

*A truly outstanding Georgian Country House set in its own extensive grounds with barn conversion/holiday accommodation and approximately 4.872 acres. Near Lampeter/Aberaeron, West Wales*



**Rhydyfran, Cribyn, Lampeter, Ceredigion. SA48 7NH.**

**£875,000**

**REF: A/5525/LD**

\*\*\* A truly outstanding Georgian Country House set in its own land of approximately 4.872 acres \*\*\* Beautifully and thoroughly renovated to exacting standards \*\*\* 4 bedroomed, 4 bathroomed accommodation - Generous living areas with living room, sitting room, dining room and sun room \*\*\* Secondary accommodation with barn conversion/holiday let - Refurbished 2 bedroomed accommodation with retained character throughout

\*\*\* Useful range of traditional outbuildings with a stone range, potting shed and garage \*\*\* Extensive manicured landscaped rolling lawned areas - Vast outdoor space \*\*\* Elite greenhouse, Chicken mansion and raised beds \*\*\* Rural wooded Valley setting \*\*\* Majestic and ancient woodland to the rear full of native species of Oak, Ash and Beech

\*\*\* Far reaching views over the surrounding Valley and countryside \*\*\* Located in the heart of the Ceredigion countryside \*\*\* Lampeter 5 miles and Aberaeron 8 miles \*\*\* A handsome period Country House dating back to 1830's \*\*\* The most perfect extended Family home \*\*\* Fantastic business capabilities for holiday let and Guest House \*\*\* A fine example of a traditional Welsh Country House



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## LOCATION

Sitting in an idyllic location in the heart of the Cardiganshire countryside. The University Town of Lampeter is a short distance away, approximately 5 miles, with the Welsh Coast of Cardigan Bay at the Georgian and Harbour Town of Aberaeron within 8 miles. Rhydyfran is a handsome period Country House dating back to the 1830's with latter additions sitting in mature woodland yet with open views over rolling countryside close to the Village Community of Cribyn.



## GENERAL DESCRIPTION

Prepare to be impressed! Here we have an unique opportunity to acquire an impressive and renovated Country House with secondary accommodation. The property itself dates back to the early 1830's with latter additions. It has undergone comprehensive renovation work during the last few years and now offers a stunning Family home with 4 bedroomed, 4 bathroomed accommodation. It has upgraded plumbing, electrics and has recently been re-roofed. It enjoys the benefit of oil fired central heating and double glazing.

The secondary accommodation, being the barn conversion, offers a holiday let business or as an annexe. It provides 2 bedroomed accommodation with retained character and ample space.

The property sits within its own land of approximately 4.872 acres with mature and majestic woodland and a pasture paddock. To the front of the property lies its landscaped and mature grounds with rolling lawned areas leading down to the mature hedge row boundaries. This is private, peaceful and tranquil.

It enjoys a private location yet being convenient to the Cardigan Bay Coast and the University Town of Lampeter. A property of this calibre does not come to the market often and here lies a fine example of a true Welsh Country House.



## RHYDYFRAN (MAIN DWELLING)

The accommodation at present offers more particularly the following.

### MAIN RECEPTION HALL

Accessed via a UPVC glazed entrance door with side glazed panels, porcelain tiled flooring, spot lighting, radiator.





## GROUND FLOOR W.C.



With low level flush wc., wash hand basin, heated towel rail, spotlighting, extractor fan, porcelain tiled flooring.

## LIVING ROOM



30' 0" x 14' 3" (9.14m x 4.34m). A generous Family room with a large open fireplace housing a multi fuel stove on a slate hearth, radiator, engineered oak flooring, spot lighting, large walk-in cupboard.

## LIVING ROOM (SECOND IMAGE)



## LIVING ROOM (THIRD IMAGE)





## SUN ROOM



12' 7" x 9' 6" (3.84m x 2.90m). With porcelain tiled flooring, patio doors opening onto the front garden area, electric heater.

## INNER HALLWAY

With staircase leading to the first floor accommodation, porcelain tiled flooring.



## DINING ROOM/CINEMA ROOM



19' 9" x 9' 2" (6.02m x 2.79m) into bay. With porcelain tiled flooring, radiator.

## SITTING ROOM

19' 6" x 14' 4" (5.94m x 4.37m). With large open fireplace housing a multi fuel stove on a slate hearth, porcelain tiled flooring, radiator, secondary staircase to the first floor accommodation.



## SITTING ROOM (SECOND IMAGE)





## CONSERVATORY



10' 5" x 6' 6" (3.17m x 1.98m). With porcelain tiled flooring.

## KITCHEN

22' 2" x 10' 4" (6.76m x 3.15m). An impressive Wren kitchen with a range of wall and floor units with Belfast sink and Quartz work surfaces over, Range Master electric/gas cooker stove, integrated dishwasher, upright fridge and freezer, spot lighting, front entrance door.



## KITCHEN (SECOND IMAGE)



## WALK-IN PANTRY

With fitted cupboards and shelving.

## UTILITY ROOM

13' 4" x 7' 4" (4.06m x 2.24m). With a range of fitted wall and floor units with work surfaces over, stainless steel single sink and drainer unit, porcelain tiled flooring, radiator, rear entrance door.





## UTILITY ROOM (SECOND IMAGE)



## BOILER ROOM

Housing the Worcester oil fired central heating boiler and hot water cylinder.

## FIRST FLOOR (ABOVE KITCHEN)

### BEDROOM 4



14' 4" x 19' 3" (4.37m x 5.87m). With double aspect windows to the front and rear, spot lighting.

## EN-SUITE TO BEDROOM 4



A modern and stylish suite with aqua boarded walls throughout comprising of a walk-in 5ft shower, wash hand basin, low level flush w.c., chrome heated towel rail, extractor fan, spot lighting.

## BEDROOM 3

22' 4" x 10' 6" (6.81m x 3.20m). With radiator.



## EN-SUITE TO BEDROOM 3



A modern and stylish suite with aqua boarded walls throughout comprising of a walk-in 5ft shower, wash hand basin, low level flush w.c., chrome heated towel rail, extractor fan, spot lighting.

## FIRST FLOOR (ABOVE LIVING ROOM)



## PRINCIPLE BEDROOM 1



18' 10" x 14' 7" (5.74m x 4.45m). With two windows to the front enjoying views over the front lawned garden.

## EN-SUITE TO BEDROOM 1



A 'his and hers' floating vanity unit with separate wash hand basins, 5ft walk-in shower, low level flush w.c., three floating fitted linen cupboards, radiator.

## WALK-IN DRESSING ROOM



11' 3" x 6' 4" (3.43m x 1.93m). With fitted shelving, drawers and hanging areas.

## BEDROOM 2

13' 8" x 10' 9" (4.17m x 3.28m). With radiator.





## EN-SUITE TO BEDROOM 2



A modern and stylish suite with aqua boarded walls throughout comprising of a walk-in 5ft shower, wash hand basin, low level flush w.c., chrome heated towel rail, extractor fan, spot lighting.

## THE COACH HOUSE

### COACH HOUSE

The accommodation at present offers more particularly the following.



## COACH HOUSE (SECOND IMAGE)



### RECEPTION HALL

With UPVC front entrance door, quarry tiled flooring.

### SUN ROOM/DINING ROOM

13' 9" x 13' 4" (4.19m x 4.06m). With quarry tiled flooring, double aspect windows, electric heater.





## LIVING ROOM (COACH HOUSE)



20' 1" x 14' 6" (6.12m x 4.42m). With an impressive vaulted ceiling, free standing wood burner, radiator, two Velux roof windows, quarry tiled flooring.

## LIVING ROOM (SECOND IMAGE)



## KITCHEN (COACH HOUSE)



11' 6" x 12' 2" (3.51m x 3.71m). A cottage style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, fitted electric oven, 4 ring hob with extractor hood over, Worcester oil fired central heating boiler, space for automatic washing machine, rear entrance door, radiator, quarry tiled flooring.

## GROUND FLOOR BATHROOM

Having a 3 piece suite comprising of a shower cubicle, low level flush w.c., pedestal wash hand basin, heated towel rail, extractor fan.





## GROUND FLOOR BEDROOM 1

10' 6" x 10' 7" (3.20m x 3.23m). With radiator, double aspect windows to the front and rear.



## FIRST FLOOR

### LANDING/MEZZANINE

Enjoying views over the Living Room, fitted linen cupboard, Velux roof window. Offering potential office space.



## BEDROOM 2 (COACH HOUSE)



14' 3" x 10' 3" (4.34m x 3.12m). With radiator, two Velux roof windows.

## EXTERNALLY

### THE OUTBUILDINGS



Comprising of:-

### STONE RANGE

36' 0" x 18' 0" (10.97m x 5.49m). Offering an ideal conversion opportunity (subject to consent) with slated roof. Currently providing a barn, garage and workshop with stable type doors.

### GARAGE

16' 0" x 10' 0" (4.88m x 3.05m).

### POTTING SHED

15' 0" x 8' 0" (4.57m x 2.44m). Of stone and slate construction.



## COACH HOUSE GARDENS



The Coach House enjoys its own private walled garden area with low stone walls, wrap around lawned area and an extensive front patio. It enjoys an excellent range of mature shrubs and trees providing a peaceful country haven.

## COACH HOUSE PATIO



## RHYDYFRAN GROUNDS



The current Vendors have transformed the garden area which now embraces an extensive lawned area which boasts two large Copper Beech trees, a mature tree lined boundary with recently planted ornamental shrubs and trees to provide further privacy and colour during the Seasons. The garden compliments this imposing Georgian property and provides a fantastic sense of open space as well as privacy.

To the front of the property lies a patio area that extends the length of the property providing fantastic outdoor entertaining space for those late Summer evenings.

A particular feature of the property is its natural waterfall that runs beside the woodland.

An arbour with a gravelled patio located to the bottom of the garden being private with fine views over the surrounding woodland.

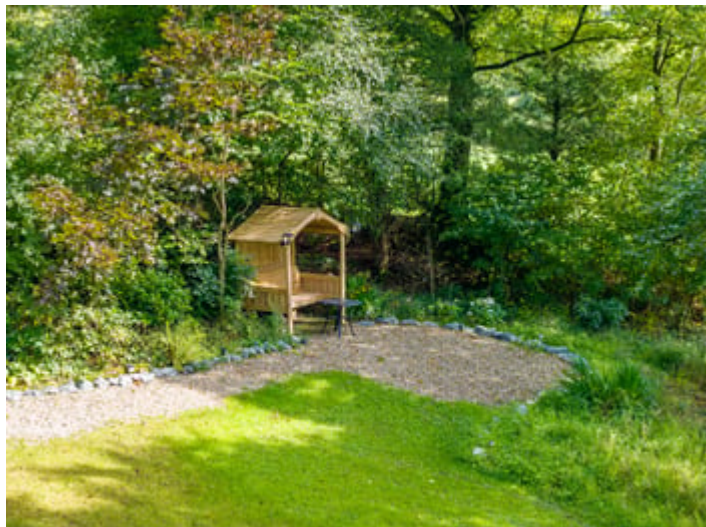
The garden is a haven for local Wildlife being a prime Red Kite territory, Buzzards, various Bird spotting and natural Wildlife within the woodland gardens.

## FRONT PATIO AREA





## ARBOUR



## ELITE GREENHOUSE

12' 0" x 9' 0" (3.66m x 2.74m). With a concrete base.



## TWO RAISED VEGETABLE BEDS



## VEGETABLE BEDS (SECOND IMAGE)



## CHICKEN MANSION

With a concrete base.

## MATURE AND MAJESTIC WOODLAND

To the rear of the property lies a mature woodland boasting a range of native species along with Oak, Ash and Beech trees. It is well complimented being in a fine wooded Valley with a delightful Bluebell woodland. Enjoying woodland walkways ideal for Dog walking.



## THE LAND

The property sits within its own land of approximately 4.872 acres with one large grazing paddock being level to sloping in nature, naturally draining, offering itself for Animal keeping. It is easily accessed via the side of the outbuildings and enjoys a great vista point.





**THE LAND (SECOND IMAGE)**



**THE LAND (THIRD IMAGE)**



## PARKING AND DRIVEWAY



With the property having two separate properties it enjoys separate parking areas. both being gravelled and offering ample parking and turning space. The property is accessed via its own private driveway with a pillared gated entrance. Please note there lies a nearby Neighbour who has a right of way over the drive.

## FRONT OF PROPERTY



**FRONT OF PROPERTY (SECOND IMAGE)**





## REAR OF PROPERTY



## POSITION



## AGENT'S COMMENTS

A truly outstanding country property being thoroughly renovated and in a peaceful rural location.

## 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 - Main Dwelling 'E'.

## 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, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider, being fully insulated and sound proofing, re-roofed in 2018.



Area: 4,872 acres

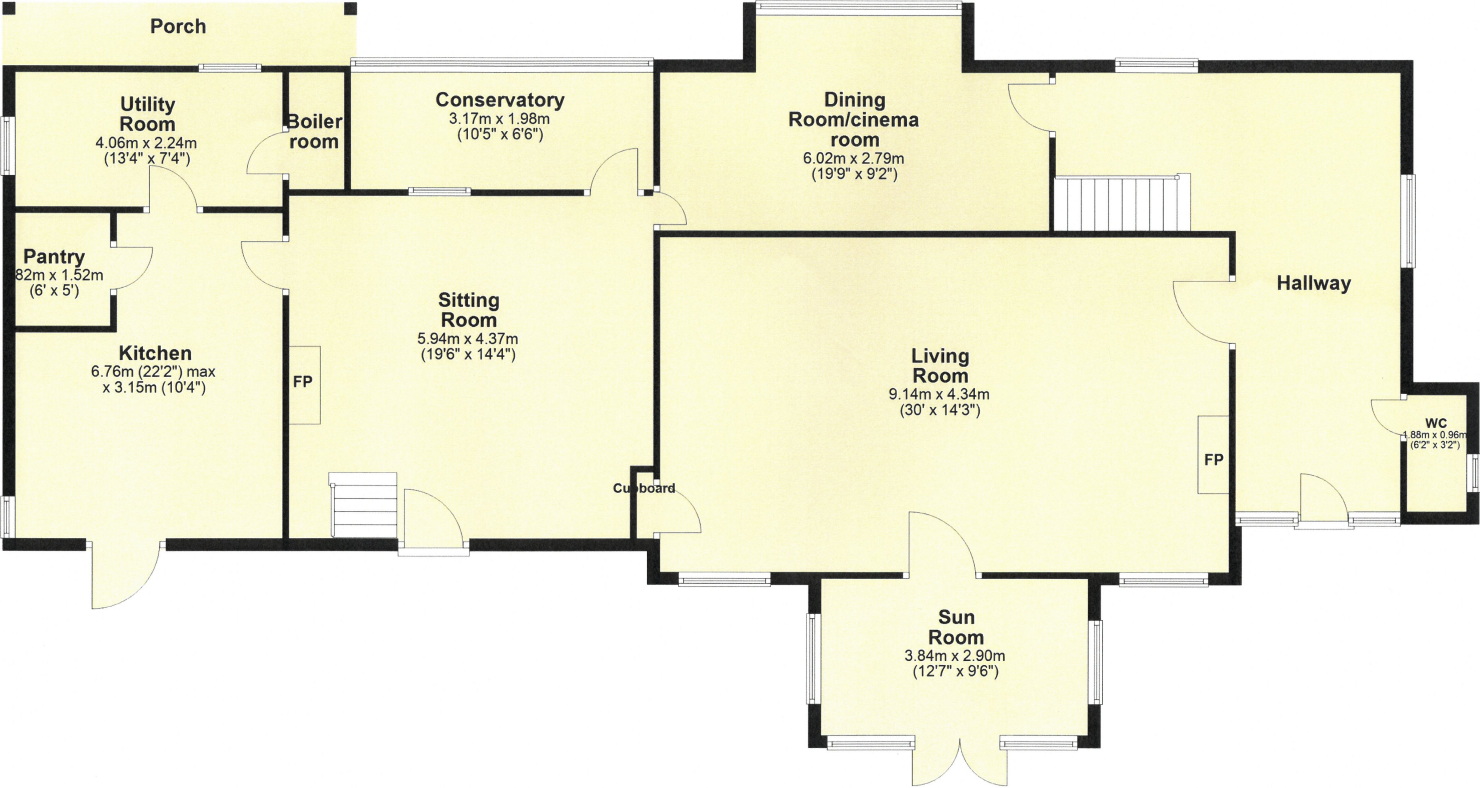
Rhyd y Fran  
Cottage

174m



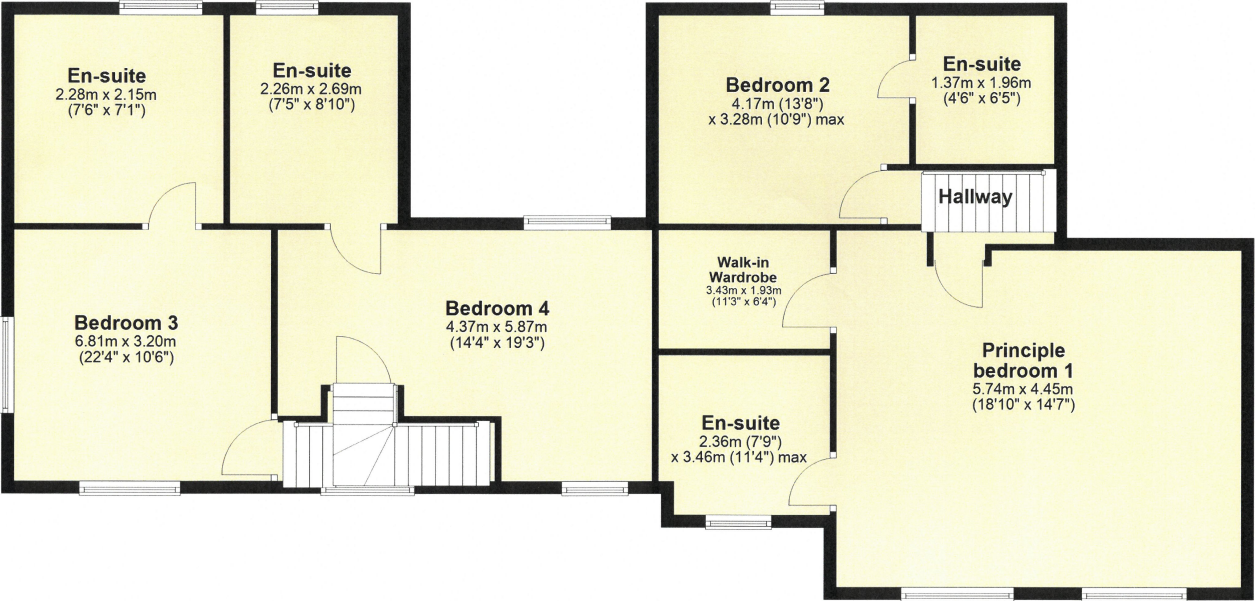


Ground Floor





First Floor





**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Gated.  
Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Private Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (72)

**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

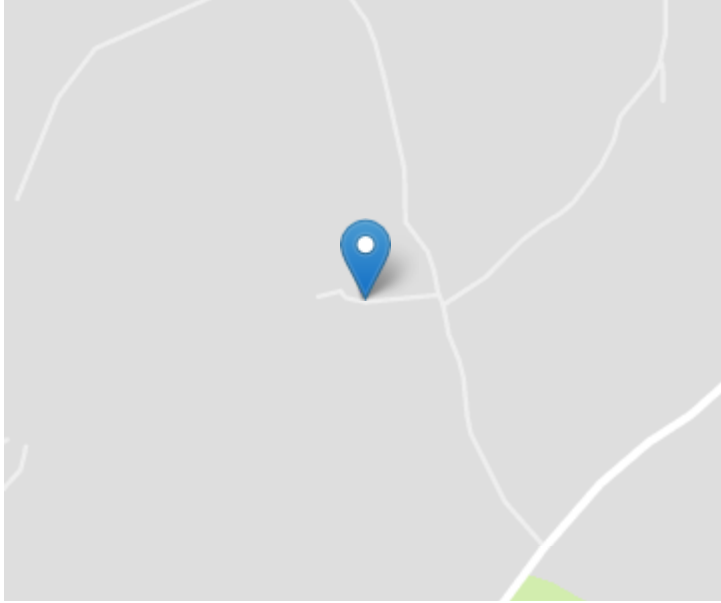
**Is the property listed?** No

**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?** Yes





## Directions


From our Lampeter Office head West on the A475 for half a mile bearing right onto Maestir Road towards Cribyn. Proceed through Cribyn on the B4337 road. After half a mile turn left and the drive to the property will be located 200 yards on your left hand side, as identified by the property name.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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