

Character 2 bedroom cottage. Set within just under 2 acres. Ciliau Aeron. Near Aberaeron/Lampeter. West Wales.



Gwalia, Ciliau Aeron, Near Aberaeron, Ceredigion. SA48 7SH.

£415,000

A/5505/RD

**** Character smallholding ** Set within just under 2 acres ** Cosy 2 bedroom cottage ** Deceptively spacious accommodation ** Well presented ** Wealth of original character features ** Modern kitchen and bathroom ** Outstanding views over the adjoining countryside towards the Aeron valley ** Peaceful and tranquil setting ** Accessed off a quiet country lane ** Stables ** Mature garden enjoying all day sunshine ** Ideal for those seeking a change in pace in life or lifestyle opportunity ** Potential for rural diversification including leisure/tourism potential ** Ideal for those with an equestrian interest ****

The property is situated on the fringes of the village of Ciliau Aeron offering active community hall and places of worship. The A48 that runs through the village links to Aberaeron and Lampeter offering a wider range of day to day amenities including primary and secondary schools, local cafes, bars, restaurants, leisure centres, doctors surgery and community health centres as well as excellent public transport connectivity. The university town of Aberystwyth is less than 30 minutes drive from the property offering a wider range of day to day amenities including Network Rail connections, regional hospital, university and Welsh Government and local authority offices.



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GENERAL

An impressive character and cosy 2 bedroom cottage offering deceptively spacious accommodation but extremely well presented and maintained with a wealth of original character features exposed throughout the property.

The house sits within some 2 acres or thereabouts of gently sloping grazing land currently used for equestrian purposes with complimenting stables to the side of the main house. The land and stables benefit from separate access from the adjoining county road.

All in all a wonderful country property on the fringes of Aberaeron that must be viewed to be appreciated.

The accommodation provides as follows:

To Front

Accessed via covered porch with glass panel uPVC door leading into:



Lounge

11' 9" x 24' 7" (3.58m x 7.49m) a comfortable and cosy living space with feature stone walls and fireplace to each end, multifuel burner on slate hearth, 2 x windows to front with window seat overlooking the adjoining fields, second fireplace with stone surround, space for large furniture, multiple sockets, radiator, connecting door into:





Dining Room/Snug

15' 7" x 11' 3" (4.75m x 3.43m) with space for 6+ person table, red quarry tiled flooring, rear windows to garden, multifuel burner on slate hearth, radiator, exposed stone walls, open staircase to first floor.





Ground Floor Bedroom 1

11' 6" x 9' 6" (3.51m x 2.90m) double bedroom, window to rear, exposed stone fireplace and surround, multiple sockets, radiator.



Kitchen

7' 6" x 25' 5" (2.29m x 7.75m) custom made oak base and wall units with oak worktop, ceramic sink and drainer with mixer tap, plumbing for washing machine and dishwasher, housing Worcester wall mounted gas boiler, window to front overlooking fields, tiled flooring, radiator, feature exposed stone walls, Velux rooflight over, space for electric and gas cooking range, siding patio door to garden with views towards the valley below.





FIRST FLOOR

Landing

Accessed via the open staircase with Velux rooflight over, tongue and groove panelling to walls, under-eaves storage.



Front Bedroom 2

8' 7" x 13' 2" (2.62m x 4.01m) double bedroom, window to front, radiator, under-eaves storage, fitted wardrobes, wall lights.





Walk-In Dressing Room

6' 8" x 5' 1" (2.03m x 1.55m) accessed from the landing with a range of fitted rails and shelving, access to under-eave storage.

Bathroom

13' 3" x 8' 1" (4.04m x 2.46m) fully refurbished to provide a modern but sympathetic bathroom suite including sunken 'P' shape panel bath with shower over, heated towel rail, WC, single wash hand basin, tiled flooring, window to the front.



EXTERNAL

To Front

The property is approached via a council maintained country lane. To front is a forecourt with side parking area and leading up to a front garden area finished in decorative gravel with hedgerow boundary overlooking the adjoining fields.



Side and Rear

Continuing footpath leading through to side and rear garden providing a wonderful range of mature planting flowers, shrubs and trees to borders complimented by pockets of lawn. Connecting footpaths around the house also leading to the fields. Additional parking for at least 3 vehicles.







Stable Yard

Accessed from the main garden area but also benefitting from independent access from the adjoining highway.



Timber Stables

Split into 2 providing a single stable and also tack room measuring 10' x 12' each of timber frame construction under felt roof with water and electric connections. Additional parking





Brick Stables

12' 7" x 19' 2" (3.84m x 5.84m) Under a corrugated metal roof with 2 stable doors to front, concrete divider walls, rear and side windows, multiple sockets.



Timber Garden Shed

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



Extended Garden Area

Located just before the fields set in an elevated position with seating space overlooking the Aeron valley below and over the adjoining fields.



The Land

Currently split into 3 separate enclosures with separate access from the adjoining road being gently sloping and currently used for grazing purposes. The fields are stock proofed by fencing, stone walls and mature hedgerows.





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

Services

We are advised the property benefits from mains water and electricity. Private drainage. LPG gas central heating.

Tenure - Freehold.

Council Tax Band D.

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.

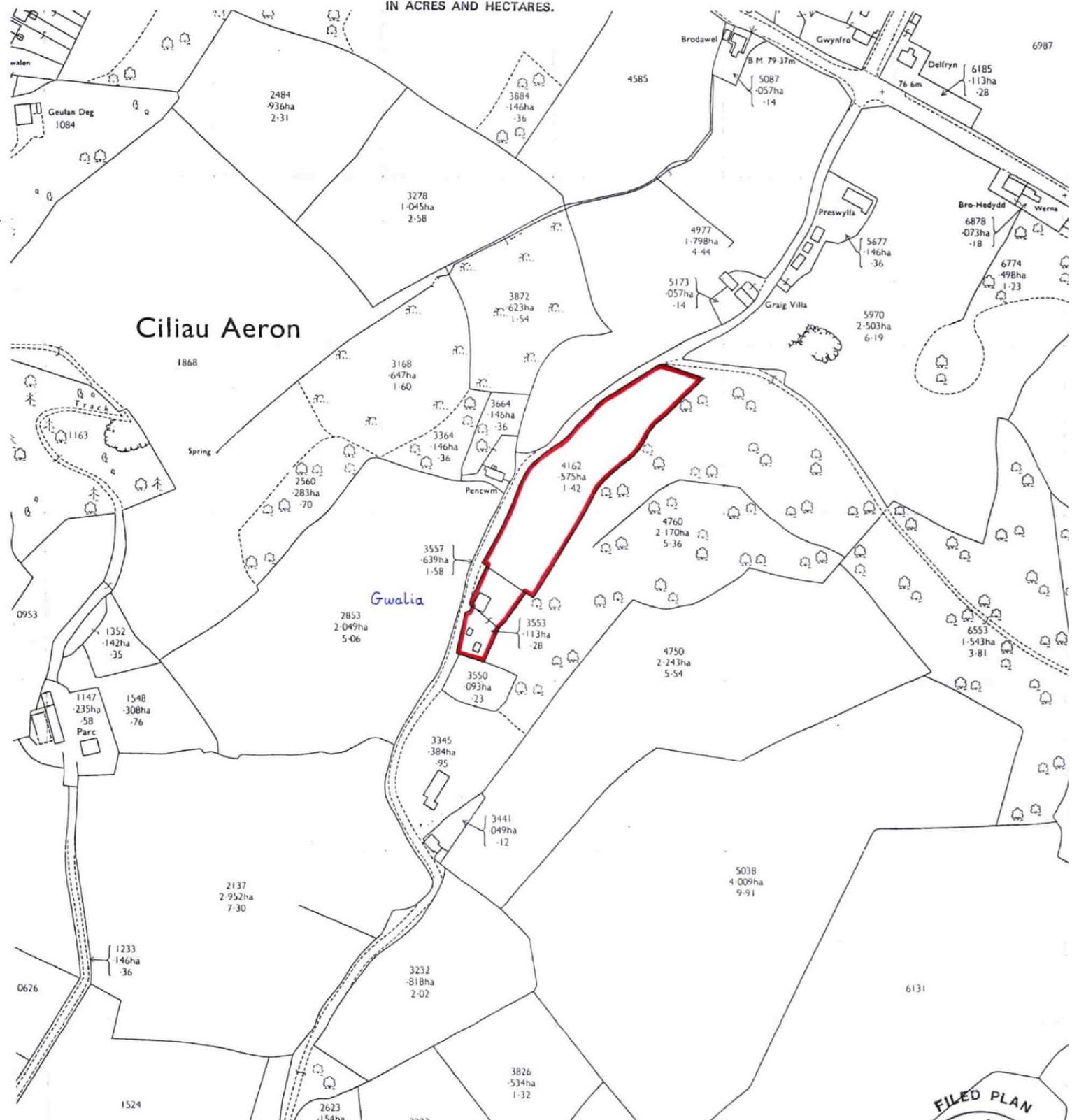
VIEWING

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

H.M. LAND REGISTRY		TITLE NUMBER
		WA 8 14023
ORDNANCE SURVEY PLAN REFERENCE	SN5058	Scale 1/ 2500
ADMINISTRATIVE AREA CEREDIGION / SIR CEREDIGION		© Crown Copyright 19



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



FILED PLAN

MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate 1354

Parking Types: Driveway. Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: F (29)

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

Travelling from Aberaeron after some 4 miles you will enter the village of Ciliau Aeron. Continue through the village along the A482 Lampeter for another ½ mile until you reach the next cross roads taking the right hand turning (opposite the turn for Cilcennin) and continue up the hill for approximately ½ mile and the property is located 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+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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