

A substantial and imposing country residence set in stunning rural surroundings and within its own grounds of approximately 5 acres. Abergwesyn, near Llanwrtyd Wells, Mid Wales



Delfryn, Abergwesyn, Llanwrtyd Wells, Powys. LD5 4TP.

£775,000

REF: A/5262/LD

*** A substantial former Vicarage *** Now offering an impressive country residence *** Fully refurbished 4 bedroomed, 2 bathroomed Family accommodation *** Generous ground floor living accommodation - With character Living Room, Sitting Room and Study *** Former Vicarage steeped in history - Now offering the most perfect country home *** Refurbished to a very high standard with no expense spared

*** Set in its own approximately 5 acres with two large grazing paddocks set in stunning rural surroundings *** Private, no near Neighbours and breath taking views *** Landscaped and mature walled gardens with a private gated driveway *** Detached garage *** Former Coach House offering conversion opportunity (subject to consent)

*** The most perfect setting yet close to the nearby Market Towns of Llanwrtyd Wells and Builth Wells *** Set in the renowned Red Kite territory *** A few hundred yards from the National Trust Land of Abergwesyn Common - High open moorlands *** Dark sky territory - Perfect for Star Gazers



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LOCATION



Delfryn enjoys an elevated position enjoying superb views over the River Irfon and wooded hills to the rear. It is located within the rural Hamlet of Abergwesyn which is a short drive from Llanwrtyd Wells, a popular up Market Town offering good local facilities. A property enjoying a stunning rural position. Private, tranquil yet convenient to the nearby Towns of Llanwrtyd Wells and Builth Wells.

GENERAL DESCRIPTION



Breath taking location. A substantial and imposing mid Victorian Vicarage set in approximately 5 acres of sloping paddocks suiting general Animal grazing or for Equestrian purposes. The property itself has undergone comprehensive refurbishment in recent years and now offers an impressive Family home with 4 bed roomed, 2 bathroomed accommodation. On the ground floor it offers ample living quarters with a Living Room, Sitting Room and a Study.

Externally it benefits from a detached garage/workshop and a former stone and slate Coach House that offers conversion opportunity for holiday let, studio, etc., subject to the necessary consents being granted. The land also enjoys its very own gated access point.

In all it enjoys a breath taking location with far reaching views over the surrounding countryside and especially the River Irfon to the front and the woodland to the rear. The most perfect location.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

IMPOSING FRONT PORCH

With arch stone entranceway and slate flooring.



RECEPTION HALL

With radiator and original timber floor.



STUDY

11' 7" x 10' 7" (3.53m x 3.23m). With a feature corner brick open fireplace, stripped timber flooring and radiator.



DINING ROOM

16' 6" x 13' 8" (5.03m x 4.17m). With two large windows to the front, three radiators, stripped timber flooring and a free standing cast iron stove on a slate hearth.



LIVING ROOM

20' 5" x 13' 7" (6.22m x 4.14m). With double aspect windows, stripped timber flooring, exposed stone open fireplace and two radiators.



LIVING ROOM (SECOND IMAGE)**LIVING ROOM (THIRD IMAGE)****INNER HALLWAY**

With radiator and door leading down to the Cellar.

KITCHEN

13' 7" x 13' 0" (4.14m x 3.96m). With a farmhouse style fitted Kitchen with a range of wall and floor units with a stained Beech worktop over, 1 1/2 Belfast sink, electric cooker point and space, plumbing and space for automatic washing machine, plumbing for dishwasher, space and plumbing for fridge/freezer, original stone flooring, radiator.

**KITCHEN (SECOND IMAGE)****CLOAKROOM**

With a Bespoke vanity unit with round glazed sink and mixer tap, low level flush w.c., antique style pillared radiator.

**UTILITY ROOM**

14' 0" x 13' 0" (4.27m x 3.96m). Shaker style fitted units with a range of wall and floor units with plumbing for a sink, plumbing and space for an automatic washing machine and tumble dryer, Klover Ecompact 290 biomass boiler running all of the hot water and heating systems throughout the property, rear entrance door to the Porch.

**REAR PORCH**

WOOD/PELLET STORE

14' 3" x 6' 8" (4.34m x 2.03m). With electricity and lighting.

LOWER GROUND FLOOR**CELLAR**

27' 8" x 13' 9" (8.43m x 4.19m). With electricity and power connected. Currently split into two rooms but offers great conversion opportunity (subject to consent).

**FIRST FLOOR****GALLERIED LANDING**

With access to a large loft space and radiator.

**REAR BEDROOM 2**

16' 7" x 13' 6" (5.05m x 4.11m). With stripped wooden flooring, open fireplace with a cast iron hearth and radiator.



REAR BEDROOM 2 (SECOND IMAGE)**FRONT BEDROOM 1**

13' 7" x 16' 8" (4.14m x 5.08m). With radiator, stripped timber flooring and fine views to the front.

**FRONT BEDROOM 1 (SECOND IMAGE)****FAMILY BATHROOM**

A contemporary styled suite comprising of a free standing roll top bath, two pillared radiators/towel rails, low level flush w.c., pedestal wash hand basin with electric/heated mirror, radiator, shaver point.

**FAMILY BATHROOM (SECOND IMAGE)****FRONT BEDROOM 3**

12' 6" x 11' 6" (3.81m x 3.51m). With radiator, an open fireplace with a cast iron hearth and exposed timber floors.



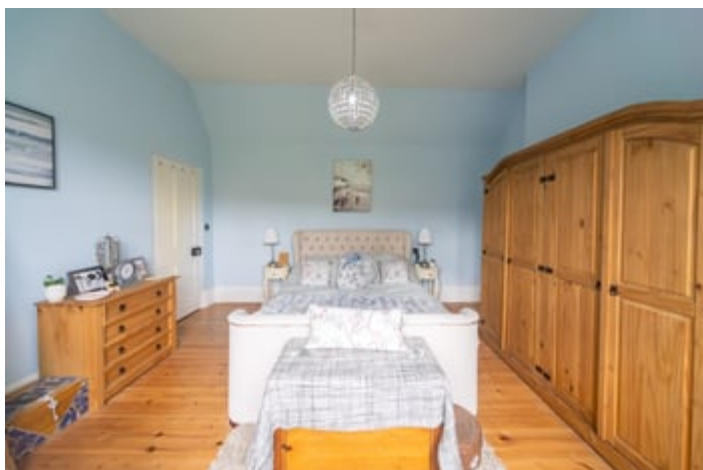
WALK-IN WET ROOM

6' 7" x 3' 6" (2.01m x 1.07m). With a pebbled feature floor, fitted shower, heated towel rail and extractor fan.



BEDROOM 4

14' 2" x 13' 4" (4.32m x 4.06m). With radiator, stripped timber flooring and breath taking views over the surrounding hillside.



EXTERNALLY

PARKING AND DRIVEWAY

A gated gravelled driveway leading to the front court yard of the property giving access to the main residence, the land and outbuildings with ample parking and turning space.



PARKING AND DRIVEWAY (SECOND IMAGE)



REAR OF PROPERTY



SEPARATE WOOD SHED

Located in the outside courtyard.

DETACHED GARAGE

21' 9" x 18' 5" (6.63m x 5.61m). With up and over door, work benches and electricity and lighting connected.



FORMER COACH HOUSE

30' 0" x 14' 0" (9.14m x 4.27m). Of stone and slate construction. Currently utilised for stabling, wood store or general Animal keeping. Offers great conversion opportunity for a holiday let, studio, workshop, etc., subject to the necessary planning consents being granted. The Coach House also benefits from a separate gated access point.



GARDEN

A particular feature of this stunning country home is its stone walled and mature hedge garden being totally private and laid mostly to lawn with various mature trees and fruit tree orchard. In all being extremely well maintained and creating the most perfect surrounding to this magnificent country residence.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



LAND

In total we are informed the property extends to approximately 5 ACRES split into two large paddocks which we are told benefits from Stock proof boundary and a separate gated access point providing good quality grazing for Animal keeping or for Equestrian purposes. The land is sloping in nature and only enhances this magnificent location.



POSITION OF PROPERTY



AERIAL VIEW



VIEW OF ABERGWESYN



AGENT'S COMMENTS

The most perfect country residence set in unspoilt rural surroundings.

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 Powys County Council. Council Tax Band for the property - '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 spring fed water supply, biomass heating with zoned heating to the first and ground floor, mains electricity, private drainage, 7.5 kilowatt EV car charging point.



TITLE NUMBER
WA968212

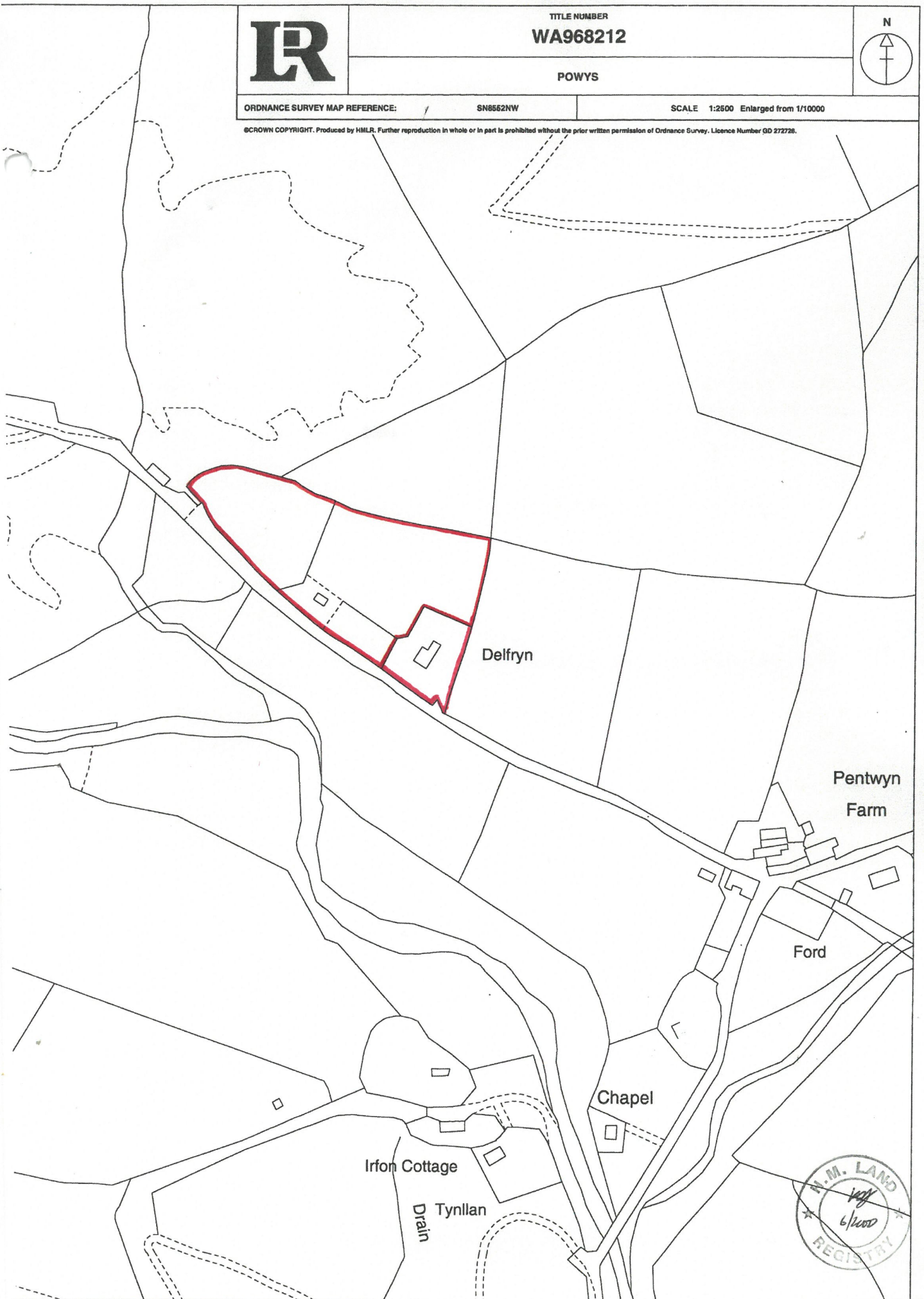


POWYS

ORDNANCE SURVEY MAP REFERENCE: / SN8562NW

SCALE 1:2500 Enlarged from 1/10000

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Lower Ground Floor
 Approx. 31.4 sq. metres (337.0 sq. feet)



Ground Floor
 Approx. 129.2 sq. metres (1380.8 sq. feet)



First Floor
 Approx. 98.6 sq. metres (1074.3 sq. feet)



Total area: approx. 260.4 sq. metres (2802.7 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, omission or misstatement. Plan produced using PlanUp.

Directions

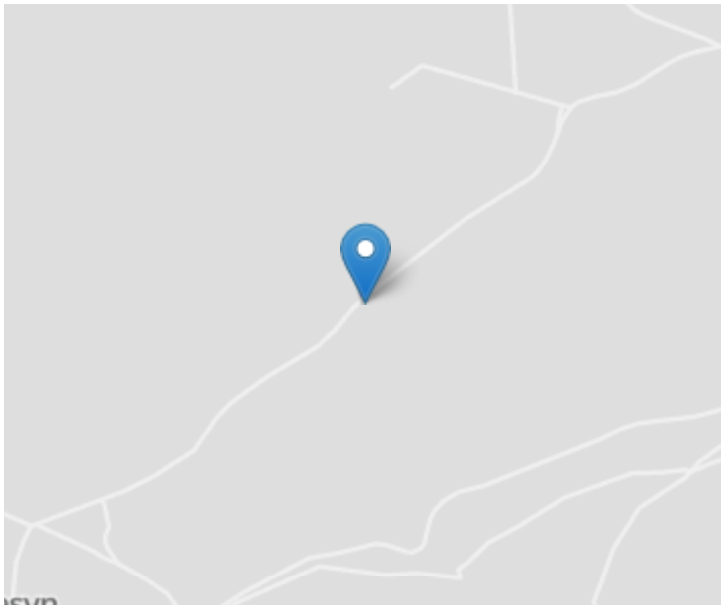
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WHAT3WORDS: what3words will point you to where the property lies on the map - clumped.courage.field

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			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(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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