

Regulated by:



Since 1989

Pleasant and private rural position. A detached Welsh longhouse in a landscaped parkland of just over 2.5 acres. Near Llandysul, West Wales



Pant Mawr, Maesllyn, Llandysul, Ceredigion. SA44 5NB.

REF: A/4812/LD - OFFERS IN EXCESS OF

£350,000

***** CHAIN FREE *****

***** Pleasant and peaceful rural position *** Traditional detached Welsh longhouse with latter extensions *** 2 bedrooomed character accommodation with a modernised kitchen and further accommodation potential *** Annexe accommodation/studio or home office - Refurbishment needed *** Oil fired central heating with mains and private water and good Broadband speeds**

***** Terraced well kept gardens - Newly laid to lawn *** Parkland being landscaped with a variety of native and deciduous trees but could be re-utilised as a paddock *** Commercial/business opportunity with a mobile home providing a successful Airbnb *** Useful versatile workshop or potential stable block *** Newly built Dutch barn with an extensive hard standing area - Providing potential for a range of uses *** Smallholding with a lot to offer - As a residential or a diverse business opportunity *** South facing elevated position - Being private with no near Neighbours**

***** Outstanding panoramic views over the renowned Teifi Valley *** Picturesque peaceful location *** Worth of early viewing**

LOCATION

Well positioned and picturesque on the outskirts of the Hamlet of Maesllyn, enjoying pretty views of a wooded Valley within the Teifi Valley, only 5 minutes from the popular Teifi Valley Market Town of Llandysul, providing a good range of local amenities, also convenient to the Town of Newcastle Emlyn, a 15 minute drive from the Ceredigion Heritage Coastline and the popular Seaside Resort of New Quay, within easy travelling distance to Aberaeron, to the North, and the larger Economic and Employment Centre of Carmarthen, to the South.

GENERAL DESCRIPTION

Pant Mawr offers potential Purchasers an unique opportunity to acquire a smallholding that offers great residential and also commercial opportunities. The original Welsh longhouse offers 2 bedroomed accommodation along with a modern kitchen and oil fired central heating.

Externally lies the true beauty, with terraced and landscaped gardens, being newly laid to lawn, with a desirable Summer House and Greenhouse.

An annexe is located within the grounds, in need of refurbishment, but could offer a great investment opportunity or as overflow Family accommodation.

The parkland has been landscaped and is sloping in nature. It has been re-planted in recent times to offer a range of native species. To the top of the paddock lies a level area with a small caravan which could offer great potential to site a log cabin or a glamping site with outstanding panoramic views.

In all a desirable private South facing position and the property is deserving early viewing. The accommodation at present offers more particularly the following:-

TRADITIONAL WELSH LONGHOUSE

RECEPTION HALLWAY



With UPVC front entrance door, newly tiled flooring, picture window overlooking the front patio and the Teifi Valley beyond, radiator.

BEDROOM 1

11' 8" x 11' 4" (3.56m x 3.45m). With radiator, picture window to the front enjoying views over the Teifi Valley.



KITCHEN

14' 9" x 11' 0" (4.50m x 3.35m). Having a modern fitted kitchen with wall and floor units, tiled splash backs and laminated work surfaces over, stainless steel single sink and drainer unit, plumbing and space for automatic washing machine, electric cooker point and space with extractor hood over, tiled flooring, pantry cupboard, radiator, telephone point.



REAR UTILITY AREA

With tiled flooring, roof windows, plumbing connection available.

LIVING ROOM



23' 2" x 12' 5" (7.06m x 3.78m). Full of character living accommodation with a feature open fireplace with a cast iron multi fuel stove with an original Carmarthen bread oven, feature stained glass style windows to the front and the rear, laminate flooring, T.V. and telephone point.

CONSERVATORY

10' 0" x 7' 0" (3.05m x 2.13m). With tiled flooring.



BEDROOM 2



13' 7" x 6' 8" (4.14m x 2.03m). With double aspect windows, radiator.

BATHROOM



Having a 4 piece suite comprising of a enclosed tiled shower unit with Triton electric shower, panelled bath with Mira electric shower over, low level flush w.c., pedestal wash hand basin, heated towel rail, radiator, extractor fan, part tiled walls.

EXTERNALLY

ANNEXE



25' 0" x 13' 0" (7.62m x 3.96m). A block built multi purpose building offering potential to be refurbished into a self contained annexe or a home office/studio space. There is electric and water connection available.

GARAGE

Open fronted with roadside access, measuring 6m x 2.5m.

OUTBUILDINGS

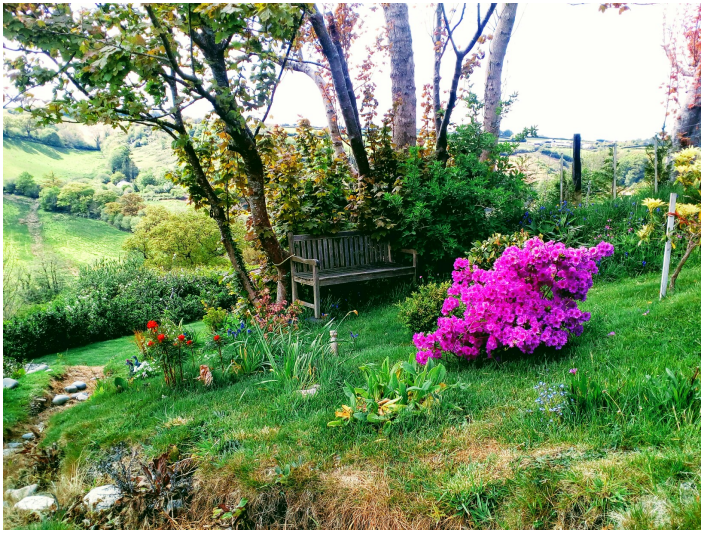
Viz:-

LARGE BLOCK BUILT WORKSHOP/MACHINERY STORE

With a LEAN-TO WOOD STORE. Measuring in total 8.5 sq m. Having easy access from the house, the yard and the parkland.

GARDEN

Being lovingly maintained by the current Vendors, being landscaped, and offering multi level terraced gardens, all of which being recently re-seeded. The current Vendors have planted a young Escallonia hedging to allow privacy and further shelter. There lies a stone wall and steps providing a sense of character to this most charming of outdoor spaces. The garden also enjoys the following:-



LOWER LAWNED AREA



Measuring 5m x 17m. Recently seeded.

SUMMER HOUSE AND UPPER LAWN



10' 0" x 8' 0" (3.05m x 2.44m). Of cedarwood construction, being fully insulated. The perfect escape and a place to relax and enjoy the surrounding Wildlife. In total measuring 18m x 6m.

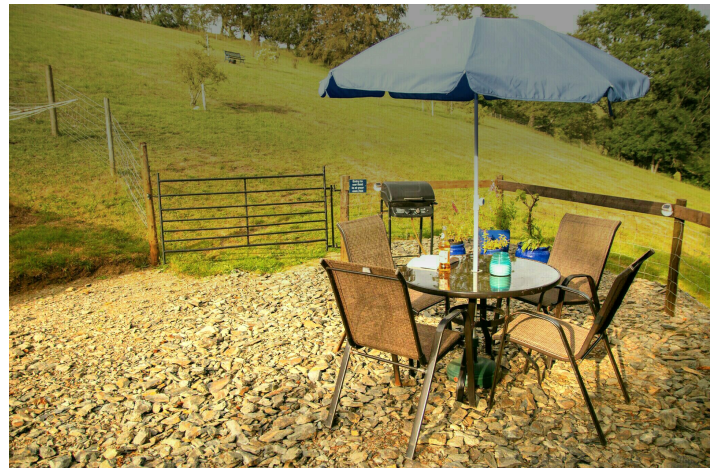
SIDE GARDEN AREA

To the side. Measuring 7m x 11m.

GREENHOUSE

8' 5" x 12' 5" (2.57m x 3.78m).

PARKLAND/PADDOCK



Here lies the true beauty and sets the property apart from the others. The land itself is sloping in nature and is graded at 25% and has been well maintained and re-introduced/re-planted with a range of decorated trees, including Oak, Evergreens and flowering species.

The current Vendors have tirelessly worked to offer hard standing trails providing access that leads onto a level area Measuring 550 sq m. with a SMALL CARAVAN and barbecue area with private and mains water supply and electricity points. This area offers unbelievable and spectacular views over the Teifi Valley and would be ideally

suiting a camping/glamping site or a siting of a log cabin (subject to the necessary consents).

HARD STANDING YARD



The property enjoys two access points, the second of which gives gated vehicular access onto the large level hard standing area with a DUTCH BARN and STATIC CARAVAN. This area in total extends to around 500 sq m. It has private drainage and electricity and water points. This area is an essential element to any smallholding and offers an opportunity to erect further outbuildings, further parking or potential as a ménage (subject to the necessary consents being granted).

STATIC CARAVAN



The mobile home has been successfully operating as a Airbnb in recent years and offers accommodation for up to Seven People in total. It measures 26 sq m. It has water, electric and LPG gas connection, and private drainage system.

DUTCH BARN

Of locally sourced timber and tin construction offering useful machinery store or potential for a stable. It also benefits from an ADJOINING TOOL SHED. In total measuring 30 sq m.

PARKING AND DRIVEWAY



The property boasts two gated access points, one to the cottage, and the other to the hard standing yard, this creating a separate identity, if desired. It offers ample parking.

LOCATION OF PROPERTY



VIEW FROM PROPERTY



PLEASE NOTE

There is a small parcel of land that is Leasehold for a period of 99 years (from 1978)

WALK THROUGH VIDEO

Available on our Website – www.morgananddavies.co.uk

AGENT'S COMMENTS

Truly a desirable property with a lot to offer.

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 and has the following charges. Council Tax Band: 'E'.

Services

We are informed by the current Vendors that the property benefits from mains and private water supply, mains electricity, private drainage, UPVC double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Directions

Travelling on the A487 from Llandysul, turn left at Croeslan towards Maeslyn, drive 0.7 miles, past all the houses of Croeslan. Turn LEFT and go down a long narrow lane (This lane is opposite a disused barn and 'Cummins' house sign). Go to the bottom of the hill and turn LEFT at the small crossroads. Pant Mawr is the first and only house 150 yards on the left hand side.

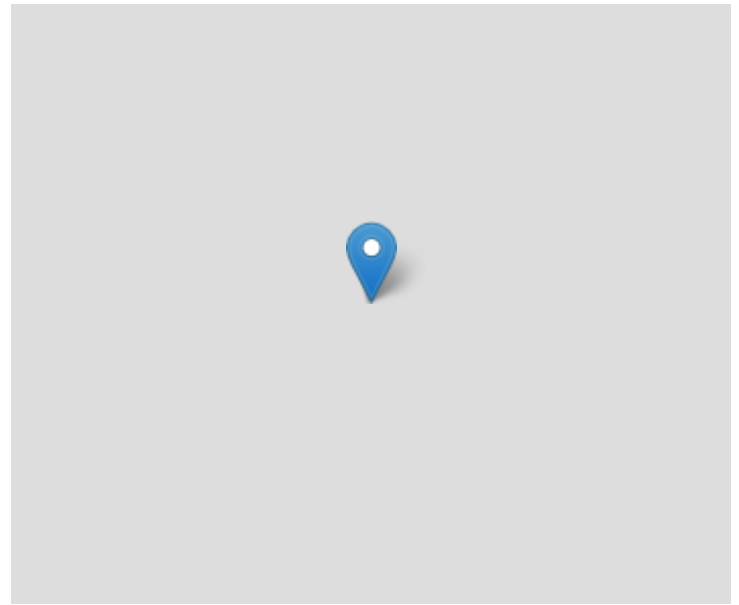
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

WALK THROUGH VIDEO: Available on our Website – www.morgananddavies.co.uk

All our properties are also available to view 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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Pages



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 