

*An unique lifestyle opportunity with a modern detached residence, a former barn and a log cabin, all set within approximately 3.4 acres. Bwlchllan, Upper Aeron Valley, West Wales*



**Rhydygroes Bwlchllan, Lampeter, Ceredigion. SA48 8QN.**

**£625,000**

**REF: A/5244/LD**

\*\*\* No onward chain \*\*\* An unique lifestyle opportunity \*\*\* With a modern detached country residence offering 3 bedroomed, 2 bathroomed accommodation \*\*\* An 18th Century detached barn offering potential conversion (subject to consent) - Formerly a Restaurant \*\*\* A log cabin with an en-suite bedroom \*\*\* Enjoying a lovely setting in the upper reaches of the Aeron Valley

\*\*\* A private position set in approximately 3.4 acres \*\*\* Mature garden with an abundance of mature shrubs and trees \*\*\* Not overlooked - Peaceful position \*\*\* Intersected by a small stream with bridge and waterfalls \*\*\* Suiting Equestrian purposes with a useful 4 bay stable block \*\*\* Various paddocks in need of maintenance but all boundary fenced \*\*\* Pockets of young and mature woodland and a fruitful orchard \*\*\* Private water and drainage \*\*\* Solar panels

\*\*\* Within close proximity to the picturesque rural Villages of Bwlchllan and Llangeitho \*\*\* Great income capabilities or for multi generational living



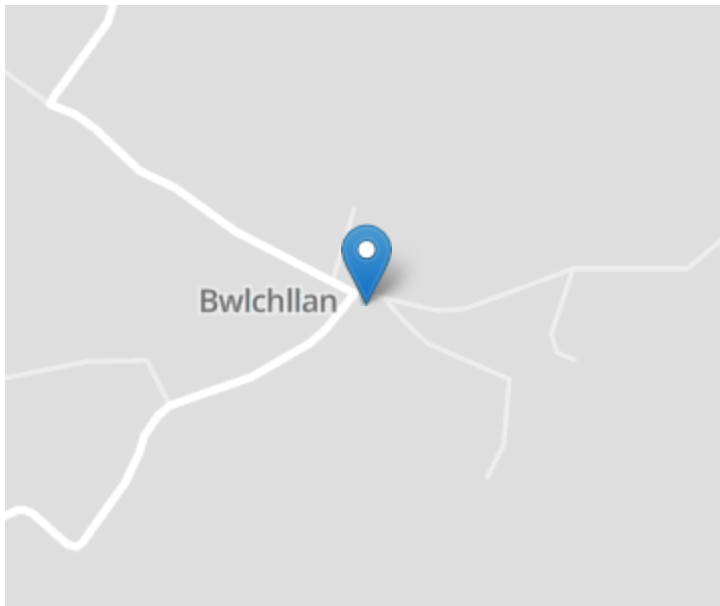
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## LOCATION

Well positioned approximately 1 mile West from the Village of Bwlchllan on the Northern side of the Aeron Valley enjoying a picturesque outlook over the surrounding countryside, some 7 miles North from the University and Market Town of Lampeter, and some 8 miles inland from the Georgian Harbour Town and Market Town of Aberaeron on the Ceredigion Heritage Coastline. The property enjoys a private rural position and is accessed via its own gated driveway.

## GENERAL DESCRIPTION

A unique lifestyle opportunity with a modern detached farmhouse in a private and rural position. The property offers generous 3 bedroomed, 2 bathroomed modern living accommodation with oil fired central heating, double glazing and solar panels.

It offers conversion opportunity (subject to consent) with the 18th Century detached barn previously being utilised as a Restaurant but now storage.

There also lies a log cabin with an en-suite bedroom that has previously been utilised for Airbnb and provides great income capabilities.

In all it is set within approximately 3.4 acres of gardens and paddocks all of which being boundary fenced and providing potential for Equestrian or for small Animal keeping. It benefits from a 4 bay stable block and various pockets of mature and young woodland copse.

A great opportunity in a great position.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### THE FARMHOUSE



Providing

### ENTRANCE PORCH

Accessed via a UPVC front entrance door.

### RECEPTION HALL



With staircase to the first floor accommodation, radiator, cloak cupboard.

**W.C.**

With low level flush w.c., wash hand basin, radiator.

**LIVING ROOM**

15' 3" x 11' 7" (4.65m x 3.53m). With a feature fireplace with electric fire inset, window overlooking the rear garden, sliding patio doors to the Conservatory.

**CONSERVATORY**

10' 0" x 10' 0" (3.05m x 3.05m). Of UPVC construction under a poly carbonate roof.

**DINING AREA**

9' 7" x 9' 7" (2.92m x 2.92m). With radiator and laminate flooring. Archway opening onto the Kitchen.

**KITCHEN**

11' 9" x 9' 9" (3.58m x 2.97m). A Pine fronted fitted Kitchen with a range of wall and floor units, 1 1/2 sink and drainer unit, eye level electric oven with microwave, 4 ring electric hob with extractor hood over, plumbing and space for dishwasher, radiator.

## UTILITY ROOM



9' 8" x 7' 1" (2.95m x 2.16m). With stable style rear entrance door, fitted units with stainless steel sink and drainer unit, Warmflow oil fired central heating boiler, radiator.

## FIRST FLOOR

### GALLERIED LANDING



With radiator, access to the loft space.

## BATHROOM



9' 6" x 5' 4" (2.90m x 1.63m). A fully tiled contemporary styled suite with a jacuzzi bath with double head shower, vanity unit incorporating a wash hand basin and w.c., radiator.

### PRINCIPLE BEDROOM 1



13' 7" x 11' 8" (4.14m x 3.56m). With double aspect windows over the surrounding land, radiator.

**EN-SUITE TO BEDROOM 1**

With a corner shower cubicle, low level flush w.c., pedestal wash hand basin, heated towel rail, extractor fan.

**BEDROOM 2**

11' 7" x 11' 7" (3.53m x 3.53m). With radiator, built-in wardrobes.

**BEDROOM 3**

9' 8" x 7' 9" (2.95m x 2.36m). With radiator, great views over the Aeron Valley.

**REAR OF PROPERTY****GARDEN**

A private garden area located to the rear of the property laid mostly to lawn with a mature hedge boundary with various flower and shrub borders. Also enjoying an enclosed patio and gravelled area with ease of access and nice views over the surrounding land.

**EXTERNALLY****ATTACHED GARAGE**

18' 0" x 10' 0" (5.49m x 3.05m). With double wooden doors to the front and housing the private water treatment plant. STORAGE LOFT over.

**18TH CENTURY DETACHED BARN**

Providing

## BARN RECEPTION ROOM



18' 8" x 16' 0" (5.69m x 4.88m). With a large inglenook fireplace housing a multi fuel stove, open vaulted ceiling with feature beams, raised level for a dining area, front entrance door.

## BARN KITCHEN



9' 8" x 8' 7" (2.95m x 2.62m). With fitted units with stainless steel sink and drainer unit, plumbing and space for dishwasher and tumble dryer, space for cooker with extractor hood over.

## BARN BATHROOM

Split into two compartments with low level flush w.c., shower cubicle, wash hand basin.

## LOG CABIN



Providing

## CABIN BEDROOM SUITE



15' 7" x 11' 3" (4.75m x 3.43m). With electric wall heater, patio doors opening onto the veranda.

## CABIN BEDROOM EN-SUITE



With a corner shower cubicle, low level flush w.c., vanity unit and extractor fan.

## LOG CABIN PRIVATE VERANDA



Overlooking the stream which runs through the property and an ideal additional en-suite bedroom away from the main house and potential Airbnb.

## STABLE BLOCK



Of timber construction on a concrete pad with concrete paths leading from the garden area. Currently consisting of

### STABLE 1

12' 0" x 6' 0" (3.66m x 1.83m).

### STABLE 2

12' 0" x 6' 0" (3.66m x 1.83m).

### STABLE 3

12' 0" x 12' 0" (3.66m x 3.66m).

### STABLE 4

12' 0" x 12' 0" (3.66m x 3.66m).

## VEGETABLE GARDEN



With TWO GREENHOUSES and former vegetable beds.

## THE LAND



In all the property extends to approximately 3.41 ACRES all being boundary fenced and enjoying good access. There lies two paddocks located to the side and rear of the property with good access onto the stable block and enjoying pockets of native mature and young woodland.

## THE LAND (SECOND IMAGE)



THE LAND (THIRD IMAGE)



WOODLAND



THE LAND (FOURTH IMAGE)



STREAM



ORCHARD



BRIDGE OVER STREAM





## DRIVEWAY



## AGENT'S COMMENTS

An exciting lifestyle opportunity in a sought after locality with farmhouse, former barn and log cabin.

## 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 - 'F'.

## 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, solar panels, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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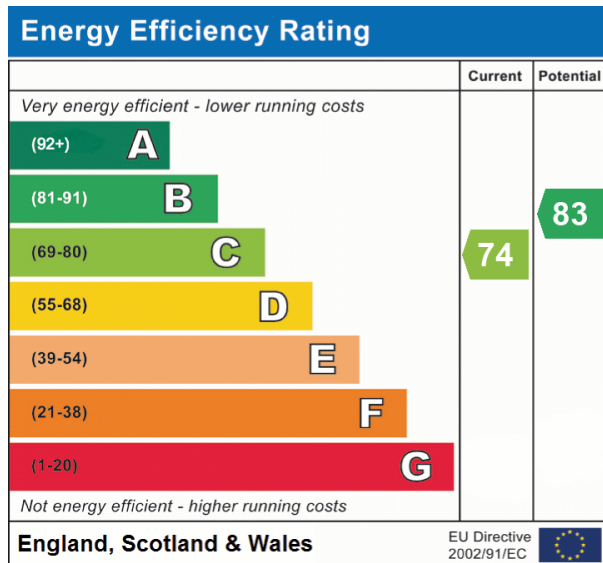
### Directions

From Lampeter take the A482 towards Aberaeron. After passing through Creuddyn Bridge take the next right hand turning onto the B4337. Proceed down the hill into the Village of Talsarn. In Talsarn right onto the B4342 road for Tregaron and Llangeitho. Proceed through the small Hamlet of Llundain Fach. Continue for a further 1.5 miles. Turn left for Bwlchllan. At the next crossroads proceed up the hill into the Village of Bwlchllan. Turn left at the 'T' junction in the Hamlet. Continue on this road for 1.5 miles. The property will be located on your right hand side, as identified by the house name sign (Rhydygroes).

**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](http://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 beautiful property, contact us:

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