

Stunning rural location. Nicely tucked away country residence with cottage and a range of traditional outbuildings. Near Tregaron, West Wales



Ynys Y Berfedd, Swyddffynnon, Ystrad Meurig, Ceredigion. SY25 6AW.

£450,000

REF: A/5290/LD

*** Stunning rural location *** Peace and tranquillity - Remote but not isolated *** Set centrally within its own grounds of approximately 1 acre *** Character cottage with 4 bedroomed, 2 bathroomed accommodation *** Adjoining garage/studio - Potential holiday let (subject to consent) *** Mature landscaped gardens with lawned areas *** Bordering the Cors Caron Nature Reserve with breath taking views - Wildlife at your doorstep

*** Wildlife pond and summer house *** Detached stone and slate barn offering immense conversion opportunity (subject to consent) *** Privately positioned at the end of a track *** A country home with endless possibilities for conversion, extension and leisure (subject to consent) *** Small wooded area *** Wild flower meadows *** Cottage style grounds *** Suiting those with Wildlife interests at heart



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LOCATION

The property enjoys a stunning and private rural location bordering the Cors Caron Nature Reserve. The property is positioned just on the outskirts of the popular rural Village of Swyddffynnon which lies a short drive from Tregaron and Pontrhydfendigaid which both offers great local amenities such as Village Shop, Public Houses, Doctors Surgery and Places of Worship. The larger University Town Administrative Centre and Coastal Resort of Aberystwyth lies to the North and the University Town of Lampeter lies to the South. Therefore an unique and unrivalled opportunity awaits you. A location like no other!

GENERAL DESCRIPTION



A stunning rural location. Morgan & Davies are proud to offer for sale this unique and unrivalled opportunity set in the breath taking West Wales countryside. The property itself is a 4 bedroomed, 2 bathroomed cottage that boasts period character and charm throughout. It is substantial in size and offers potential for further conversion with the adjoining garage/ studio above (subject to consent).

Externally it sits centrally within its own grounds of approximately 1 acres with mature grounds, small wooded area, wild flower meadows and a Wildlife pond.

A particular feature of the property is the stone and slate barn that offers immense potential as a conversion (subject to consent). Therefore the possibilities here are endless.

It enjoys a private position at the end of a track whilst also being convenient to the nearby Market Town of Tregaron.

A property of this calibre does not come to the market often, especially in this remote location.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

COVERED ENTRANCE PORCHWAY

Leading to



RECEPTION HALL

With solid front entrance door, quarry tiled flooring.

BATHROOM

A recently refurbished 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, electric wall heater, radiator, quarry tiled flooring.



LIVING ROOM

17' 4" x 17' 3" (5.28m x 5.26m). An impressive living space with a large cast iron multi fuel stove, radiator, enjoying fine views over the front garden, spot lighting, rustic slate effect flooring.



LIVING ROOM (SECOND IMAGE)



DINING ROOM

16' 8" x 13' 4" (5.08m x 4.06m). Being 'L' shaped, with Oak flooring, radiator, understairs storage cupboard, staircase leading to the first floor accommodation.



DINING ROOM (SECOND IMAGE)



GALLEY KITCHEN

A cottage style fitted kitchen with a range of wall and floor units with work surfaces over, ceramic 1 1/2 sink and drainer unit, Range Master electric/gas cooker stove, plumbing and space for automatic washing machine and dishwasher, original beamed ceiling.



REAR PORCH

7' 2" x 6' 3" (2.18m x 1.91m). With tiled flooring.

FIRST FLOOR

LANDING

Leading to



FRONT BEDROOM 1

14' 5" x 10' 0" (4.39m x 3.05m). With radiator, fine views over the garden and the surrounding countryside.

**FRONT BEDROOM 2**

12' 9" x 10' 7" (3.89m x 3.23m). With radiator, pedestal wash hand basin, fine views over the garden and the surrounding countryside.

**STUDY/BEDROOM 5**

8' 9" x 6' 4" (2.67m x 1.93m). With fitted book shelves. Please note this room does not have an external window.

REAR BEDROOM 3

14' 3" x 7' 4" (4.34m x 2.24m). With radiator, wash hand basin, views over the rear yard and outbuilding.

**REAR BEDROOM 4**

13' 8" x 7' 3" (4.17m x 2.21m). With two built-in cabin beds with storage below, radiator, views over the yard and outbuilding.



FAMILY BATHROOM

A modern 3 piece suite comprising of a panelled bath, low level flush wc., pedestal wash hand basin, heated towel rail, shaver light and point, extractor fan.



EXTERNALLY

ADJOINING GARAGE/WORKSHOP

30' 0" x 18' 4" (9.14m x 5.59m). With double entrance door to the front, side and rear service doors, electricity connected and housing the Worcester oil fired central heating boiler running all domestic systems within the property.



LOFT OVER/STUDIO/APARTMENT SPACE

LIVING AREA

18' 0" x 15' 0" (5.49m x 4.57m). With fitted sink unit and patio doors.

STORE ROOM 1

9' 5" x 6' 4" (2.87m x 1.93m).

STORE ROOM 2

17' 1" x 18' 0" (5.21m x 5.49m).

DETACHED STONE AND SLATE BARN

In need of attention but offering great conversion opportunities (subject to the necessary consents being granted).



CART HOUSE

17' 9" x 7' 8" (5.41m x 2.34m). With electricity connected.

FORMER STABLES

16' 3" x 27' 0" (4.95m x 8.23m). With electricity connected.

GREENHOUSE

10' 0" x 8' 0" (3.05m x 2.44m).

GARDEN

As a whole the property is centrally positioned within its own grounds of approximately 1 ACRE. It is nicely positioned, being private, and located at the end of a private lane. The gardens have been well kept over the years and in recent times the Owner has embraced nature and there are pockets of native wooded areas along with wild flower meadows.

To the front and directly to the rear of the property lies well kept lawned garden areas with a variety of mature shrubbery and trees. In all there to create a haven for the local Wildlife and enhances the appeal of this delightful country property.

GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



GARDEN (SECOND IMAGE)



SECRET GARDEN



NATIVE WOODED AREA



SUMMER HOUSE



WILDLIFE POND

VIEW OF THE NATURE RESERVE

A nicely positioned bench enjoying far reaching views of the Nature Reserve. Ideal for Bird watching and those with Wildlife interests at heart.



PARKING AND DRIVEWAY

The property is located at the end of a private lane.

PLEASE NOTE: The lane DOES NOT belong to the property but we are informed the property has full rights of way that leads onto a generous yard area with ample parking and turning space.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

An unique opportunity. A property in a secluded and private position.

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 - 'D'.

MONEY LAUNDERING REGULATIONS

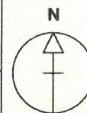
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from private water (via well), mains electricity, private drainage (via septic tank), oil fired central heating, double glazing.



TITLE NUMBER
WA975931



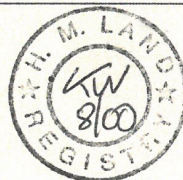
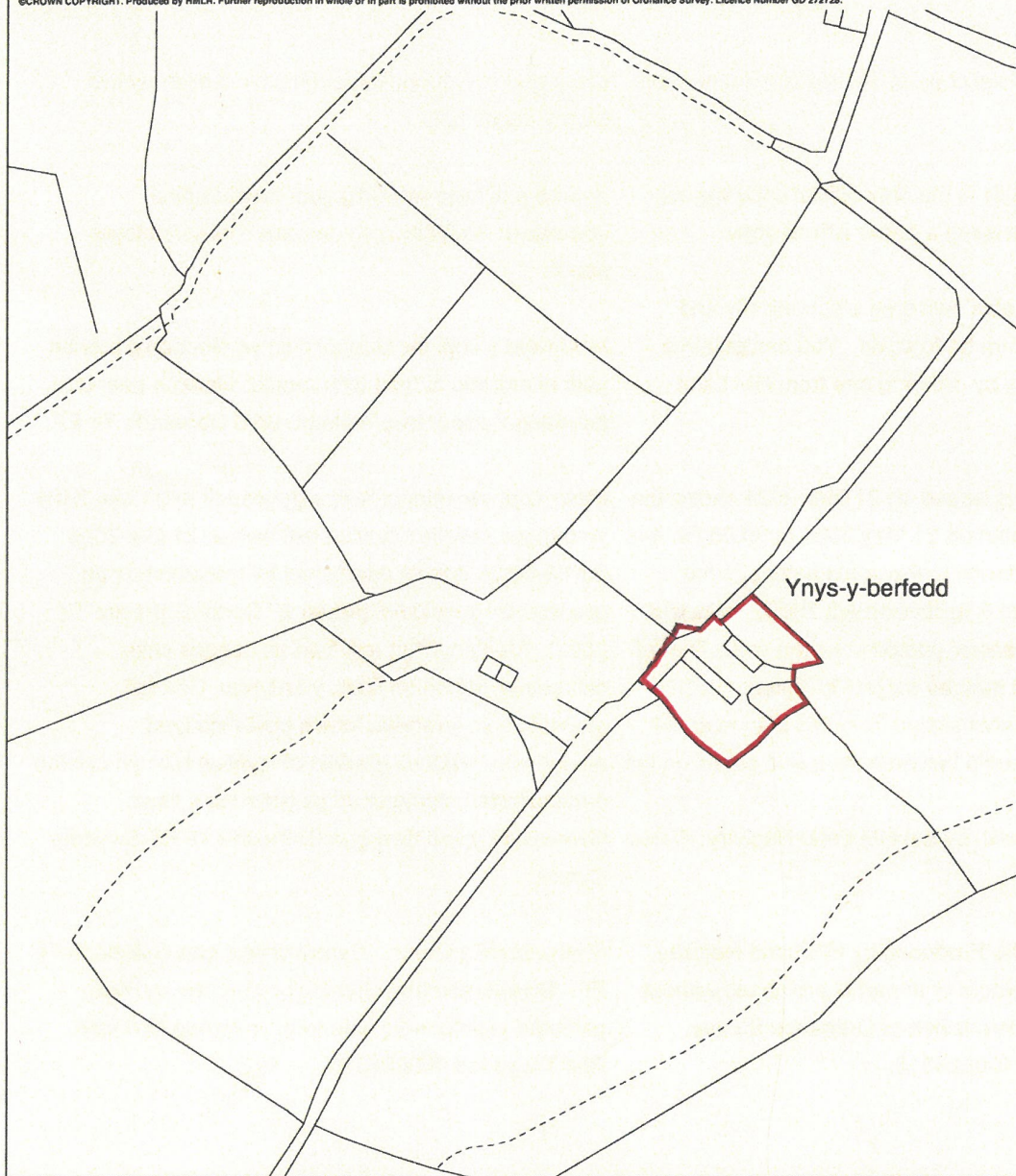
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ORDNANCE SURVEY MAP REFERENCE:

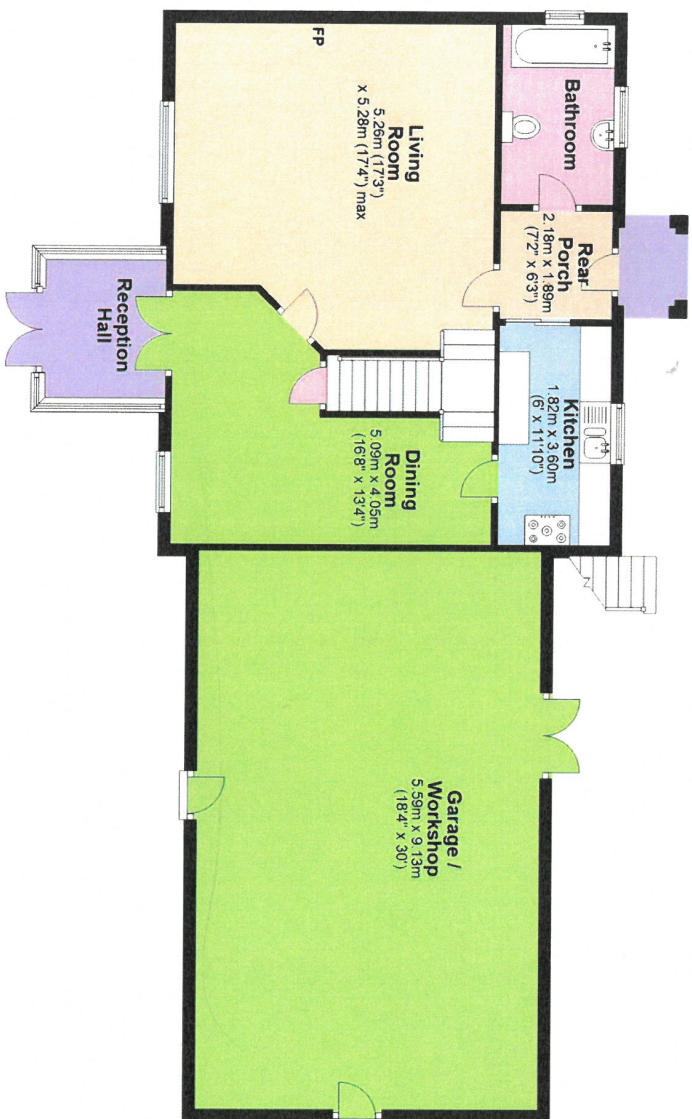
SN6864NW

SCALE 1:2500 Enlarged from 1/10000

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Ground Floor
Approx. 118.6 sq. metres (1276.4 sq. feet)



First Floor
Approx. 111.0 sq. metres (1195.2 sq. feet)



Total area: approx. 229.6 sq. metres (2471.6 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. Plan produced using PlanUp.

Directions

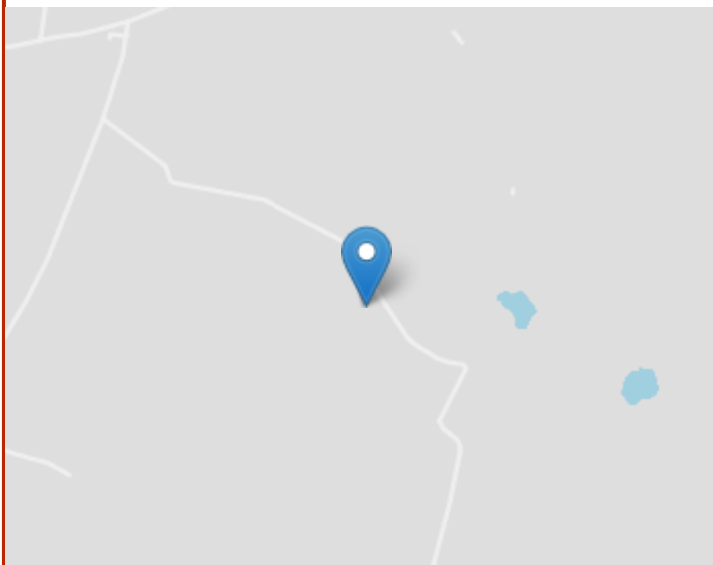
In Tregaron on the Town Square turn left onto the Aberystwyth road (A485). Proceed to the Village of Tynreithyn. Once leaving Tynreithyn turn right for Swyddffynnon. Continue along this road for approximately 2 miles and take the right hand turning beside a recently built property named Penrhos (as identified by the Agents 'For Sale' board). Continue on this lane for 1 mile and Ynys Y Berfedd will be located at the termination of the track. Morgan & Davies 'For Sale' board will be located on the track for your convenience.

PLEASE NOTE: The latter stages of the track is slightly overgrown at present. Care and attention is needed or alternatively we advise you to park your vehicle and walk the remainder of the track.


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'.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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