

Regulated by:



RICS



Since 1989

Appealing country smallholding with 3/4 bed farmhouse and separate 2 bed cottage, useful range of outbuildings & Riding Arena. Set in just under 10 Acres of land. Near Aberaeron on Cardigan Bay - West Wales.



Tryal Farm, Dihewyd, Nr Aberaeron, Ceredigion. SA48 7QP.

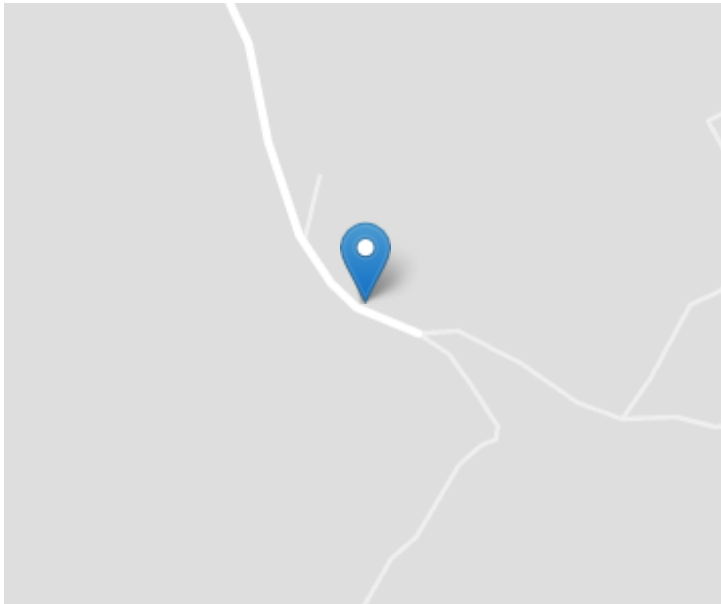
Ref A/5217/RD

£795,000

Appealing country property**Character 3/4 Bed Farmhouse**Sep 2 Bed Holiday Cottage**Useful Stone Outbuildings**Impressive Garage/Workshop**Riding Arena**Feature lakes**Set in just under 10 Acres inc 6.5 Acres of land**Ideal for those with an equestrian interest**15 minutes drive to the Cardigan Bay coastline at Aberaeron and New Quay*

****A COUNTRY GEM THAT CANNOT BE MISSED ! ****

The property is situated on the fringes of the rural villages of Dihewyd and Mydroilyn. Dihewyd offers an active community hall and primary school and places of worship. The nearby Georgian and Harbour town of Aberaeron offers a wider range of facilities and amenities including community Health Centre, Primary and Secondary Schools, local cafes, bars, restaurants and good public transport connectivity.



GENERAL

The property is set back from the County Road and is served by its own private driveway leading through to a central courtyard which provides access to the main farmhouse, separate cottage, stone range building, garage and workshop and riding arena.

The bulk of the land is located adjoining the council roadway and sits above the main farmhouse.

To the lower levels of the property is a wooded valley where 2 large lakes have been formed connecting into the nearby Afon Feinog.

The property also benefits from a static caravan which is occasionally used for overflow accommodation.

The land benefits from 6.5 Acres of paddocks.

MAIN FARMHOUSE

GROUND FLOOR

Entrance Porch



Accessed via hardwood stable door, tiled flooring, side window.

Hallway



With tiled flooring, multiple sockets, BT point.

Study/Play Room/Bedroom 1

9' 2" x 6' 4" (2.79m x 1.93m) window to front, radiator, electric socket.

Rear Bedroom 2



9' 10" x 13' 6" (3.00m x 4.11m) a double bedroom, window to rear garden, radiator, multiple sockets. Access to loft space.

Bathroom

8' 11" x 8' 1" (2.72m x 2.46m) with roll top bath, w.c. single wash hand basin, heated towel rail x 2, airing cupboard, fully tiled walls and flooring.



Sitting Room





16' 6" x 15' 7" (5.03m x 4.75m) large family living space with 2 x windows to front, radiator, multiple sockets, tiled flooring, patio door to garden, multi fuel burner on slate hearth, multiple sockets. TV point.

Open Plan Kitchen/Dining Room

14' 7" x 18' 3" (4.45m x 5.56m) with Oak effect base and wall units, wood effect worktop, under larder washing machine and dryer, fridge and freezer. 1½ bowl ceramic sink drainer with mixer tap, dual aspect windows to rear and side garden overlooking the wooded valley below. Electric oven and grill with gas hobs with extractor over, dishwasher connection point, space for free standing American fridge freezer, tiled flooring, tiled splash back, Space for 6+ persons table, spotlights to ceiling. Side patio door to garden. Radiator.



Side Cloak Room

Inner Hallway

with tiled flooring, side window, radiator.

Dining Room/Potential Bedroom



15' 8" x 11' 7" (4.78m x 3.53m) space for large dining table, radiator, side window, multiple sockets. Tv Point, phone point, fast fibre broadband point.

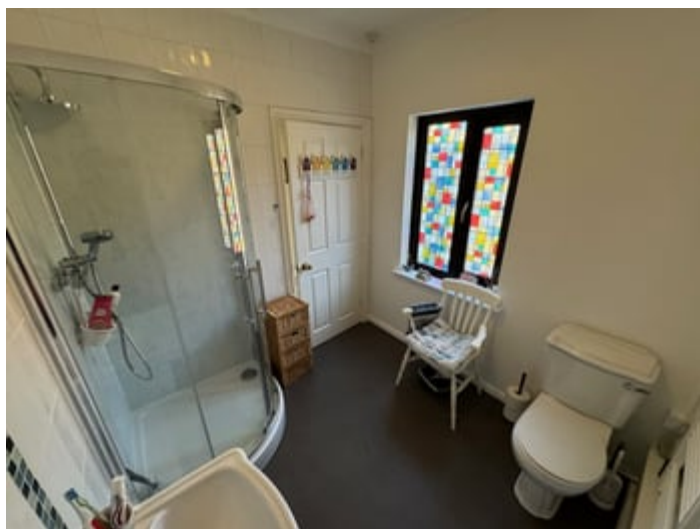
Bedroom 3

15' 9" x 11' 9" (4.80m x 3.58m) a double bedroom with side window, multiple sockets, radiator, access to Loft.



Shower Room

7' 9" x 7' 1" (2.36m x 2.16m) with enclosed tile shower unit, w.c. single wash hand basin, side window, heated towel rail, vinyl flooring. Extractor fan.



EXTERNALLY

To the Front





A walled forecourt to front with side footpath leading through to all areas of the property and garden.

To the Side -

To the side of the main house is a patio and lower garden area with mature planting to borders. Outside footpath leading through to rear garden area with extending patio from the sitting room providing a wonderful aspect over the wooded valley and lakes below.



Side Boiler/Laundry Room

With washing machine and dryer. Side window. Houses a Worcester Boiler, radiator, sink and drainer, tiled flooring. w.c.

SEPARATE COTTAGE



Accessed independently from the driveway with its own designated area for parking. Footpath access leading down to the cottage. Provides -

Kitchen

14' 2" x 9' 6" (4.32m x 2.90m) with a range of base and wall units, Formica worktop, stainless steel sink and drainer with mixer tap, tiled splash back, Belling electric cooker and hob with extractor over, washing machine/dishwasher/fridge/freezer, Worcester oil boiler, window to front, radiator.



Lounge/Dining Room

25' 8" x 12' 6" (7.82m x 3.81m) open plan space with slate flooring, feature stone fireplace and surround with multi fuel burner, window to front, radiator, up double glazed door to front, multiple sockets, TV point, exposed beams to ceiling. Open staircase to first floor.





Sun Lounge

14' 4" x 13' 8" (4.37m x 4.17m) with upvc windows to all sides, double external door, slate flooring, multiple sockets.



First Floor

Landing



With window to half landing.

Bedroom 1





14' 3" x 13' 7" (4.34m x 4.14m) a character double bedroom with exposed A frames to ceiling, 2 x roof lights, multiple sockets, radiator. Access to –

Dressing Room/Snug/Overflow Bedroom Space

9' 2" x 7' 2" (2.79m x 2.18m) with restricted headroom.

Shower Room

5' 3" x 5' 2" (1.60m x 1.57m) with enclosed electric shower unit, w.c. single wash hand basin, rear window, tiled flooring.



Twin Bedroom 2



With side window, Velux roof light, multiple sockets, radiator, exposed A frames to ceiling.

Cottage External

From the enclosed driveway step down to the main house and footpath wrapping around to the rear garden which is enclosed by a 6ft timber fence and finished in decorative gravel with mature planting to borders.



EXTERNALLY

Stone Range

A traditional stone farm building under a slated roof and separated into 2 sections –

Log Store 15'6" x 12'5" accessed via double timber doors to useful log store with side window. Currently used as a log store but previously used as animal shelter. Electricity connected.

Main Building 14'8" x 46' being the main core of the building with storage area over the log store. Custom made Dog

Kennels with storage over and exposed original A frames with a replacement roof at some point with felt and batten finish. Rear access door to Dog Run.



Stable Block



Of block construction with stable door to front, box profile roof, lighting and electric connection.

Stable 1 12'6" x 9'4"

Stable 2 15'6" x 16'3".

Stable 3 15'4" x 15'3".

Static Caravan

The static caravan is used for overflow family accommodation. Measures 40' with -
2 bedrooms,

open plan living/kitchen space with halogen hob.
Shower Room with electric shower.

The caravan has electricity connected with under floor heating, Water and sewage also connected



Garage/Workshop

being 30' x 41' of block construction under a slated roof with manual doors to side, double timber garage door to front and separate pedestrian door, dual aspect window to rear and side, concrete base, 10ft high to ceiling. Multiple sockets. Window.



Attic Space/Loft accessed via separate external timber staircase with extending decking leading through to dog garden/run 40' x 14'6".

Loft Space with 7'6" high ceiling with 2 x Velux roof lights, side window currently used as a Games Room being furnished to include slate pool table and full size table tennis. Multiple sockets.





Store Shed

Of block construction under a tiled roof 28' x 15' currently used as an animal shelter and goose shed.

Note -

All buildings are served by a central gravelled roadway which services each area of the property and leads through to the lower wooded valley below and also the riding arena.

Polytunnel

24' 0" x 15' 0" (7.32m x 4.57m) with an Aluminium frame



The Lakes.

The lower wooded valley has two large manmade LAKES which are connected to the Afon Feinog with man made water features running through the lower lake and running back into the Afon Feinog at its furthest point. The upper lake is completely surrounded by an electrified fence.

Small paddock with poultry enclosure. Numerous areas of seating are provided surrounding the lakes.



Riding Arena



Measuring some 40m x 20m with enclosed post and rail fencing with rubber based riding school with an outlook over the adjoining valley and lakes.

Stable Block



Each - 12' x 12' of timber construction with handling area to front and access to adjoining fields. This area of the property currently enjoys independent access off the adjoining country road.

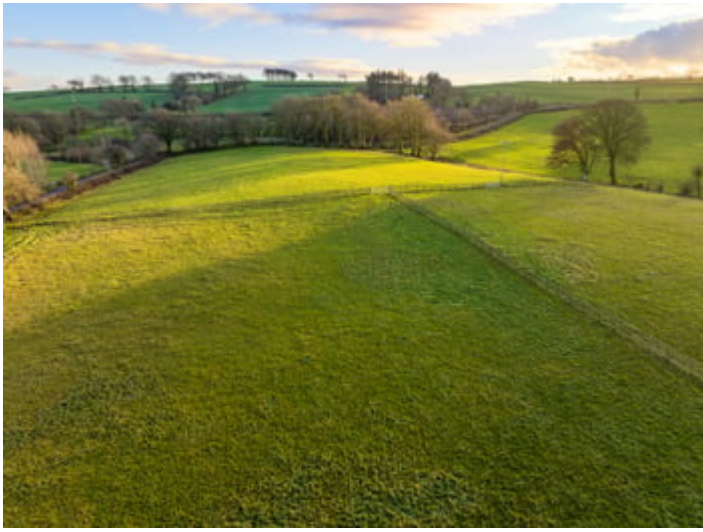
The Land

Extends to some 6.5 Acres, the land is split into predominantly 4 large paddocks which are used for grazing and growing of haylage. The county road wrapping around 2 sides of the fields.

The land is relatively level and is well fenced.

No public footpaths cross the property. There are multiple bridle paths in the immediate area.







MONEY LAUNDERING

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.

TENURE

The property is of Freehold Tenure.

Services

We are advised that the property benefits from Mains Water and Electricity. Private Drainage. Oil Fired Central heating. Fast Fibre Broadband.

Council Tax Band E.

Directions

From Aberaeron:

Proceed east towards Lampeter on the A482 and after some 4 miles you will enter the village of Ciliau Aeron. At the village cross roads next to the school head south onto the B4339 Dihewyd Road and proceed for a further 2 miles until you reach the centre of Dihewyd. Take the right hand turning onto the B4342 signposted Mydroilyn and New Quay. After some 150 yards take the left hand turning on the bend onto a country lane. Proceed for approximately 1 mile along this lane passing Faenog Uchaf, Green Hill and Tresi Aur on your right and on the next bend you will reach the entrance to Tryal Farm.

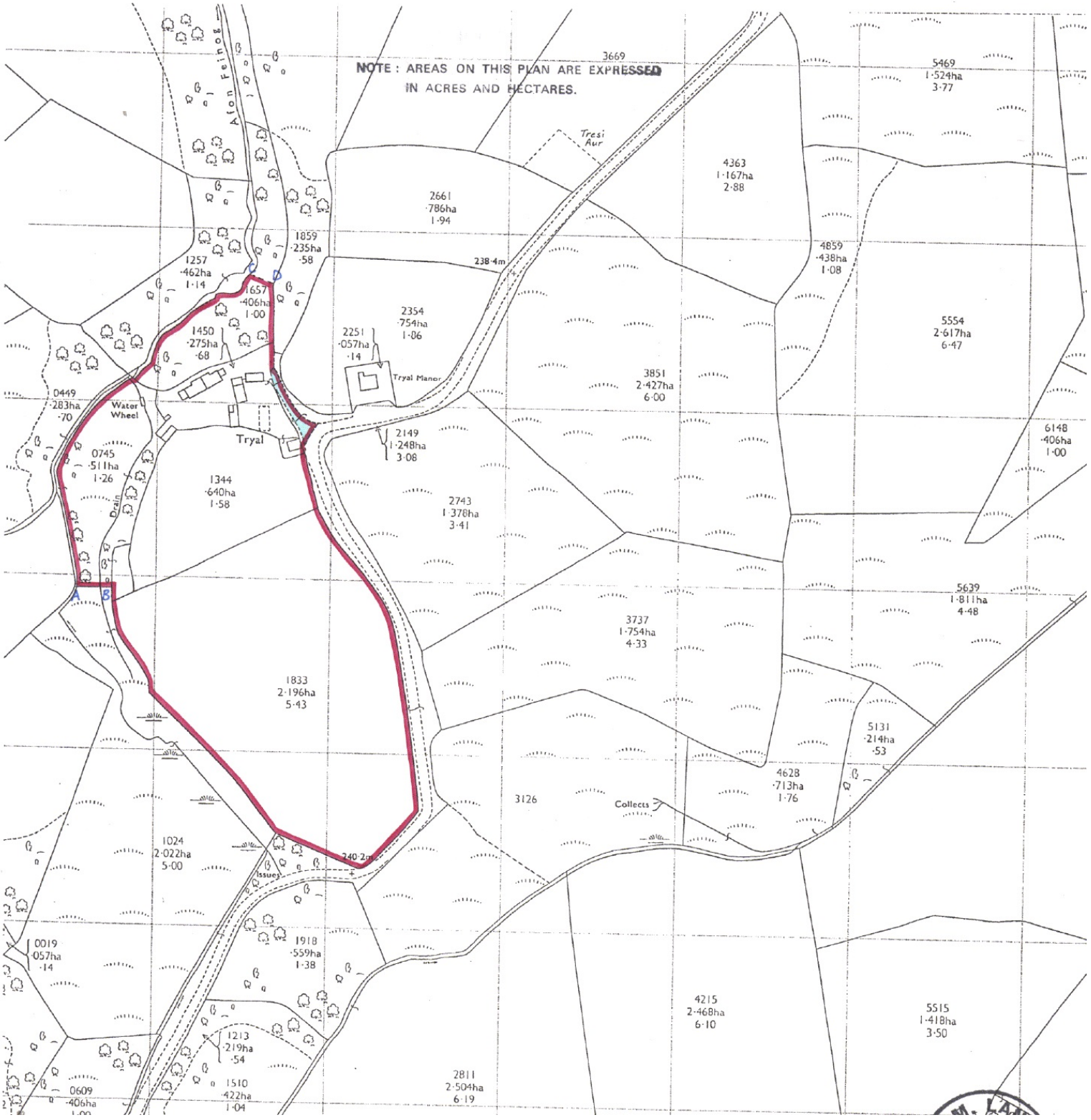
From Lampeter:

Proceed west towards Aberaeron on the A482 and after some 6 miles you will enter the village of Felinfach. Travel through the village until you reach the petrol station and Vale of Aeron public house on your right. Take the turning opposite the Vale of Aeron onto the B4342 road signposted Llanarth. After some 3 miles until you reach the centre of Dihewyd, passing the primary school on your left and continuing on the B4342 through the village and bearing left at the village centre signposted Mydroilyn and New Quay. After some 150 yards from the village cross roads please take the left hand turning on the bend onto a country lane. Proceed for approximately 1 mile along this lane passing Faenog Uchaf, Green Hill and Tresi Aur on your right and on the next bend you will reach the entrance to Tryal Farm.

what 3 words - Icebergs.Path.Vowing.

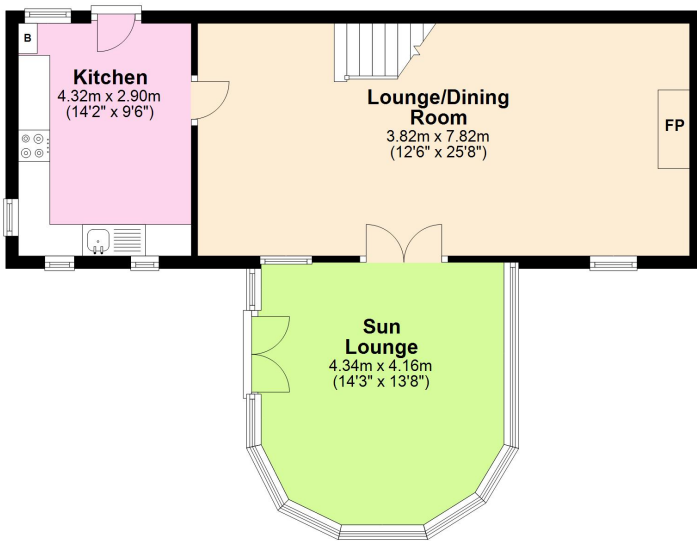
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 931929	
ORDNANCE SURVEY PLAN REFERENCE	SN 4853		Scale 1/ 2500
ADMINISTRATIVE AREA		CEREDIGION / SIR CEREDIGION	© Crown Copyright



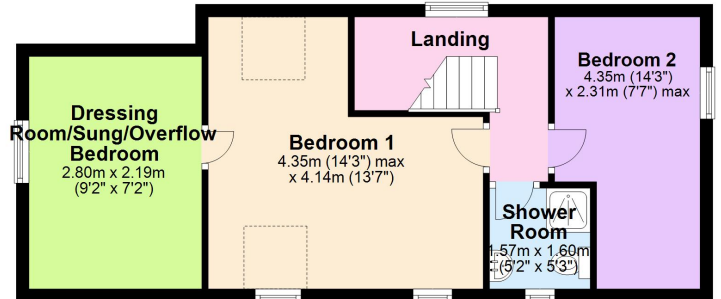
Ground Floor

Approx. 54.7 sq. metres (589.1 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



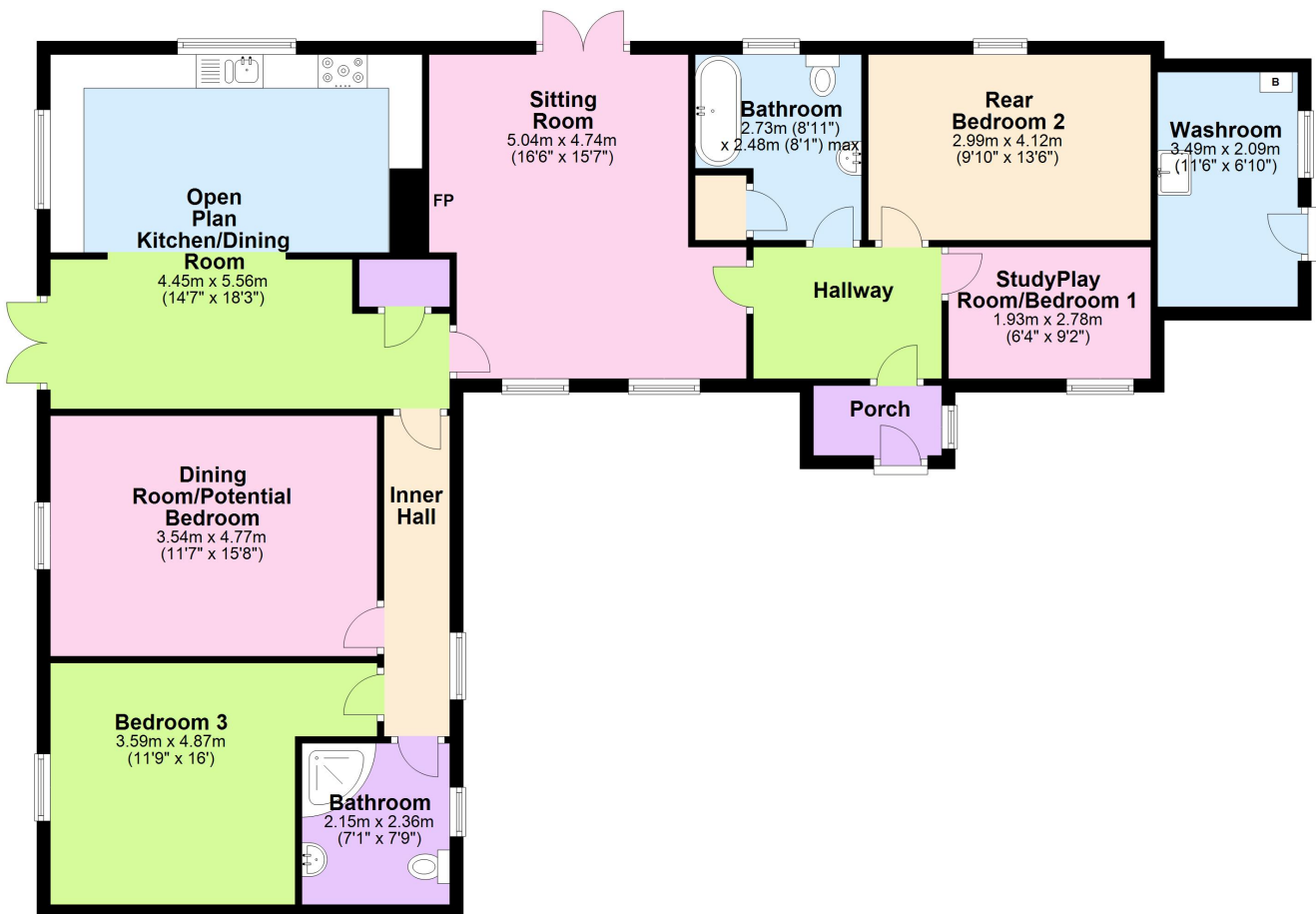
Total area: approx. 98.7 sq. metres (1062.5 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Tryal Cottage, Dihewyd, LAMPETER

Ground Floor

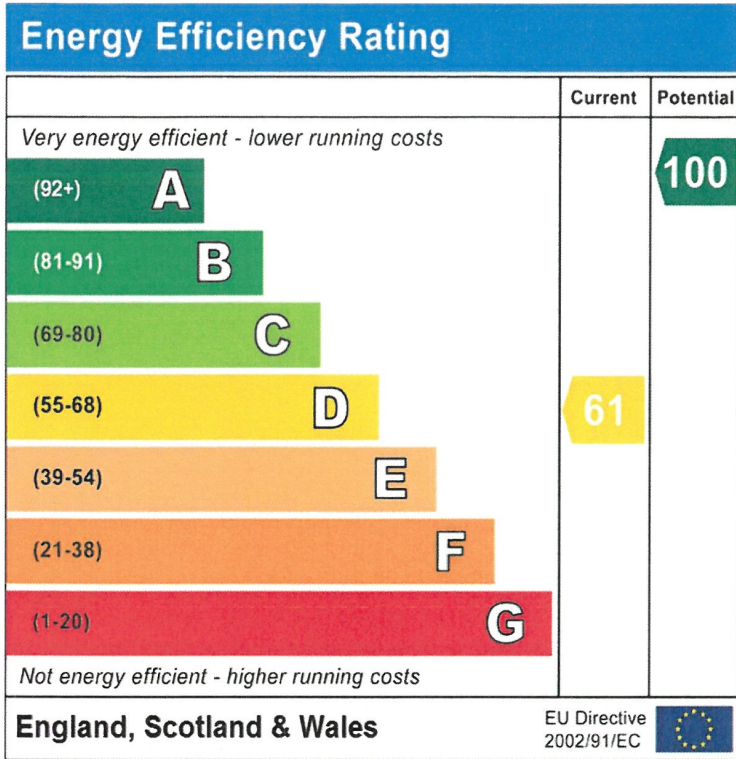
Approx. 136.4 sq. metres (1467.7 sq. feet)



Total area: approx. 136.4 sq. metres (1467.7 sq. feet)

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Tryal Farm Bungalow, Dihewyd, LAMPETER



EPC for Separate Cottage.