

Breath taking location. A traditional 16 acre smallholding in a unrivalled rural position. Rhydlewis, West Wales



Tremallt, Rhydlewis, Llandysul, Ceredigion. SA44 5RH.

£590,000

REF: A/5185/LD

*** Views! Views! Views! *** Breath taking location overlooking the unspoilt Teifi Valley *** An improvable and traditional 3 bedroomed farmhouse *** In all set within approximately 16 acres - Split into eight paddocks of various sizes

*** Range of modern and traditional outbuildings *** Former dairy and Cow shed - Formerly having Planning Permission for residential use (now lapsed) *** An open fronted barn suiting a variety of uses *** Stable block and various Chicken enclosures *** Garage and car port *** Gently sloping land with separate gated access point *** Perfectly suiting those wanting to keep Livestock or for Equestrian purposes

*** Nicely positioned with an imposing farmhouse *** On the outskirts of the popular Village of Rhydlewis *** Convenient to the nearby Market Towns of Newcastle Emlyn, Llandysul and the Cardigan Bay Coast *** A dream move to West Wales - A property worthy of modernisation and viewing *** Contact us today to view



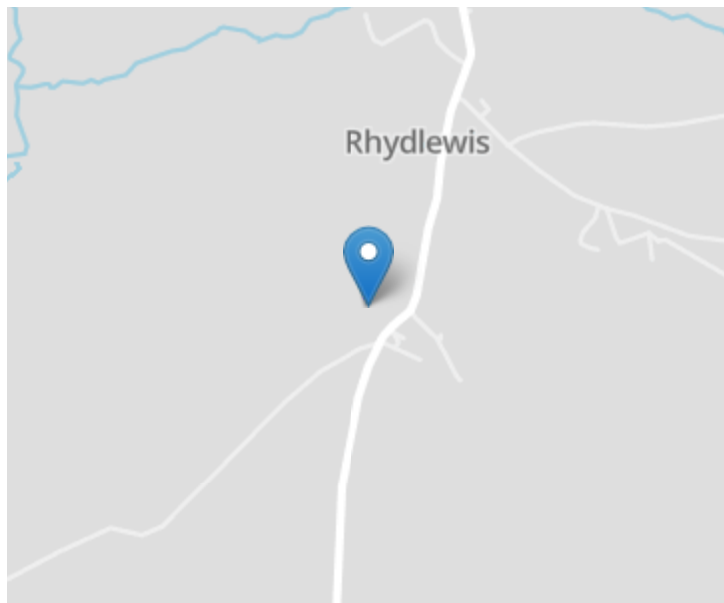
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LOCATION

Located on the outskirts of the rural Village of Rhyd Lewis providing a Village Shop and Hall, 10 miles equidistant to the Market Towns of Cardigan and Aberaeron, just 6 miles from the Market Town of Newcastle Emlyn and 6 miles inland from the Cardigan Bay Coastline of Llangrannog and Penbryn. In all a very convenient and highly desirable location.

GENERAL DESCRIPTION

Tremallt is an improvable country smallholding set within its own 16 acres or thereabouts. The homestead is nicely positioned on the outskirts of Rhyd Lewis and enjoys breath taking views over the Teifi Valley.

The farmhouse itself is in need of general modernisation and updating but offers comfortable 3 bedroomed accommodation along with ample ground floor living accommodation.

Externally it enjoys the benefit of modern and traditional outbuildings with a former modern barn sited within the paddock and offers a range of uses for Livestock or Equestrian purposes, etc. The traditional outbuildings, being a former dairy/Cow shed, have formerly had Planning Permission granted for residential use but has now lapsed. This provides great potential to any Buyer.

In all a property worthy of early viewing and deserves to be refurbished back to its former glory. The property in particular offers the following.

THE ACCOMMODATION

OPEN ENTRANCE PORCH

Leading to

RECEPTION HALL



With quarry tiled flooring, radiator, traditional front entrance door with stained glass side panels, staircase to the first floor accommodation.

LIVING ROOM

13' 6" x 12' 2" (4.11m x 3.71m) into bay. With parquet flooring, radiator.

SITTING ROOM



11' 4" x 12' 0" (3.45m x 3.66m). Having an open fire with a Montrose cast iron multi fuel stove, alcove built-in shelving cupboard, quarry tiled flooring.

BREAKFAST ROOM

8' 7" x 9' 2" (2.62m x 2.79m). With an oil fired Rayburn Range running the hot water and heating system, radiator.

PANTRY**KITCHEN**

15' 1" x 10' 0" (4.60m x 3.05m). With a 'Period Compact' fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker space and point, Worcester boiler (non functional), plumbing and space for automatic washing machine.

OFFICE/BEDROOM 4

9' 7" x 8' 9" (2.92m x 2.67m). With rear entrance door.

BOOT ROOM

With side entrance door.

W.C.

With low level flush w.c.

FIRST FLOOR**LANDING**

Approached via a staircase from the Reception Hall.

BATHROOM

8' 9" x 6' 0" (2.67m x 1.83m). Comprising of a panelled bath with shower attachment over, vanity unit with wash hand basin, airing cupboard with hot water cylinder, radiator.

SEPARATE W.C.

With low level flush w.c.

REAR BEDROOM 1

11' 8" x 10' 9" (3.56m x 3.28m). With radiator, two built-in cupboards, view over the land.

FRONT BEDROOM 2



12' 11" x 12' 6" (3.94m x 3.81m). With radiator, fine views to the front over the Teifi Valley.

FRONT BEDROOM 3

7' 5" x 7' 0" (2.26m x 2.13m). With fine views over the Teifi Valley.

EXTERNALLY

OUTBUILDINGS

Comprising more particularly:-

UTILITY SHED

10' 6" x 8' 9" (3.20m x 2.67m). Adjoining the farmhouse.

CAR PORT



Timber and steel framed.

TWO POTTING SHEDS

GARAGE

17' 2" x 10' 5" (5.23m x 3.17m). With electricity connected.

VARIOUS CHICKEN SHEDS AND ENCLOSURES

STONE AND SLATE OUTBUILDING



Formerly having Planning Permission for residential use (now lapsed).

THE OLD DAIRY

9' 6" x 8' 2" (2.90m x 2.49m).

STABLES



Comprising of:-

FORMER COW SHED

22' 0" x 18' 3" (6.71m x 5.56m). With cubicles still in-situ with timber partitioning.

3 BAY STABLE BLOCK

36' 0" x 12' 0" (10.97m x 3.66m). On a concrete base.

PIG STY

17' 11" x 9' 8" (5.46m x 2.95m).

OPEN FRONTED BARN



42' 0" x 17' 0" (12.80m x 5.18m). Of timber and steel profile construction. Suiting a range of uses for Livestock, Equestrian, etc. Benefiting from its own separate gated access point.

GARDEN

The property enjoys a formal garden area to the front, side and rear of the farmhouse, being laid to lawn, with a mature hedge boundary and offering great potential as it is currently a blank canvas.

LAND



In total the land extends to approximately 16 ACRES or thereabouts being level to gently sloping and split into eight manageable enclosures, all of which being boundary fenced and having a separate gated access point, easily accessible to the outbuildings, and having ample natural tree lined shelter.

LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



LAND (FIFTH IMAGE)



VIEWS



Fantastic views over the Teifi Valley.

VIEWS (SECOND IMAGE)



PARKING AND DRIVEWAY



FRONT OF FARMHOUSE



REAR OF FARMHOUSE



AGENT'S COMMENTS

An improvable country smallholding in a stunning location.

TENURE AND POSSESSION

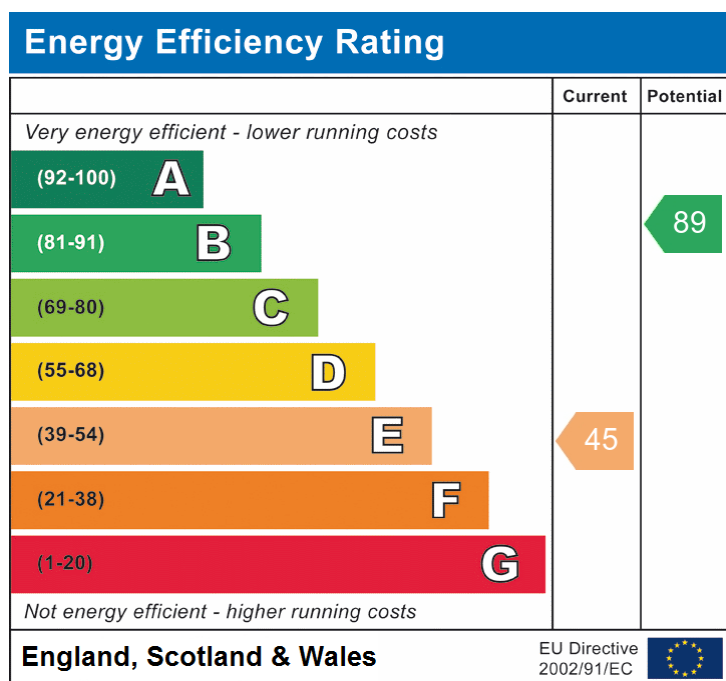
We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

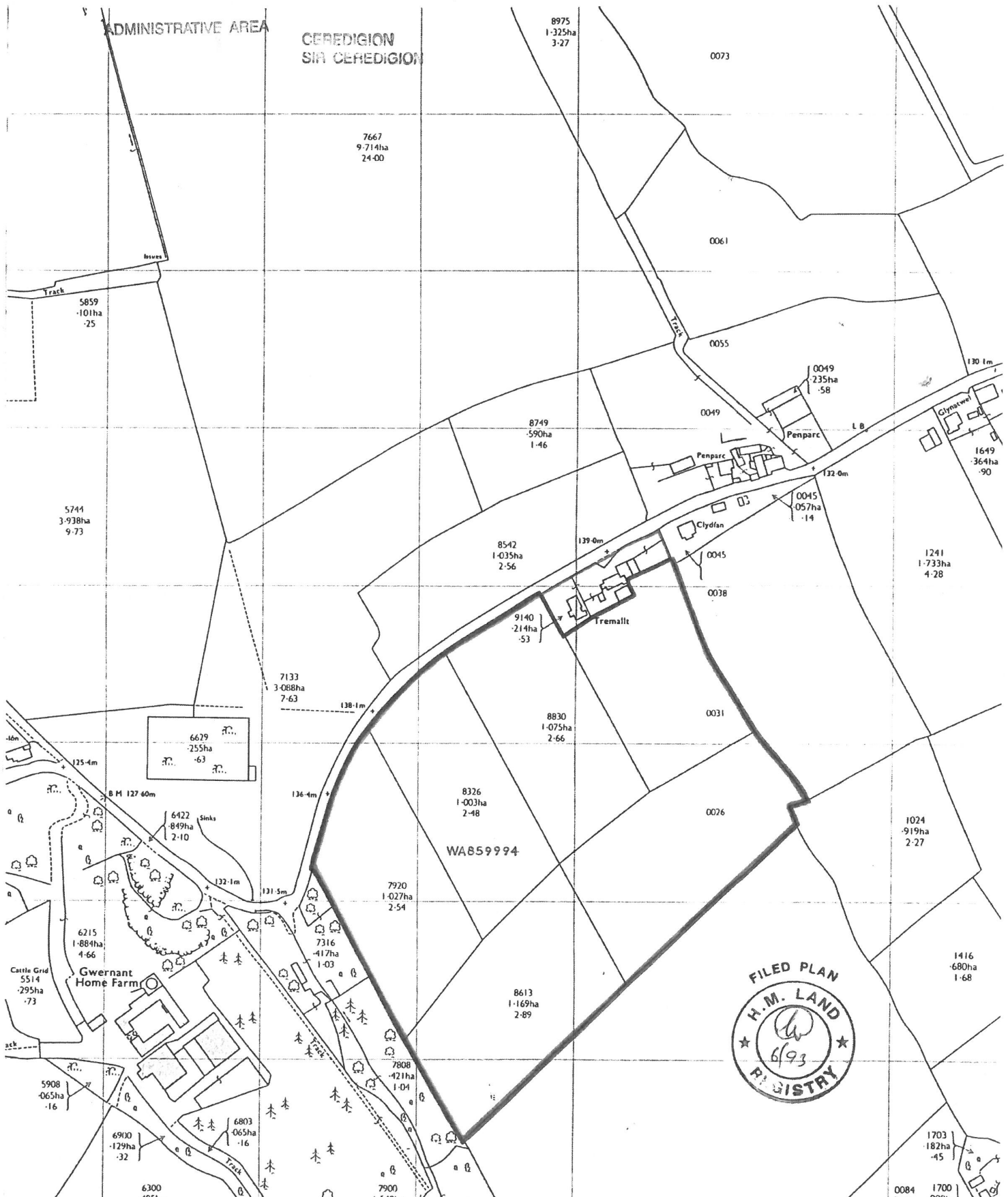
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



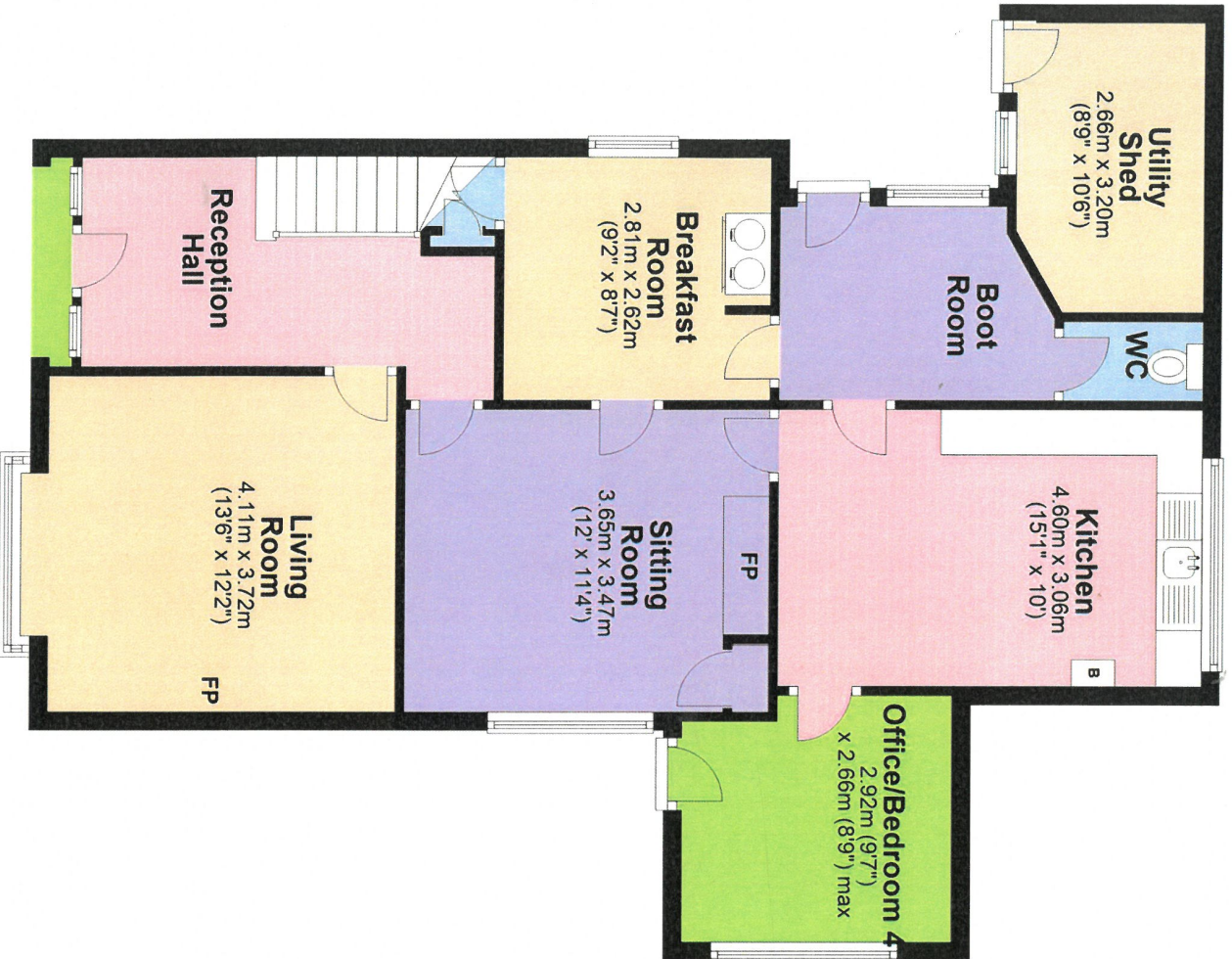
H.M. LAND REGISTRY		TITLE NUMBER	
		WA 672252	
ORDNANCE SURVEY PLAN REFERENCE	SN3346 SN3446	Scale 1/2500	
COUNTY DYFED	DISTRICT CEREDIGION	Crown copyright	



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Ground Floor

Approx. 85.5 sq. metres (919.8 sq. feet)

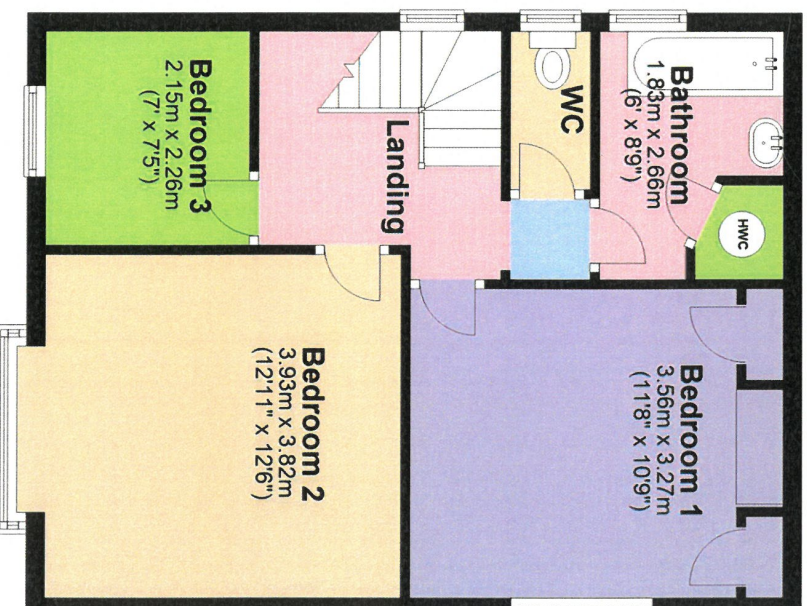


Total area: approx. 134.6 sq. metres (1449.2 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

First Floor

Approx. 49.2 sq. metres (529.3 sq. feet)






Directions

From the main A487 Coast road, West from Aberaeron towards Cardigan, at Brynhoffnant turn left onto the B4334 Rhydlewis road. Follow this road into the Village of Rhydlewis. Keep to your right crossing the river bridge and carry straight on for half a mile. Take a fork right road towards Brongest. After approximately half a mile the property will be seen on the left hand side, as identified by the Agents 'For Sale' board.

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>		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(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 beautiful property, contact us:

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