

*A handsome 3 Bed Detached Residence set in approx 18 ACRES of land. Private secluded setting offering peace and tranquility. Pencae - Near Llanarth*



**Parcau Uchaf, Pencae, Llanarth, Ceredigion. SA47 0QW.**

**£495,000**

**Ref A/5197/ID**

**\*\*LOOKING FOR PEACE AND QUIET ? LOOK NO FURTHER !\*\*Peace, Quiet and total privacy with nature and wildlife in abundance\*\*An enchanting Gothic style 3 bed country residence set in 18 acres of its own land\*\*A lovely rural aspect\*\*Unspoilt country views with distant sea views over the Cardigan Bay coastline\*\*Abundance of charm and character features throughout the property\*\*An increasingly rare opportunity not to be missed\*\*Suitable for a range of pursuits\*\*A property of this calibre won't be on the market for long\*\***

The property comprises of Ent Hall, Sitting Room, Kitchen/Dining Room, Rear Workroom, Downstairs wc. Pantry, Utility Room, First Floor - 3 Double Bedrooms, Family Bathroom. Second Floor - A large insulated Loft area.

One of the main features of this property is its rural yet not remote location. The property is found at the end of a bridle way in a stunning rural setting. The property is only some 2 miles from the village community of Llanarth which offers an excellent range of local amenities including shop/post office, primary school, public house/hotel, filling station, places of worship and on a bus route. 3 Miles from the popular Coastal resort and seaside village of New Quay and only some 5 Miles from the Georgian Harbour town of Aberaeron.



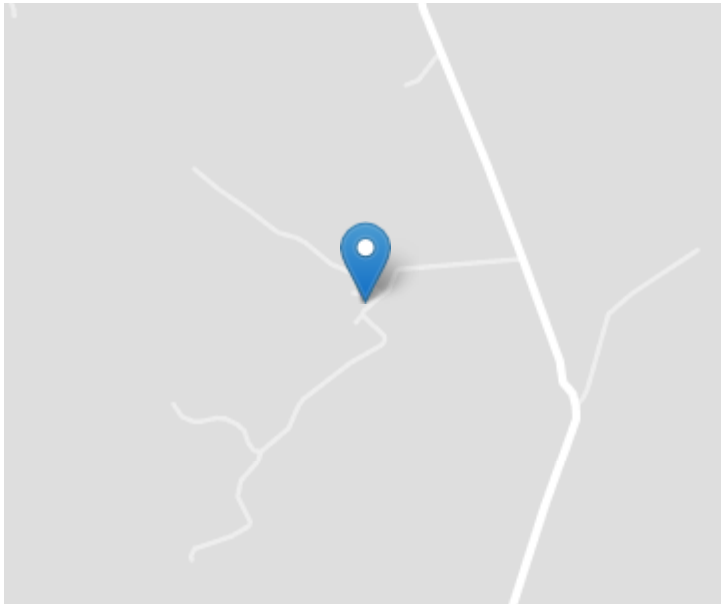
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## GENERAL

For those seeking an enchanting country property within nature and in pleasant country surroundings, yet not remote and close to the coast then PARCAU UCHAF is the perfect option.

The current vendors acquired Parcau Uchaf in 1978 as a derelict building, since then, they have developed the most elegant and handsome Gothic style country residence with many traditional character features, such as Gothic arched windows, arched doors, exposed oak beams etc. The quality of craftsmanship is second to none.

The current vendors are unsure how far the property dates back, however, are aware that a Ship Surgeon lived here in the 1700's, 3 Sea Captains in the 1800's and was a working farm in the early 1900's over the World Wars. There has been a Poem written about the property as follows -

O little Valley all our own,  
 here is the place where beauty dwells,  
 Of all the Gift o they possess,  
 Thy gift of quietness excels,  
 No would I change your trees and streams,  
 for the swells of the seven seas.

## PLEASE NOTE

The property is subject to an Agricultural tie which states -  
 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such a person residing with him), or a widow or widower of such a person.

## GROUND FLOOR

### Entrance Hall

3' 0" x 17' 0" (0.91m x 5.18m) via Gothic arched hardwood stable door, tiled flooring, stairs to first floor.

### Character Sitting Room

19' 5" x 15' 1" (5.92m x 4.60m) into a charming inglenook fireplace with exposed stone work, multi fuel burning stove on a raised stone hearth, tiled flooring, 2 arched windows, exposed ceiling beams, 5 arched windows to the front and rear, wall lights, alcove store room, exposed Oak lintels.







### Kitchen/Dining Room

23' 8" x 13' 9" (7.21m x 4.19m) A large room with a range of base and wall cupboard units, Formica working surfaces above, multi fuel Rayburn which provides central heating and domestic hot water, stainless steel drainer sink, space for automatic dishwasher, space for electric cooker, under cupboard lighting, exposed beams to ceiling, wall lights, exposed Oak flooring, Gothic arched windows to front side and rear, half glazed arch door. Space for large dining table, door into -







### Rear Work Room

14' 4" x 16' 7" (4.37m x 5.05m) with a range of base and wall cupboard units, tiled flooring, glazed windows to rear with sea views, polycarbonate roof, half glazed stable door to rear. Door into -



### Downstairs W.C.

6' 6" x 3' 8" (1.98m x 1.12m) with ex-pc pull flush w.c. corner pedestal wash hand basin, tiled floor, half tiled walls, window to side, central heating radiator.



### Pantry

9' 7" x 7' 2" (2.92m x 2.18m) with fitted base and wall cupboard units, larder cupboard, window to rear, exposed beams, tiled flooring.



### Utility Room

7' 5" x 7' 0" (2.26m x 2.13m) with dual aspect windows to front and side, central heating radiator, Belfast sink with hot and cold taps, plumbing for automatic washing machine, tiled flooring, fitted cupboard unit.







## FIRST FLOOR

### T Shaped Landing

8' 9" x 10' 9" (2.67m x 3.28m) with arched window to rear with sea views, central heating radiator, storage cupboard unit, airing cupboard unit,

### Front Double Bedroom 1

15' 0" x 10' 4" (4.57m x 3.15m) dual aspect windows to front and side, central heating radiator, walk in wardrobe unit.



### Front Double Bedroom 2

13' 9" x 7' 9" (4.19m x 2.36m) with dual aspect windows to front and side, central heating radiator, exposed beams and lintels, cupboard unit (currently used as a small office space).



### Rear Double Bedroom 3

13' 4" x 8' 9" (4.06m x 2.67m) into dormer window to side, central heating radiator.



### Family Bathroom

18' 7" x 6' 3" (5.66m x 1.91m) into dormer having an Off White suite comprising of a roll top bath with hot and cold taps, enclosed shower unit with mains shower above, vanity unit with wash hand basin, pull flush w.c. arched windows to front and rear, exposed timber flooring, exposed beams, half tiled walls, 2 central heating radiators, 'Glen' wall mounter heater.



### SECOND FLOOR

#### T Shaped Loft Room

29' 2" x 23' 9" (8.89m x 7.24m) accessed via stairs off the landing. Has a maximum head room height of 6'1". Fully boarded loft with window to front and rear which makes a great storage space or option to convert into a further room.



### EXTERNALLY

#### The Land

The property is located centrally within its own 18 ACRES of mostly level land. In recent years the land has been left to nature and offers an oasis for local wildlife.

The land currently provides 8 separate paddocks and has 2 streams intersecting which is the Afon Llethi and the Afon Einon.

The land has potential to be productive pasture paddocks and have the potential for a range of pursuits.

The property is surrounded by an abundance of trees which



includes Chestnut, Ash and Oak trees.







### Workshop

18' 0" x 18' 0" (5.49m x 5.49m) with power connected.

### Aerial Photography



### The Outbuildings

There are a range of useful Outbuildings which includes -





## **TENURE**

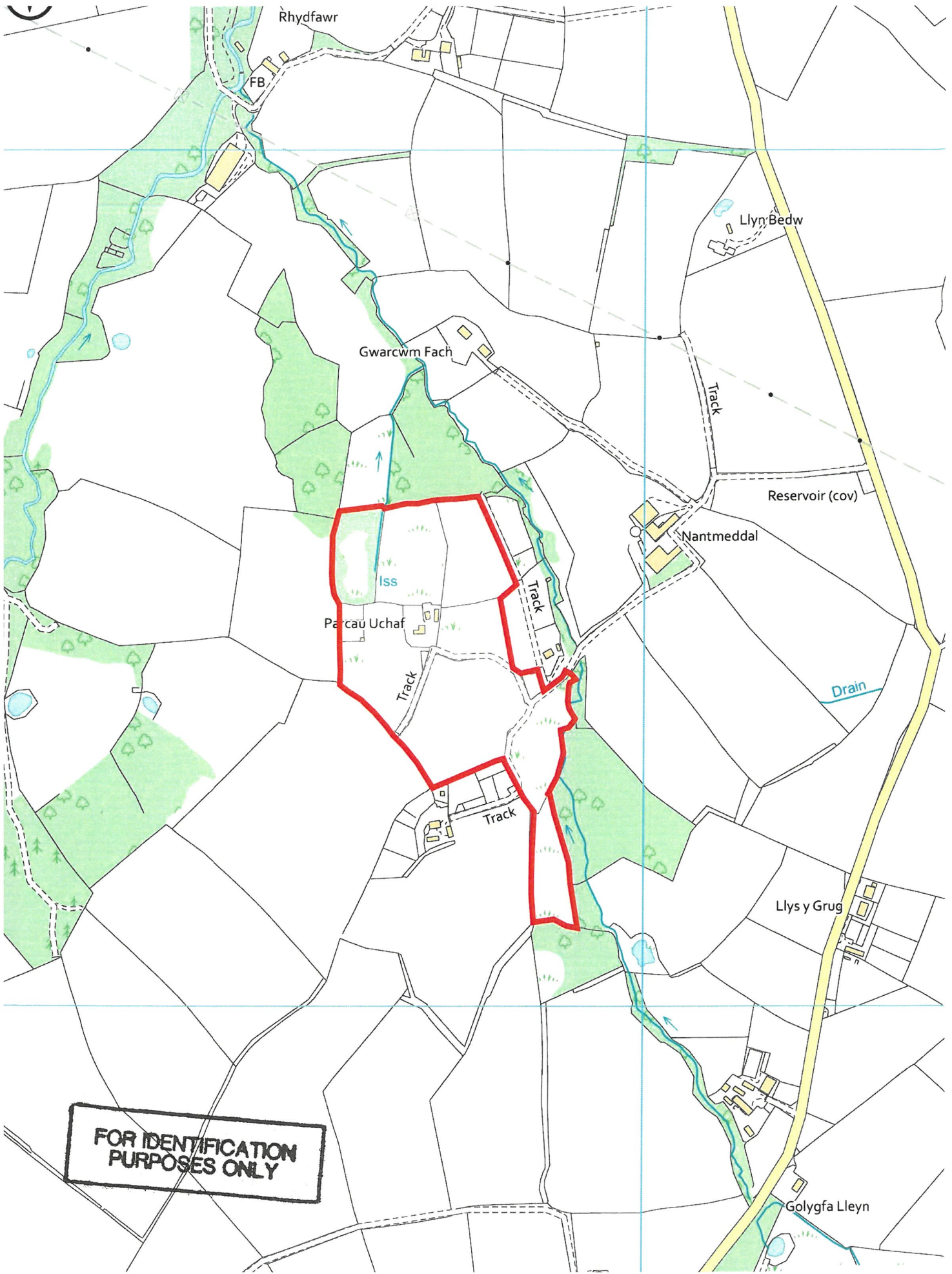
The property is of Freehold Tenure.

## **Services**

We are informed by the current vendors that the property benefits from Mains Water and Electricity. Private Drainage to septic tank. Multi Fuel Central Heating off the Rayburn.

Council Tax Band E.





**FOR IDENTIFICATION  
PURPOSES ONLY**




## Directions

From Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. Drive through the village and when you see The Llanina Arms Hotel on your right hand side, just before the filling station, turn left up alongside the primary school. Keep on this road for a 1½ miles or so, passing through the hamlet of Pencae and you will see galvanised railings with a Welsh Water sign on your right hand side and side posted Nantmeddal Farm. Turn right down this farm track, bear left once you get to Nantmeddal Farm. You will drop down this track and there will be a gate, if you can open and close this gate, enter the field. You will then see a further gate which you will again need to open and close. You will then drop further down into the valley and go over a Ford. Continue up this road until you see the sign of Parcau Uchaf on the right hand side. Follow this track and you will get to the property.

PLEASE NAVIGATE THIS TRACK WITH CARE. The Agent will meet you at the top of the drive and you can follow the Agent down.

What 3 Words Location - LOOK. REBEL. SPEAKER.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>41</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 beautiful property, contact us:

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