

*A secluded rural smallholding of approximately 7.57 acres. A lifestyle and restoration opportunity.
Pontrhydfendigaid, West Wales*



Pantrhedyn, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6EL.

£310,000

REF: A/5612/LD

*** No onward chain *** A rare opportunity to acquire a secluded rural smallholding on the edge of the Cambrian Mountains
*** A private setting with no near Neighbours *** Extending to approximately 7.57 acres *** Traditional 3 bedroomed
Welsh longhouse of stone and slate construction in need of refurbishment

*** Adjoining former Cow shed offering further potential (subject to consent) *** Two large pasture paddocks being fenced
and gated *** An area of mature woodland *** Stream boundary with your own hydro electric installation *** Accessed via
rights of way through a farmyard and common land *** Range of outbuildings with timber built stables, various garden sheds
and workshop *** Formal garden areas to the rear - Laid to lawn *** Hardcore gated track access

*** Stunning far reaching country views over the Cambrian Mountains *** A superb lifestyle or restoration project awaits
*** An opportunity not to be missed *** Contact the Sole Selling Agents today to view



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LOCATION

Pontrhydfendigaid is a scattered rural Community close to Strata Florida in the upper Teifi Valley. The Village itself provides a range of amenities including Public House, Places of Worship, Shop, Convenience Store and Community Centre. The University Town Coastal Resort and Administrative Centre of Aberystwyth lies a 15 minute drive to the North and the Market Town of Tregaron being 5 miles to the South. The property lies on the edge of the Cambrian Mountains.

GENERAL DESCRIPTION

A truly rare opportunity to acquire a traditional Welsh rural smallholding set within approximately 7.57 acres enjoying an idyllic and private position with no near Neighbours with outstanding views across the surrounding Cambrian Mountains.

The property comprises of a characterful stone and slate Welsh longhouse no win need of full refurbishment offering an exciting project for those looking to create a Bespoke country home.

Adjoining the property is a former Cow shed providing further scope for development (subject to the necessary consents).

The land is a particular of the property with two well sized pasture paddocks being fenced and gated alongside areas of mature woodland on its boundary creating a haven for local Wildlife and ideal for a smallholding, Equestrian or conservation use. A natural stream forms part of the boundary and includes the benefit of a hydro electric installation adding to the property's unique appeal and potential off grid living.

Access is via rights of way through a neighbouring farmyard and over common land and enhancing the sense of seclusion and rural charm. This is a dream project and lifestyle opportunity for those seeking a peaceful countryside retreat with significant potential.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

With half glazed front entrance door, tiled flooring.

OPEN PLAN KITCHEN/DINER/LIVING AREA

26' 4" x 14' 9" (8.03m x 4.50m). With a Bespoke fitted kitchen with a range of floor units with stainless steel sink and double drainer, Everlast electric cooker stove, front and rear entrance doors, tiled flooring.



OPEN PLAN KITCHEN/DINER/LIVING AREA (SECOND IMAGE)



INNER HALL

Leading to

BATHROOM

With a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, hot and cold water tank with immersion.



BEDROOM 1

12' 2" x 11' 0" (3.71m x 3.35m).



BEDROOM 2

11' 8" x 8' 8" (3.56m x 2.64m). With Velux window.



BEDROOM 3

12' 2" x 8' 8" (3.71m x 2.64m).



PLEASE NOTE

Bedrooms 2 and 3 are located above the former Cow shed/workshop.

EXTERNALLY

ADJOINING FORMER COW SHED/WORKSHOP

18' 0" x 16' 0" (5.49m x 4.88m).



THE OUTBUILDINGS

Comprising of:-

VARIOUS GARDEN SHEDS

WORKSHOPS

STABLE**GARDEN**

The property enjoys a naturally landscaped rear garden laid to lawn.

THE LAND

In total the property extends to approximately 7.57 ACRES or thereabouts. The land is split into two manageable paddocks all of which being fenced and having good gated access from the track. The lower land borders a stream with a delightful waterfall leading down to the hydro pumping system which is located within a block built shed with steps leading down from the paddock.

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

WOODLAND

The land is bordered by a small woodland of native species such as Oak and Ash.



HYDRO ELECTRIC STATION

A block purpose built unit is located down beside the river that houses the hydro system. We understand that it was in functioning order but is in need of servicing.



WATERFALL



PARKING AND DRIVEWAY

The property is accessed via a neighbouring farmyard and carries on through common land until you get to the gated entrance with a drive leading down to the longhouse.



POSITION

The property enjoys a fine rural location within the Cambrian Mountains and enjoys track access over common land which we are informed rights of way are in place.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A rare and unrivalled opportunity awaits. A rural smallholding offering privacy and tranquillity.

TENURE AND POSSESSION

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

COUNCIL TAX

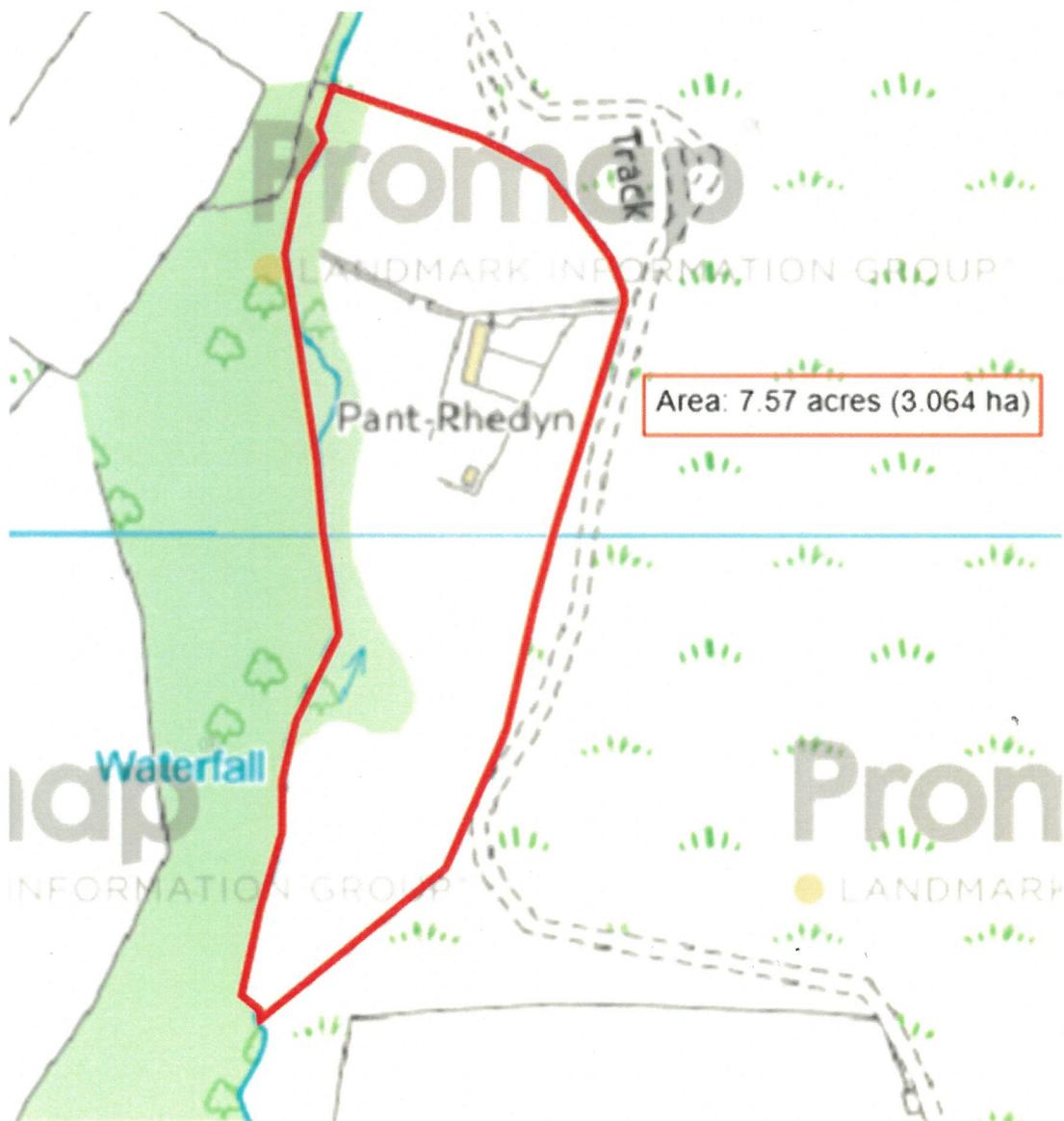
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

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

We are informed by the current Vendors that the property benefits from mains water, mains electricity along with private hydro water system (in need of servicing), private drainage, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Council Tax: Band D

N/A

Parking Types: Driveway. Gated. Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains 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

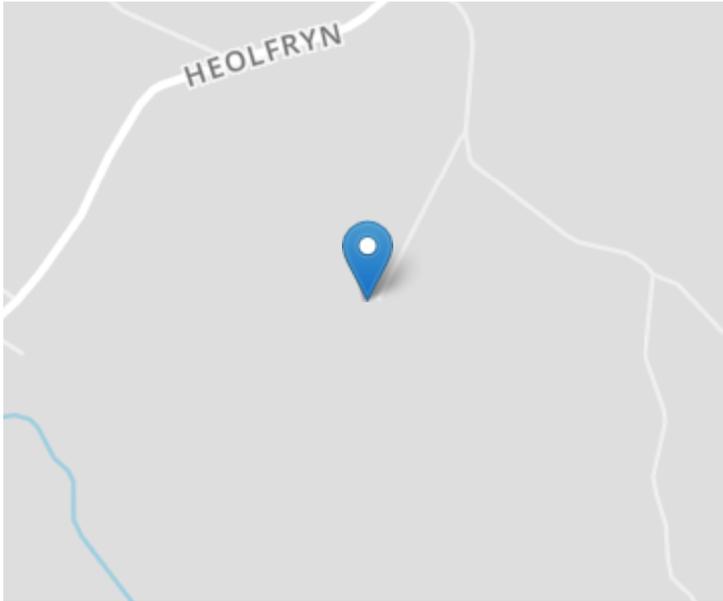
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
Yes

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



Directions

One of our Agents will meet Viewers at the Cors Caron National Nature Reserve Car Park where they will then follow our Agent to the property. We **STRONGLY ADVISE** that nobody visits the property without our permission and attendance. Caution is needed on the track and we advise that you travel in cars with high ground clearance.

what3words will point you to the MEETING PLACE where it lies on the map - starfish.limiting.reap

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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

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

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