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RICS



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*Character 3 Bed Dwelling set within 0.43 Acres with outstanding countryside views. Ciliau Aeron
Near Aberaeron - West Wales.*



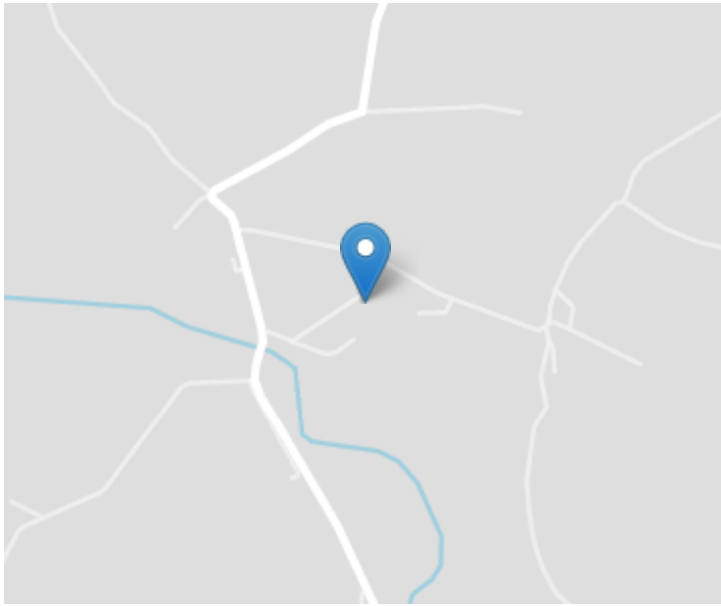
Tyglyn Lodge, Ciliau Aeron, Near Aberaeron, Ceredigion. SA48 8DD.

R/3982/RD

£559,000

****A period 3 bed (2 bath) country lodge**Set within 0.43 Acres of mature gardens**Outstanding countryside views**Self contained guest accommodation/airbnb/annexe/studio**Swim spa/pool**Air Source heating**Useful range of outbuildings including garage, store sheds with great conversion potential to additional accommodation (stc)**Sympathetically modernised and decorated enhancing original character features**A peaceful and tranquil setting overlooking the adjoining Aeron Valley**First time on the market in over 125 years**4 miles to Aberaeron**Ideal for those wanting a multi generational property**Suitable for those with a horticultural interest**Ideal income potential property****

Tyglyn Lodge is positioned on the edge of the village of Ciliau Aeron being some 4 miles from the Georgian Harbour town of Aberaeron. Ciliau Aeron offers a good level of local amenities including popular primary school with active community hall, good public transport connectivity. Aberaeron offers a wider range of facilities and services including primary and secondary schools, leisure centre, community health centre, traditional High street offerings, excellent local bars, restaurants and good transport connectivity to Aberystwyth, Lampeter and Cardigan being all within some 20-30 minutes equi distance drive from the town and property.



GROUND FLOOR

GENERAL

An exceptional rural property finished to the highest order with great original character features and outstanding views from within the grounds and dwelling overlooking the adjoining agricultural fields and Aeron Valley.

The property provides comfortable 3 bed accommodation across 2 floors with great standard of living accommodation with feature open plan kitchen and dining space, character lounge with the ground floor bedroom also offering a study potential.

To the first floor are 2 spacious double bedroom, fully orientated to maximise the views over the adjoining countryside with a large family bathroom.

The property is accessed via a pillared entrance into a large gravelled forecourt with ample space for 3+ vehicles to park leading to useful garage and outbuildings with side studio and connecting footpath leading through to a separate timber framed annexe and studio being completely self contained with its own double bedroom and living space, kitchenette and en-suite. This is a useful holiday let unit with Airbnb income and also has its own swim spa/pool available with the property - subject to negotiation.

All in all a wonderful rural property of historic local importance that must be viewed to be appreciated.

The Accommodation provides as follows -

Entrance Porch

4' 5" x 4' 5" (1.35m x 1.35m) with external door and hardwood windows overlooking the front entrance of the property with feature stone walls and a slate flag stone flooring, timber door into -

Open Plan Kitchen/Dining Area

14' 2" x 18' 3" (4.32m x 5.56m) with feature Navy oil Rayburn (providing heating and hot water), window to front, space for 5+ dining table, alcove cupboards, oak beams over into -





Kitchen Area

9' 5" x 21' 1" (2.87m x 6.43m) with a range of cream base and wall units with beech worktops, slate flooring, gas hobs, electric oven and grill, integrated microwave, fitted dishwasher, Belfast sink with mixer tap, space for free standing fridge freeze, dual aspect windows to rear and side garden, central kitchen island with potential for electric connection, side larder unit. Archway into -





Rear Hallway & Utility

With external door to side decking and garden area, washing machine and dryer connection, rear window to garden, radiator, stone tiled flooring, LED spot lights to ceiling, access to loft.



Ground Floor Shower Room

6' 6" x 5' 6" (1.98m x 1.68m) with 1000mm enclosed tiled shower unit, heated towel rail, radiator, w.c. single wash hand basin, side window, tiled flooring.



Ground floor bedroom 1

9' 7" x 10' 4" (2.92m x 3.15m) currently used as a 'snug' and study with stone tiled flooring, dual aspect windows to rear and side garden areas, connecting door to -





Lounge

13' 4" x 15' 7" (4.06m x 4.75m) also accessible from the open plan kitchen/dining area. Having feature window to front and stone fireplace with oak mantle, multi fuel burner on tiled hearth, views over the adjoining Aeron valley. TV point, multiple sockets, radiator.





FIRST FLOOR

Landing

With access to loft. Access to side airing cupboard with slatted shelving and hot water cylinder.



Bedroom 1

14' 6" x 11' 9" (4.42m x 3.58m) a double bedroom, range of fitted wardrobes, radiator, picture window to front with views over the adjoining countryside and Aeron valley, TV point, multiple sockets, radiator.





Bedroom 2

17' 4" x 13' 9" (5.28m x 4.19m) a double bedroom, dual aspect windows to front and side enjoying views over the countryside and Aeron valley. Radiator, multiple sockets.



Bathroom

14' 2" x 8' 4" (4.32m x 2.54m) a large luxurious family bathroom with feature cast iron bath, w.c. bidet, single wash hand basin, P shaped corner shower with curved side glass panel, heated towel rail and radiator.



EXTERNALLY

To Front

The property is approached via a stone pillared entrance into a large gravelled forecourt at front and side of the property

leading to a range of flower beds and mature planting to borders. Providing access to -



Garage

20' 1" x 10' 6" (6.12m x 3.20m) 1½ sized garage of block construction with electric up and over door, corner electric vehicle charger, multiple sockets, side window.



Coal Shed

10' 3" x 19' 5" (3.12m x 5.92m) with concrete base, side windows, solar panels to roof.

Side external w.c.

Workshop

15' 7" x 12' 1" (4.75m x 3.68m) with potential to be used as additional accommodation with timber flooring, exposed beams to ceiling, Velux roof lights, multiple sockets. Side storage cupboard.



Connecting gravelled footpath meandering through the mature garden space with side orchard and leading onto a corner plot to -

TY HAF STUDIO

18' 0" x 18' 11" (5.49m x 5.77m) providing open plan living and bedroom space being an oak framed building with a feature exposed A frames and beams internally with timber cladding externally with engineered oak flooring, large patio door to front enjoying views over the adjoining swim spa and agricultural fields. Rear window, TV point, multiple sockets. Unique mirrored radiator. Provides -



Double Bedroom Space



Side Kitchenette

With cream 'Shaker' style units with granite worktops, built in fridge, 'Neff' electric hobs, side breakfast bar with seating and corner snug seating area. Access to -



En Suite



With enclosed tiled corner shower, w.c. single wash hand basin, heated towel rail, high level windows, spot lights to ceiling.

Studio External

18' LA Sunken Swim Spa

With hydrotherapy and 'river jet' settings with corner seating and supported by an air source pump.



The Gardens

Mature well stocked gardens surround the residence with lawned area, an array of shrubbery, flower beds, patio/seating areas, sun trap area next to greenhouse with electric sockets.

Orchard

With various apple trees, red currants, black currants, white currants, blackberries and raspberries.

Productive Vegetable Garden

With raised beds, crab apple, plum and cherry trees.



Greenhouse

With potting table, water butt, grape vines, prolific peach tree.

PLANNING PERMISSION

We have been advised by the vendors that there is planning consent granted for an extension to the property to provide additional living accommodation including another bedroom.

Details available on request.

TENURE

The property is of Freehold Tenure.

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

The property benefits from Mains Electricity and Water. Private Drainage. Solar Panels feeding into the national grid providing 21.73p pkw/h, amounting to some £600-£700 average RHI.

Council Tax Band E - Ceredigion Council.

Directions

From Aberaeron proceed East on the main A482 Lampeter road and continue for approximately 4 miles until you come to Ciliau Aeron crossroads next to the village primary school. Take a left hand turning at the junction, proceed down for approximately half a mile, crossing over the bridge, take a right at the first right hand junction. Continue passing the Tyglyn Hotel on your right and a further half a mile bearing left at the next bend and continue for approximately 100 yards and the property is located on the left hand side as identified by the Agents for sale board.

