

ONE OF A KIND! Substantial 5-6 bedroom (5 bathrooms) detached residence set in 2 acres of grounds. Picturesque village of Llanfihangel y Creuddyn, near Aberystwyth, West Wales.



Y Grange, Llanfihangel-Y-Creuddyn, Aberystwyth, Ceredigion. SY23 4LA.

£675,000

A/5470/ID

**** ONE OF A KIND! ** Substantial 5-6 bedroom, 5 bathroom detached residence ** Set in 2 acres of its own grounds ** Currently run as a successful B&B ** Located within the picturesque rural village of Llanfihangel y Creuddyn ** High quality workmanship throughout ** Highly efficient home ** Perfect multi-generational use/home with an income ** A MUST VIEW ****

The accommodation provides - Storm Porch/Entrance Hall, 2 Double Bedrooms, Games Room, Bathroom, Utility Room, Boot Room, Car Port and Double Garage. First Floor - Galleried Landing, 3 Double Bedrooms (all en-suite), Kitchen/Dining Room, Lounge, Sitting Room and Office.

The property is located in the character village of Llanfihangel y Creuddyn in undulating unspoiled countryside, having a well renowned public house and primary school and lies some 5 miles from the county town of Aberystwyth which offers a wide range of amenities which includes university, regional hospital, industrial estate, local and national retailers, supermarkets, variety of restaurants, pubic houses, eateries, health and fitness establishments, train station and promenade. The property is situated only a 15 minute drive from the picturesque valley walk and waterfall at Devils Bridge.



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GENERAL

The property was built in 2005 to an extremely high standard and as a result was the 2005 Ceredigion winner of the Building Quality Awards for a new dwelling. The property is currently used as a successful B&B and can be taken over as is, however, it would suit a range of pursuits including multi-generational living or home with an income. The property is set in 2 acres of undulating grounds perfect for those wanting to keep livestock.

Storm Porch/Entrance Hall

With entrance door with leaded glass feature to -



Reception Hallway

14' 0" x 12' 7" (4.27m x 3.84m) with tiling and oak flooring. Doors to Garage.



Office/Bedroom 5

11' 6" x 15' 6" (3.51m x 4.72m) with oak floor, 2 windows to fore, TV and computer points.

Function Room/Games Room

19' 2" x 38' 0" (5.84m x 11.58m) mainly used as a games room but suitable as a work station if so desired with 2 windows to fore, patio doors to side and ceiling lights.



Bedroom 4

14' 5" x 14' 6" (4.39m x 4.42m) with window to rear.

Hot Spa Room

13' 2" x 19' 9" (4.01m x 6.02m) Corner shower cubicle, wash

hand basin with mixer tap set in vanity cupboard wc, bidet, shower cubicle, tiled floor and walls, shaver point mirrored medicine cabinet.



Inner Hallway

with exposed wooden floor, oak staircase to first floor accommodation, understairs storage cupboard. Access to -



Utility/Laundry Room

17' 9" x 17' 2" (5.41m x 5.23m) with plumbing for automatic washing machines and dryer. One and half bowl single drainer sink unit with mixer tap. Base and eye-level units, Manrose extractor fan, tiled floor, tiled splashbacks and window to rear.



Boot Room

17' 9" x 17' 3" (5.41m x 5.26m) (possible kitchen for ground floor annexe) currently utilised as pets room. Shower cubicle, low level flush WC, Belfast sink with mixer tap. Base and eye-level units, tiled floor, window to rear and door to car port.



First Floor Accommodation

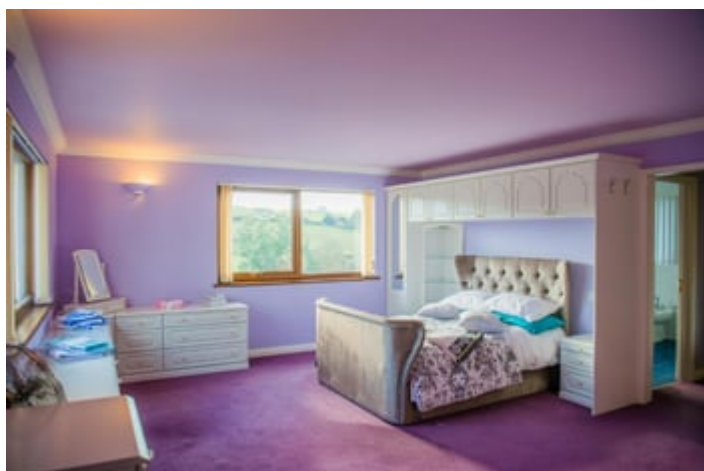
Galleried Landing

13' 2" x 29' 1" (4.01m x 8.86m) large galleried window to side affording fine views. Exposed floor, telephone point. Access to roof space (fully insulated) with 16 integrated Sky TV unit.

Walk in Airing Cupboard

Principal Bedroom 1

20' 0" x 15' 0" (6.10m x 4.57m) with window to fore and side affording superb views. Bedroom furniture, access to -



Dressing Room

9' 2" x 9' 9" (2.79m x 2.97m) with fitted wardrobes.



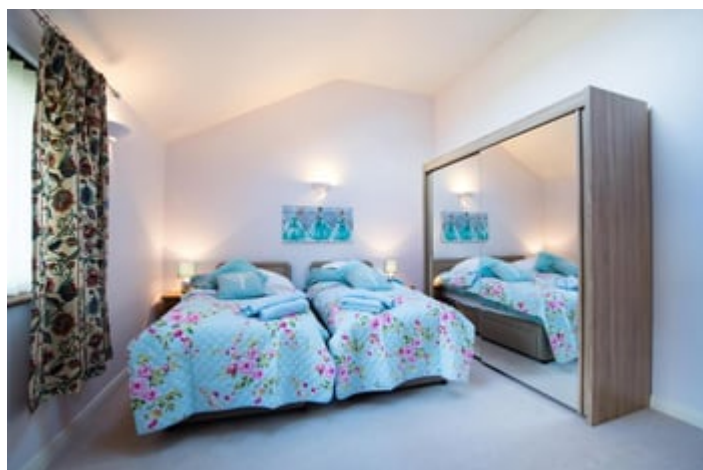
En-suite Shower Room

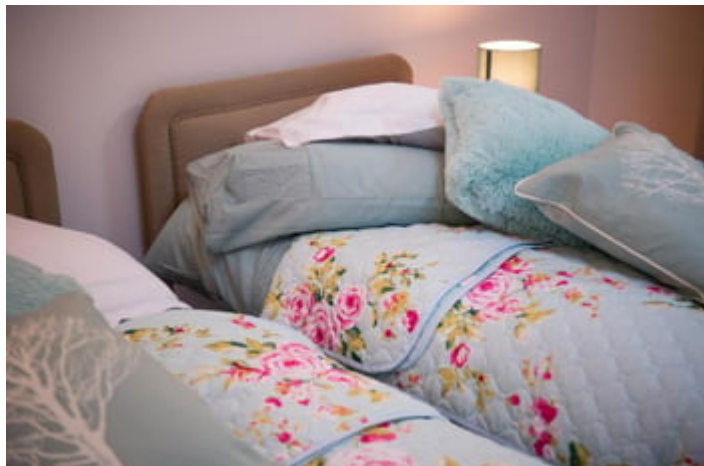
with shower, bidet, WC, double vanity unit with mixer tap, windows to fore and side, mirrored medicine cabinet, tiled floor and tiled walls.



Bedroom 2

10' 7" x 14' 9" (3.23m x 4.50m) with window to side.





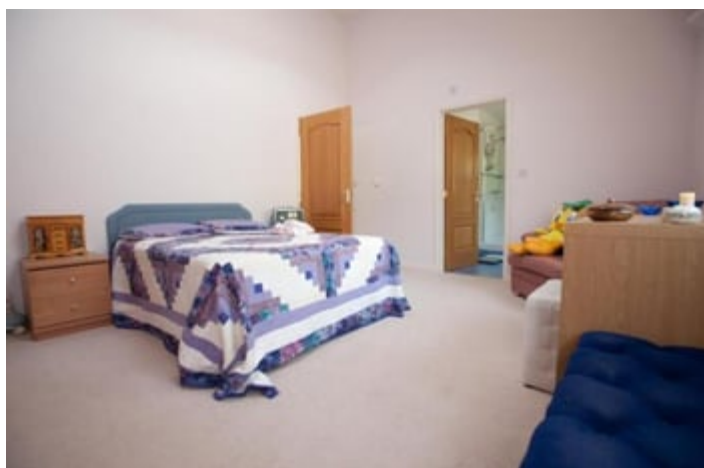
En-suite Bathroom

10' 7" x 6' 6" (3.23m x 1.98m) comprising corner bath, pedestal wash hand basin with mixer tap, set in vanity cupboard. Shower cubicle and WC. Mirrored medicine cabinet. Manrose extractor fan, tiled splash-backs, heated towel rail, half tiled walls, tiled floor.



Bedroom 3

12' 2" x 15' 6" (3.71m x 4.72m) with window to rear and Velux window.



En-suite Shower Room

comprising shower cubicle, WC, vanity unit with mixer tap, mirrored medicine cabinet. Half tiled walls, heated towel rail and Manrose extractor fan.

Office

8' 6" x 8' 0" (2.59m x 2.44m) with window to fore.



Cloakroom

8' 6" x 4' 0" (2.59m x 1.22m) with WC, pedestal wash-hand basin, heated towel rail.

Lounge

15' 8" x 23' 0" (4.78m x 7.01m) bay window and French doors to rear, covered balcony.



Secondary Lounge/Dining Room

15' 8" x 16' 5" (4.78m x 5.00m) with windows to rear and side, Velux window. Feature fireplace



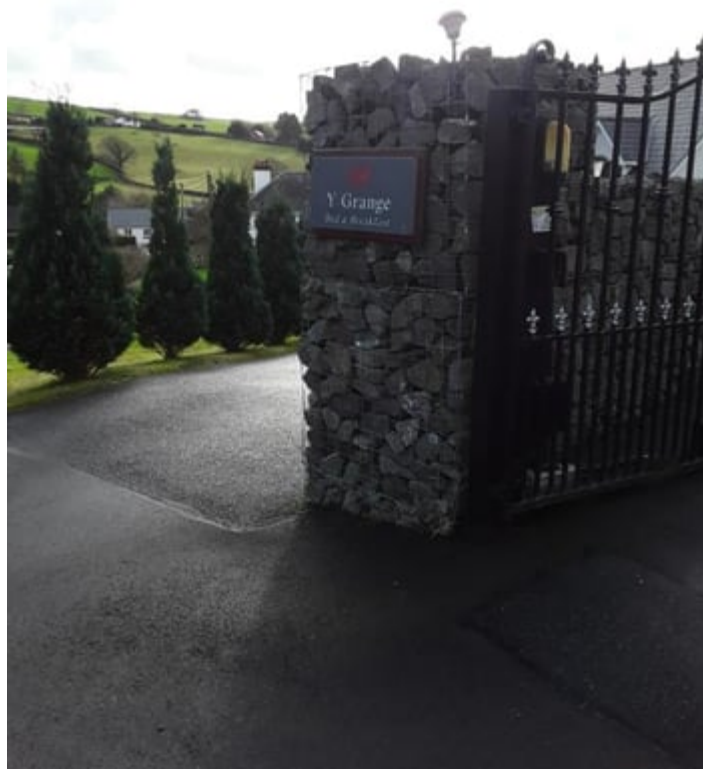
Kitchen/Dining Room

38' 0" x 14' 7" (11.58m x 4.45m) island unit, dual fuel gas and electric cooking range base units and eye level units incorporating a Bosch oven and microwave. Worktops, tiled splash-back. Extractor fan, 1 1/2 bowl sink unit with mixer tap. Tiled floor, ceiling lights, windows to fore and side affording fine views over the village and beyond.



EXTERNALLY

Electronically operated wrought iron double access gates leading to tarmacadamed vehicular hard-standing and turning areas.





Car Port

Separate access to -

General Purpose Store - 20' x 20' approx.

Garden Store - 10' x 8'

Rockery, shrubs, pedestrian path

Immediate lawned area to side of property

A small enclosure with outline consent for the erection of a further dwelling

The paddock has a separate access from a council maintained road, the paddock being sloping in nature.

There may be development opportunities under the UDP subject to the necessary being obtained.



Access to Triple Garage

24' 3" x 19' 4" (7.39m x 5.89m) a solid insulated timber electronically operated up and over door, tiled floor, free standing Worcester oil fired central heating boiler. Water purification and pressure system. Storage areas.





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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

The property benefits from : mains water, electricity and private drainage. Oil fired underfloor heating. Double Glazing.

Council Tax Band : C (Y Grange Owners Accommodation) - Ceredigion County Council.

Tenure : Freehold.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains 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? No



Directions

From Aberystwyth take the A487 coastal trunk road south to Southgate, turn left onto the A4120 Devils Bridge road and proceed for 6 miles or so through Capel Seion and Pantycrug before turning right towards Llanfihangel Y Creuddyn (signposted). Keep to your left and Y Grange is the first property on the right hand side on the hill as you enter the village.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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