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RICS



Since 1989

A characterful yet deceptively spacious 4/5 bedroomed country smallholding set in approximately 2.5 acres with great Equestrian facilities. Near Tregaron, West Wales



Glannant, Llwynygroes, Tregaron, Ceredigion. SY25 6PY.

REF: A/5021/LD

£425,000

*** A delightful country smallholding *** Approximately 2.5 acres in total *** Seeking the country life - 'Escape to the Country' *** 4/5 bedroomed Family proportioned accommodation *** Oil fired central heating, double glazing and Broadband available *** Recently re-decorated and new flooring in the cottage

*** Equestrian facilities available - Approximately 2.5 acres, stables 20m x 40m and arena *** Well stocked mature garden and cedarwood garden shed *** Views overlooking the unspoilt countryside

*** Pleasant rural position between Tregaron and Lampeter *** Convenient location in the West Wales countryside *** Viewing recommended - Contact us today

LOCATION

Well situated just 5 miles South from the Market Town of Tregaron, 2 miles from the popular rural Village of Llangeitho in the heart of the Aeron Valley, an area of outstanding beauty, 8 miles North from the University Town of Lampeter, 14 miles from the Georgian Harbour Town of Aberaeron and 19 miles South from the Mid Wales Administrative Centre and University Town of Aberystwyth.

GENERAL DESCRIPTION

The placing of Glannant on the open market offers an unique opportunity of acquiring a deceptively spacious 4.5 bedroomed country smallholding benefiting from oil fired central heating and UPVC double glazing.

The property has recently been re-decorated, having new flooring. It enjoys great Equestrian facilities with stables and paddock. The accommodation provides more specifically the following.



FRONT ENTRANCE HALL

With solid wooden stable entrance door, ceramic tiled floor, wooden bench.

RECEPTION ROOM

14' 0" x 10' 8" (4.27m x 3.25m). With understairs storage cupboard, tiled feature fireplace with slate hearth, feature beamed ceiling, radiator, newly carpeted.



BEDROOM 1

14' 3" x 6' 5" (4.34m x 1.96m). With built-in wardrobe, built-in single bed with storage and desk, access to loft, radiator.



LIVING ROOM

14' 8" x 11' 7" (4.47m x 3.53m). With an open fireplace with multi fuel stove, bookshelf recess, built-in storage drawers, feature beamed ceiling, radiator, newly carpeted.

**SITTING ROOM**

13' 3" x 8' 5" (4.04m x 2.57m). With brick fireplace and multi fuel stove, side rear stable door, radiator, newly carpeted.

**STORE ROOM**

6' 8" x 5' 1" (2.03m x 1.55m). With access to the loft and water connection point.

**RECEPTION ROOM/BEDROOM 2**

15' 6" x 7' 11" (4.72m x 2.41m). With feature beamed ceiling, UPVC double glazed French doors to the front of the property, radiator.

**BEDROOM 3**

9' 8" x 6' 8" (2.95m x 2.03m). With radiator.

REAR HALLWAY

To

BATHROOM

Newly refurbished with panelled bath, low level flush w.c., pedestal wash hand basin, radiator, shower cubicle with mains fed shower and extractor fan.



KITCHEN

11' 7" x 9' 8" (3.53m x 2.95m). With wall and floor units, integrated fridge, stainless steel single sink and drainer unit with mixer tap, Belling cooker Range with 8 ring gas hob and fan assisted electric oven, ceramic tiled floor, radiator.



UTILITY ROOM

9' 5" x 4' 8" (2.87m x 1.42m). With wall and floor units, 1 1/2 bowl sink and drainer unit with mixer tap, plumbing for washing machine, half glazed rear entrance door.



FIRST FLOOR

GALLERIED LANDING

With original beamed ceiling, walk-in storage cupboard, access to loft, newly carpeted.

MASTER BEDROOM

12' 0" x 9' 8" (3.66m x 2.95m). With built-in wardrobe, access to loft, radiator.



EN-SUITE SHOWER ROOM

With low level flush w.c., wash hand basin, shower cubicle with Triton electric shower and extractor fan.



BEDROOM 5

14' 3" x 6' 9" (4.34m x 2.06m). With original beamed ceiling, radiator, newly carpeted.



EXTERNALLY

EXTERNAL W.C.

With low level flush w.c., pedestal wash hand basin, Fire Bird oil fired central heating boiler.

GARDEN

The property benefits from a private side and rear garden that is mostly laid to lawned areas, being well stocked with a range of mature ornamental shrubs, as well as flower beds, the whole combining to provide an attractive cottage garden with picturesque surroundings.



GARDEN (SECOND IMAGE)



GARDEN SHED

8' 0" x 10' 0" (2.44m x 3.05m).

EQUESTRIAN FACILITIES

Comprising

STABLE BLOCK 1

23' 2" x 14' 1" (7.06m x 4.29m). With electricity connected.

**OPEN FRONTAGE STORAGE AREA**

15' 9" x 15' 1" (4.80m x 4.60m). With concrete flooring, electricity connected.

SMALL BARN WITH WORKSHOP

15' 9" x 15' 1" (4.80m x 4.60m). With electricity connected.

**WOOD STORE**

15' 8" x 7' 7" (4.78m x 2.31m). With outside water tap.

TACK ROOM/STABLE

16' 1" x 10' 0" (4.90m x 3.05m). With concrete flooring, electricity connected.

HAY STORE/SMALL STABLE/ANIMAL STORE

08' 3" x 7' 2" (2.51m x 2.18m). With electricity connected.

**ARENA**

40m x 20m. With post and rail fencing.

**THE LAND**

Located across the road from the cottage. It is easily accessible, being gated, well fenced and bordered by a stream. Perfect for Equestrian purposes or for Animal keeping.



FRONT OF PROPERTY



REAR OF PROPERTY



PHOTOGRAPHY

Please note. Some of the internal photographs were taken in 2017 prior to the Vendors moving out.

TENURE AND POSSESSION

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

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating and gas LPG for cooker range, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

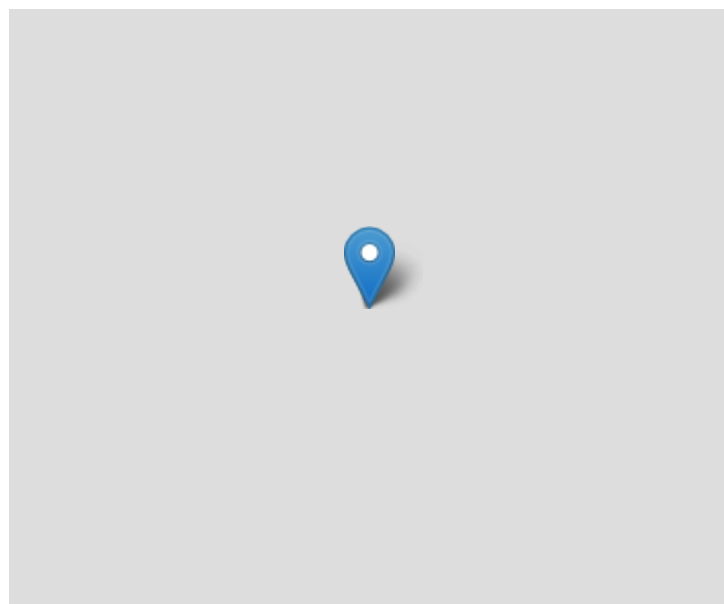
Directions

From Lampeter take the A485 Tregaron road. Continue through Llangybi and once reaching Olmarch turn left at the crossroads. Continue to the "T" junction and turn right. Glannant will be located on your right hand side, approximately after half a mile, 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		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

H.M. LAND REGISTRY

TITLE NUMBER

WA 821949

ORDNANCE SURVEY
PLAN REFERENCE

SN6156

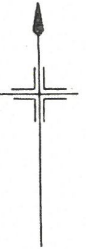
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Scale
1/ 2500

ADMINISTRATIVE AREA

CEREDIGION / SIR CEREDIGION

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NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.

