

***GUEST HOUSE WITH OWNERS ACCOMMODATION ! Former stone built village school, Spacious Grounds with approval granted for double detached coach-house style garage on site -***



**Ty'r Ysgol, Trefilan, Talsarn, Lampeter, Ceredigion. SA48 8QZ.**

**£340,000 Guide Price**

**Ref R/3707/RD**

**\*\*GUEST HOUSE WITH OWNERS ACCOMMODATION\*\***An exceptional 3/4 bed Former Village School\*\*Wealth of original character features retained within the property spanning back over 150+ years\*\*Sympathetic extension and refurbishment\*\*Spacious accommodation\*\*Feature sun lounge\*\*Set within a large plot \*\*Off-road parking with live planning permission for double garage where water drainage and electricity are laid in preparation\*\* Finished to the highest order\*\*Edge of village location in a tranquil location\*\*Super walks within the Aeron Valley\*\*Close to local amenities\*\*20 minutes Cardigan Bay coastline and numerous secluded beaches\*\*A wonderful conversion that must be viewed to be fully appreciated\*\*Sited next to Saint Hilary's church, Ty Ysgol has the benefit of granted planning for B&B/Guest Accommodation for those looking for an additional income\*\* NOW UNFURNISHED AND SOLD WITH VACANT POSSESSION \*\*

The property is situated within the ancient hamlet of Trefilan on the edge of the larger village of Talsarn. Nearby Felinfach offers a good level of local amenities including primary school, village shops, post office, petrol station, community village pub, active village hall and good public transport connectivity. The Cardigan Bay coastline at Aberaeron and the university town of Lampeter are equidistant 20 minutes drive from the property offering a wider range of local amenities.



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## GENERAL

An exceptional conversion project with no expense spared and finished to the highest order.

Sympathetic extensions and renovations have been undertaken ensuring that original character features such as the 'A' frames within the living space are exposed to their full potential.

The planning permission on the property allows for residential use in association with a guest house.

The property is set within a large commodious plot with ample space for vehicles to park and also planning permission for the erection of a double garage.



## THE ACCOMMODATION

### Property Entrance

via a red composite door into:



### Lounge







17' 3" x 29' 3" (5.26m x 8.92m) with windows to front, original 'A' frames to ceiling, stairs to 1st floor mezzanine accommodation, 3 x radiator, understairs Cloak/storage area, art exposed stone walls, TV point, multiple sockets. Leading to -

### Spacious Sun Lounge

16' 7" x 14' 2" (5.05m x 4.32m) accessed via double uPVC doors from the lounge area, triple aspect windows to front, rear and side overlooking stoned wall garden, multiple sockets, vaulted ceiling with exposed 'A' frames and beams.



### Kitchen

7' 8" x 18' 9" (2.34m x 5.71m) with a range of modern white base drawers and cupboards with spacious worktops, 1½ stainless steel sink and drainer with mixer taps, independent instant under sink hot water unit. Picture window looking towards the garden and open countryside, original feature stone wall, wood effect flooring, side entrance door, fitted dishwasher, space for electric oven with extractor over, washing machine connection point, radiator, multiple sockets.





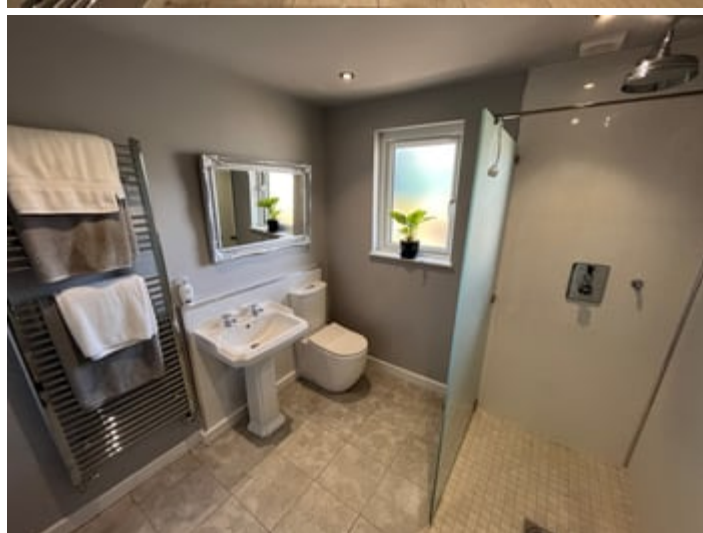
### Utility Room/Potential Bedroom 1

8' 5" x 10' 2" (2.57m x 3.10m) radiator, multiple sockets, window to garden, spotlights to ceiling.



### Family Bathroom

7' 6" x 8' 9" (2.29m x 2.67m) modern white bathroom suite including w.c, pedestal wash hand basin, 4'8" walk-in shower, heated towel rail, rear window, tiled flooring, spotlights to ceiling.



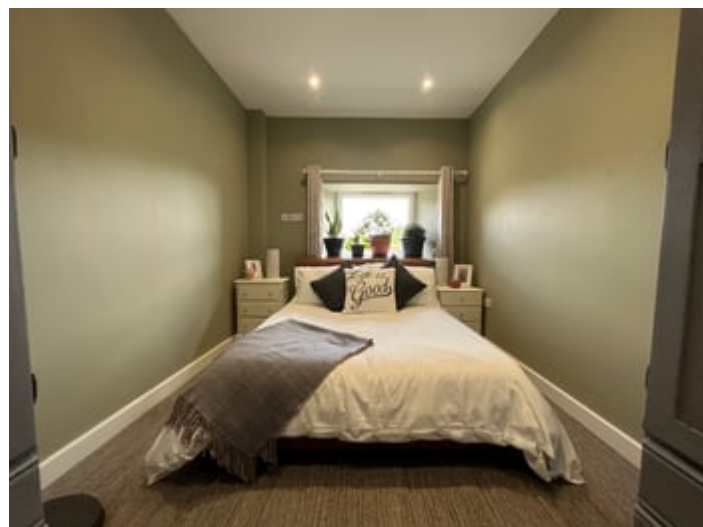
### Master Bedroom

9' 8" x 17' 7" (2.95m x 5.36m) double bedroom, with double wardrobe, window to front, multiple sockets, radiator, spotlights to ceiling.





**Bedroom 3**



12' 4" x 8' 2" (3.76m x 2.49m) double bedroom, window to front, multiple sockets, radiator.



**Spacious open plan Mezzanine Bedroom/Potential Office and Study**

13' 2" x 13' 1" (4.01m x 3.99m) double bedroom facility with 2 x Velux rooflights, exposed beams to ceiling, multiple sockets, TV point.

**En-Suite**

7' 6" x 10' 4" (2.29m x 3.15m) 5' walk-in shower to side with waterfall head, WC, single wash hand basin on vanity unit, radiator, rear window, tiled flooring, spotlights to ceiling. Cupboard housing new LPG combi boiler.



**En-Suite**

3' 9" x 10' 9" (1.14m x 3.28m) with 1200mm wide walk-in shower, WC, single wash hand basin, heated towel rail and walk in storage area.



## EXTERNALLY

### To Front

The property is approached from the adjoining county road. The former tarmac playground has been retained to allow the choice of garden or hard standing and is accessed through a private farm gate into an area set at the higher level, to the dwelling with steps leading down to:



### Side and Rear Patio Areas.

Finished in high quality stonework and stone slabs with shrub borders.

To the front and side of the main dwelling is an enclosed stone walled garden area with attractive sand stone slabs and side gravel area.

Within the parking area, planning permission exists for the erection of a double coach-house style garage. (All services are laid next to, and in preparation for, the erection of this garage. These include electricity, water and sewage)





## 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.

## PLEASE NOTE -

Please note due to the unique business opportunity (planning approval as guest house) this property is not suitable for a domestic mortgage when cash or commercial loan only would apply.

## Services

We advised the property benefits from private drainage, mains water and electricity. LPG gas central heating. Superfast broadband speeds available.

Council Tax Band F - Ceredigion County Council.

## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (61)

**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?** No






## Directions

From Lampeter take North Road/A482 towards Aberaeron and continue to the village of Creuddyn Bridge approximately 4½miles away. On exiting Creuddyn Bridge take the right hand exit signposted Aberystwyth and Talsarn on to the B4337. After some 2-3 miles continue through the village of Talsarn and after approximately ½ miles take the right hand turning onto a unclassified road. The property will be located immediately on the left-hand side as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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 

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

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