

A charming character 2/3 bedroom traditional cottage set in 5.5 Acres of grounds. Views over open countryside towards Cambrian Mountains. Blaenpennal Near Aberystwyth.



Bryngolau, Blaenpennal, Aberystwyth, Ceredigion. SY23 4TT.

£440,000

Ref A/5546/ID

****Looking for an idyllic smallholding, then look no further !**A traditional welsh stone cottage offering character 2 bed accommodation**Set in 5.5 Acres of grounds** Magnificent views over open countryside and towards the Cambrian mountains**Charming and character features throughout**Tastefully decorated**Peaceful and tranquil private location**Located at the end of a shared private track**Multi purpose barn and workshop**A real country gem****

The accommodation provides dining room, living room, rear utility, downstairs bathroom, kitchen, dining room. First floor - Bedroom 1 with en suite and second double bedroom and dressing room.

The property is located in the upper Teifi valley region of the county of Ceredigion close to scattered rural hamlet of Blaenpennal which is 5 miles west of the market town of Tregaron. Being within half an hours drive south of the coastal university and administrative centre of Aberystwyth. The property is only a 20 minute drive from the Cardigan Bay coastline at Aberaeron.



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GENERAL

We believe the cottage dates back to the early 1800's of traditional stone construction under a slated roof.

The current vendors have invested significantly in the refurbishment of the cottage which now provides a cosy characterful accommodation with the benefit of multi fuel central heating and solar panels.

The property is located at the end of a shared driveway and boasts a scenic and private location with incredible views towards the Cambrian mountains. The property is currently used for equestrian purposes with good sized agricultural barn and workshops.

THE PROPERTY MUST BE VIEWED TO BE FULLY APPRECIATED.

GROUND FLOOR

Kitchen



13' 11" x 10' 3" (4.24m x 3.12m) via stable style door, range of fitted shaker style base cupboard units with oak working surfaces, recently installed multi fuel rayburn royal for cooking and domestic hot water, inset single drainer sink, picture window to front with views towards the Cambrian mountains, exposed beams. Archway into -

Dining Room



14' 5" x 10' 5" (4.39m x 3.17m) having access via a half glazed front entrance stable door, double glazed window to front, open fireplace with ornate surround, red and black quarry tiled flooring, exposed beams to ceiling. Door into -

Sitting Room

14' 7" x 12' 0" (4.45m x 3.66m) a characterful room with dual aspect windows to front and side, exposed beams to ceiling, tv point, stairs leading to first floor.



14' 6" x 10' 11" (4.42m x 3.33m) with patio doors to rear garden, exposed oak flooring, stairs leading to first floor, corner log burning stove on a tiled hearth, exposed beams to ceiling.

Reception Room





Rear Utility Room



FIRST FLOOR

Via staircase from the Sitting Room

Bedroom 1



11' 10" x 7' 3" (3.61m x 2.21m) with range of fitted base cupboards units with formica working surfaces above, electric oven and 4 ring electric hob, inset ceramic drainer sink, plumbing for automatic washing machine, central heating radiator, stable door leading through to porch.

Downstairs Shower Room

Having a recently installed 3 piece white suite comprising of a walk in shower unit with mains shower above, vanity unit with inset wash hand basin, low level flush w.c. pvc lined boards, extractor fan.



15' 0" x 14' 4" (4.57m x 4.37m) an impressive room with vaulted ceiling, exposed A frame beams, 2 double glazed windows to front with magnificent country views, 3 velux windows. Door into -

En Suite



14' 2" x 7' 2" (4.32m x 2.18m) with corner bath with shower unit, pedestal wash hand basin, low level flush w.c. radiator and exposed timber beams and floor. This would also be large enough for a dressing room.

Bedroom 2



11' 4" x 9' 9" (3.45m x 2.97m) Approached via the secondary staircase from the dining room. Exposed beams to ceiling, velux window to front. Doorway into -

Dressing Room (Potential Bedroom 3)

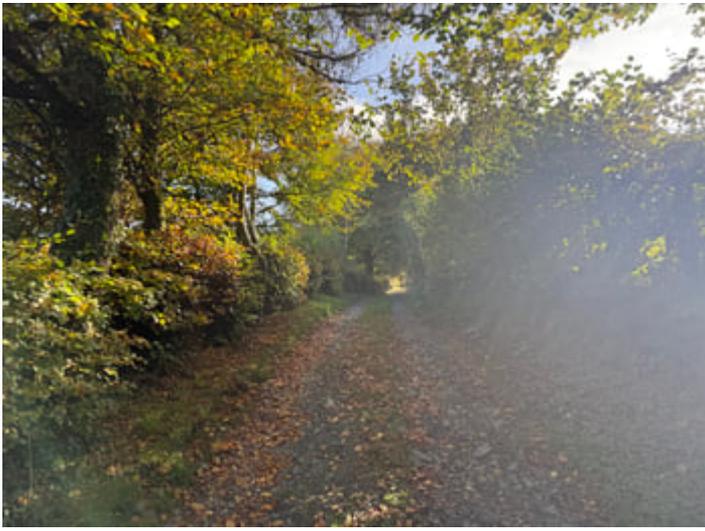


14' 0" x 10' 6" (4.27m x 3.20m) with exposed beams, sloping ceiling, velux window to front.

EXTERNALLY

To the Front

The property is approached a shared farm style track, being in a peaceful and private location. Immediately surrounding the property are attractive gardens and grounds, being fully enclosed with attractive lawned areas, various shrubs, stone walls and flower beds. There are also a variety of trees within the garden.



The Outbuildings

The property benefits from a range of useful outbuildings which comprise of -

Large Multi Purpose Barn





40' 0" x 24' 0" (12.19m x 7.32m) with lean to stable.

Loose Boxes

40' 0" x 20' 0" (12.19m x 6.10m) providing 4 stables and integral feed store and 2 outside stables.

Workshop



30' 0" x 17' 0" (9.14m x 5.18m) with galvanised sliding doors.

Recently erected Field Shelter



45' 0" x 18' 0" (13.72m x 5.49m) located at the top end of the land, perfect for sheep.

THE LAND

The land extends to some 5.5 acres, split into traditional sized paddocks, undulating in nature, providing useful grazing pastures, being fenced and gated.

The land is well positioned and surrounds the property.





VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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.

Services

We are informed by the current Vendors that the property benefits from private water, mains electricity, private drainage, solid fuel central heating from multi fuel range. Solar panels. Broadband available.

Tenure We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

Council Tax The is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'D'.

H.M. LAND REGISTRY

TITLE NUMBER

WA 883819

ORDNANCE SURVEY
PLAN REFERENCE

SN6064-6164

Scale
1/2500

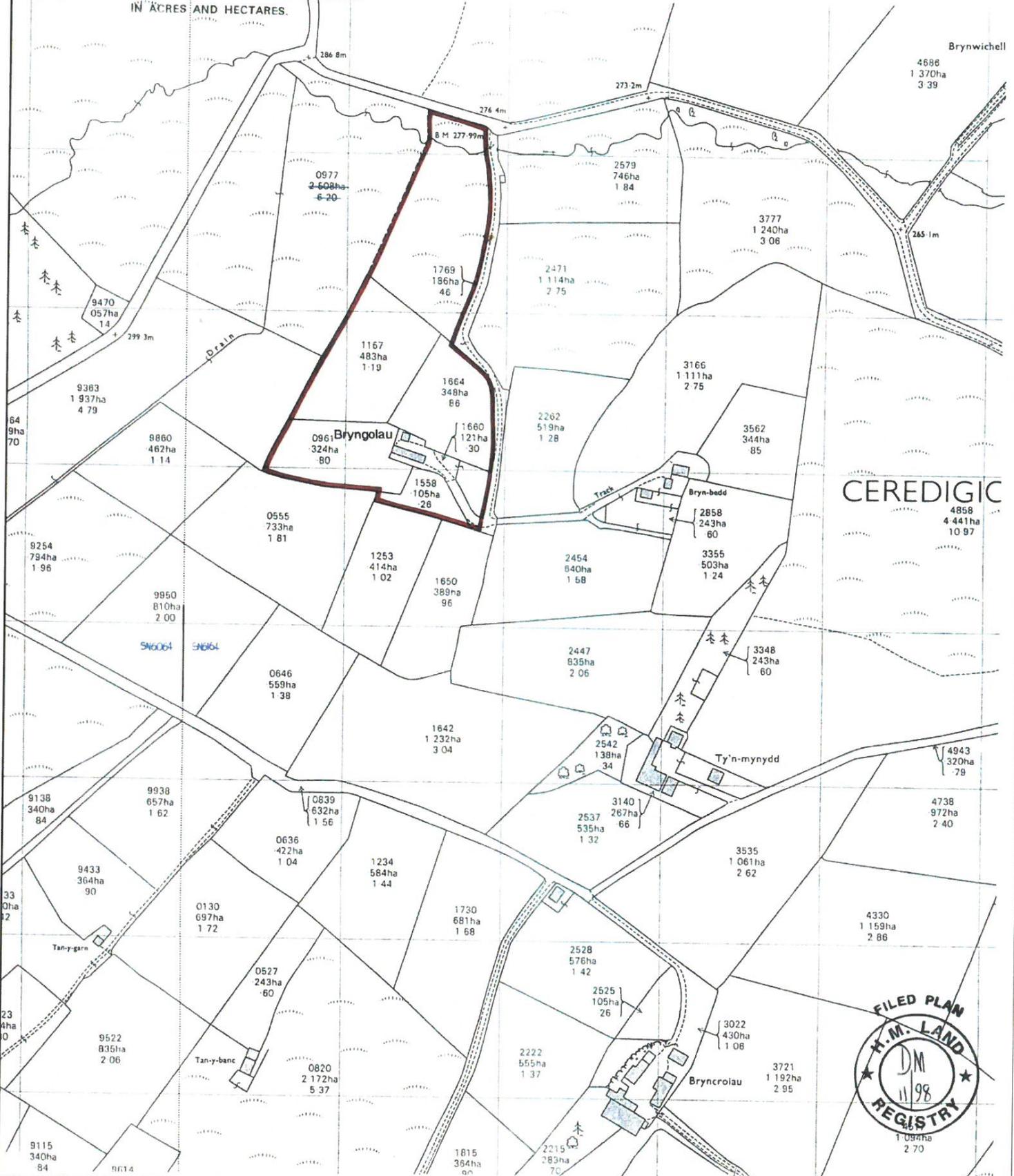
ADMINISTRATIVE AREA

CEREDIGION / SIR CEREDIGION

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NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.



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MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

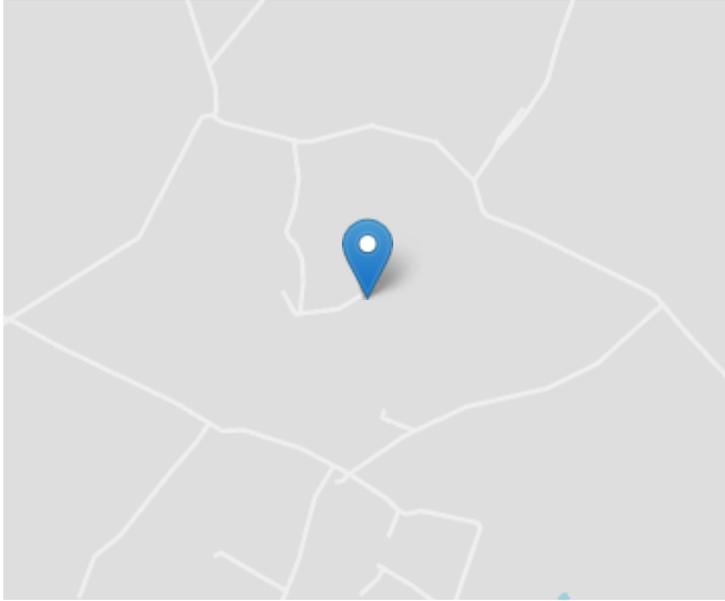
Any risk of coastal erosion? No

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

Travelling on the main A485 road from Tregaron to Aberystwyth, after passing through the village of Tyncelyn towards Bronant, take the first left hand turning, signposted Blaenpennal.

Keep on this road for 1 mile passing a small caravan park. (Aeron View) on the left hand side, then a chapel on the bend. Keep going travelling uphill to a T junction with (Pennal View Residential Home on the right hand side), then turn left at the T junction, keep on this road passing a turning to a church on the left hand side. Carry straight on until the entrance to Brynwichell Farm on the right hand side. Carry on a few hundred yards and the entrance to Bryngolau is the next on the left hand side with the name on the entrance. Proceed up this shared private track bearing right at the end into the yard of Bryngolau.

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

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