

12' 0" x 8' 0" (3.66m x 2.44m). Split into two compartments.

YARD AREA

Enjoying a separate gated access point giving easy access onto the paddocks, stables and menage/arena, providing ample parking for vehicles and Horse lorry.

THE LAND

The land is situated to the front of the property and is approximately 7 acres or thereabouts split into four well fenced enclosures, being well drained pasture land with a mature hedge boundary, ideal for Equestrian or for general Animal keeping, all of which enjoying a beautiful position within the Aeron Valley.

**THE LAND (SECOND IMAGE)****THE LAND (THIRD IMAGE)****THE LAND (FOURTH IMAGE)**

THE HOMESTEAD



POSITION OF PROPERTY



VIEWS FROM THE PROPERTY



TENURE AND POSSESSION

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

COUNCIL TAX

The property is listed under the Local Authority of

Ceredigion County Council. Council Tax Band for the property - 'E'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available, privately owned solar panels generating an approximate income of £1,000 per annum.

Directions

From Lampeter take the A482 road towards Aberaeron. After approximately 3 miles turn right towards Talsarn. Proceed through the Village of Talsarn and after leaving the Village take the first left hand turning onto a 'No Through' road. Follow this road until you get to the first left and continue on this road. The property will be the first on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571 600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(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	

