

Fine rural position. A refurbished Victorian farmhouse set with approximately 6.8 acres and picturesque country views. Capel Dewi, near Llandysul, West Wales



Tanyfron, Capel Dewi, Llandysul, Ceredigion. SA44 4PP.

£595,000

REF: A/5497/LD

- *** Fine rural position *** A country smallholding offering convenience yet privacy *** A tastefully refurbished Victorian farmhouse *** Character and spacious 3 bedrooomed accommodation *** Modern yet tasteful cottage style kitchen with Quartz worktops and Everhot electric stove *** Large living room with wood burner *** Updated electrics and plumbing *** New UPVC sash windows and doors throughout *** Internal wall insulation and air source heating with solar panels
- *** Cottage style gardens with established vegetable beds and fruit tree orchard *** The land is located across the road *** Approximately 6.8 acres - Level to sloping in nature bordered by a picturesque stream *** Suiting general Animal grazing, conservation, leisure or habitats *** Recently planted 150 Willow trees and certain areas left to nature *** Large yard area with outbuilding/stables
- *** Fantastic views over the Clettwr Valley *** Being convenient to Llandysul, Lampeter and the renowned Cardigan Bay Coast *** A must view country smallholding



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LOCATION

The property is situated on the fringes of the pretty rural Village of Capel Dewi which offers a Local Village Shop and Places of Worship. The property lies a 10 minute drive from the larger Market Town of Llandysul with a range of amenities including Doctors Surgery, Primary and Secondary Schooling and 6th Form facilities, Local High Street Retailers and much. The County Town and Administrative Centre of Carmarthen lies a 30 minute drive to the South with a wider range of amenities and access to the M4 Motorway and National Rail Networks. The Village Community of Capel Dewi has thrived in recent years with many Community led activities and events based around the heart of the Village which is the Community Shop.

GENERAL DESCRIPTION

A refurbished and retained character Victorian farmhouse dating back to 1882. The property has undergone complete refurbishment in recent years and now offers a desirable country smallholding with a beautifully presented property along with a modern fitted kitchen with Quarts worktops and Everhot cooker stove, a large living room, 3 double bedrooms and a stylish bathroom suite.

The property benefits from underfloor heating with tiled flooring to the ground floor, air source heating, solar panels, recently fitted UPVC sash windows and doors and internal wall insulation.

The garden is located to the rear and side of the property has been landscaped to now offer a cottage style garden being terraced with a fruit tree orchard and established vegetable beds and enjoying amazing vista points over the surrounding Clettwr Valley.

The land is located across the road from the property and has a useful yard area for further parking or turn out giving easy access onto the outbuilding/stables and the land. The land in total extends to approximately 6.8 acres and enjoys two separate gated access points off the road. The land suits Animal grazing whilst also providing a habitat for local Wildlife. The current Vendor has also planted 150 Willow trees and fenced off certain streamside areas for conservation.

A truly idyllic property enjoying magnificent views and privacy but yet also being convenient to the nearby Towns of Llandysul and Lampeter.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

Recently constructed with UPVC front entrance door, tiled flooring.

KITCHEN/DINER

16' 6" x 13' 9" (5.03m x 4.19m). A cottage style Sage Green fitted kitchen with a range of wall and floor units with Quartz work surfaces over, large Belfast sink with mixer tap, integrated fridge/freezer, dishwasher and bin store, a particular feature being the Everhot electric cooker stove, tiled flooring with underfloor heating, double aspect windows, original pitch pine staircase leading to the first floor accommodation.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



UTILITY ROOM

14' 3" x 5' 8" (4.34m x 1.73m). With UPVC side entrance door, cottage style fitted units with solid oak worktops over, Belfast sink with mixer tap, plumbing and space for automatic washing machine, Velux roof window, tiled flooring with underfloor heating.

GROUND FLOOR W.C.

With low level flush w.c.

WINE CELLAR

17' 1" x 4' 8" (5.21m x 1.42m). With a vaulted ceiling with a Velux roof window, tiled flooring.

OFFICE

13' 2" x 5' 8" (4.01m x 1.73m). With radiator, tiled flooring with underfloor heating.

LIVING ROOM

18' 4" x 13' 2" (5.59m x 4.01m). With two large picture windows to the front enjoying magnificent views over the Clettwr Valley, open fireplace with a cast iron wood burning stove with oak mantle over, tiled flooring with under floor heating.



LIVING ROOM (SECOND IMAGE)



FIRST FLOOR

LANDING

Accessed via original Victorian pitch pine staircase, access to the insulated loft space.



LANDING (SECOND IMAGE)



BEDROOM 3

13' 0" x 11' 4" (3.96m x 3.45m). With double aspect windows, radiator, plant cupboard housing the hot water cylinder and air source control system.



BATHROOM

A stylish 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., wall mounted double door vanity unit with wash hand basin, radiator, part tiled walls and floor.



INNER LANDING

With radiator.

BEDROOM 2

9' 9" x 9' 8" (2.97m x 2.95m). With radiator.

BEDROOM 1

13' 7" x 8' 3" (4.14m x 2.51m). With radiator.

EXTERNALLY

GARAGE

18' 4" x 11' 5" (5.59m x 3.48m). With an up and over door, electricity connected, solar panel control system.

GARDEN

A particular feature of this charming country smallholding is its well maintained terraced garden area. The garden surrounds the property to the side and rear and has been well maintained and landscaped by the current Owner offering cottage style gardens with an abundance of flower and shrub borders with a path leading to the rear terraced garden.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



TERRACED GARDEN

The terraced garden enjoys an established vegetable garden, fruit tree orchard with Apple, Pear and Cherry trees with steps leading to a small deck with amazing vista point over the Clettwr Valley.



SUN TERRACE

With views over the Clettwr Valley.



PATIO AREA



THE LAND

The land is located across the road from the property having a separate gated access point. The land is fenced and perfectly suits Animal grazing. It is level to sloping in nature and has provided good productive pasture in recent years. The land enjoys a stream boundary and an area has been fenced to establish a conservation area for local Wildlife. 150 Willow trees have been planted. The land is well sheltered with mature tree lined boundary.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



RIVER



LAND (FOURTH IMAGE)



ORCHARD



STREAM BOUNDARY



ORCHARD (SECOND IMAGE)



YARD AREA

A gravelled yard area is located beside the land with ease of access to the land and road whilst also giving access to the outbuilding/ stables.



OUTBUILDING/STABLES

36' 4" x 11' 12" (11.07m x 3.63m). Split into three compartments, of timber and steel construction.



STABLES



VIEW FROM PROPERTY



VIEW FROM PROPERTY (SECOND IMAGE)



AGENT'S COMMENTS

A tastefully refurbished country property in a stunning rural location.

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. Council Tax Band for the property - 'E'.

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.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, air source heating, solar panels, newly fitted UPVC double glazed sash windows and doors, internal wall insulation, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Council Tax: Band E

N/A

Parking Types: Garage.

Heating Sources: Air Source Heat Pump.

Double Glazing. Solar. Underfloor

Heating. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: G (8)

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

From Lampeter take the A475 road towards Newcastle Emlyn. Continue to the crossroads at Rhydowen taking the left hand turning towards Capel Dewi. Proceed on this road for approximately 1.5 miles and the property can be found on your left hand side.

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
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	8	
Not energy efficient - higher running costs		
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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