

An impressive and historical country smallholding with a farmhouse, converted barn and approximately 6.5 acres. Pontsian, Llandysul, West Wales



Blaenyrallt Ddu, Pontsian, Llandysul, Ceredigion. SA44 4UE.

£750,000 Offers in Excess of

REF: A/5413/LD

*** OFFERS OVER £750,000 *** No onward chain *** An impressive and historical country smallholding ***
Traditional and extended farmhouse offering 3 bedrooms *** Beautifully 2 bedroomed converted barn (Yr Hen Beudy) ***
With income possibilities as a holiday let or overflow accommodation *** Range of useful traditional and modern outbuildings -
With multi purpose barn, hay store, workshop and showroom *** Magnificent views overlooking the Cledlyn and Teifi Valley

*** The perfect country escape in an idyllic location - Positioned at the end of a tarmacadamed Council maintained road ***
Set within its own approximately 6.5 acres *** Three well managed pasture paddocks having good gated access points and
mature hedge rows *** Useful barn and paddocks suiting Equestrian or Animal keeping *** Excellent outriding nearby ***
Formal cottage garden to the rear with an abundance of soft fruit bushes and a raised vegetable growing garden *** Further re-
development opportunities (subject to consent) *** A truly inspiring property - One of a kind *** Accessible, convenient but
also private and peaceful *** West Wales at its finest *** A home with an income or for an extended Family



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CARMARTHEN
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LOCATION

The property is located at the end of a Council maintained tarmacadamed road that lies less than 1 mile from the A475 between Lampeter and Llandysul. It enjoys a rural and fine location surrounded by its own land yet being accessible and convenient to the nearby Market Towns of Llandysul and Lampeter as well as the Cardigan Bay Coast at New Quay. Therefore you are blessed with a country smallholding that offers convenience, accessibility yet privacy. Secluded but not remote.



LOCATION (SECOND IMAGE)



GENERAL DESCRIPTION

Blaenyralt Ddu is a highly impressive and historical country smallholding that enjoys a fine rural location. The property sits within its own land of approximately 6.5 acres with three well managed paddocks. The property itself is a traditional farmhouse offering 3 bedroomed accommodation with a later extension of a boot room/utility.

Adjacent to the farmhouse lies a converted barn (Yr Hen Beudy) that offers 2 bedroomed accessible holiday let, which

has been successful in recent years, and could provide excellent income capabilities.

The property boasts a good range of traditional and modern outbuildings with the adjoining showroom offering conversion opportunity, studio, workshop, multi purpose barn, wood store and car port.

In all it provides a fine smallholding with an amazing vista point and great privacy.

A particular feature of the property is its location at the end of a Council maintained road. This provides great access onto the A475 road and is within close proximity to both Lampeter and Llandysul and the Cardigan Bay Coast. Another particular feature is that the property is served by FTTP offering a potential gigabit Broadband connection.

If you are looking for a country smallholding that offers multi generational living, income capabilities or for those wanting Equestrian facilities then this is the smallholding for you.



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With UPVC half glazed front entrance door, pine staircase leading to the first floor accommodation, quarry tiled flooring, vaulted ceiling.



STUDY/POSSIBLE GROUND FLOOR BEDROOM

10' 9" x 8' 6" (3.28m x 2.59m). With radiator, beamed ceiling.



GROUND FLOOR BATHROOM

8' 0" x 6' 0" (2.44m x 1.83m). Having a 4 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, corner shower cubicle, heated towel rail, extractor fan, tiled flooring.



LIVING ROOM/DINING ROOM

14' 3" x 26' 5" (4.34m x 8.05m). With an impressive exposed

open fireplace with chimney breast housing a cast iron multi fuel stove, beamed ceiling, quarry tiled/fitted carpet flooring, patio doors to the rear garden, Bespoke window seat, radiator.



LIVING ROOM/DINING ROOM (SECOND IMAGE)



LIVING ROOM/DINING ROOM (THIRD IMAGE)



KITCHEN

14' 10" x 8' 9" (4.52m x 2.67m). A modern fitted kitchen with

a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, Stoves gas/electric cooker, plumbing and space for dishwasher, quarry tiled flooring, radiator.



BOOT ROOM

20' 0" x 16' 5" (6.10m x 5.00m). Being 'L' shaped, having fitted floor cupboards with a double drainer and sink unit, plumbing and space for washing machine and tumble dryer, housing the Fire Bird oil fired central heating boiler running all domestic systems within the property, front and rear entrance door, boarded loft space above.



BOOT ROOM (SECOND IMAGE)



GROUND FLOOR W.C.

With low level flush w.c., wash hand basin, tiled flooring.



FIRST FLOOR

LANDING

Leading to

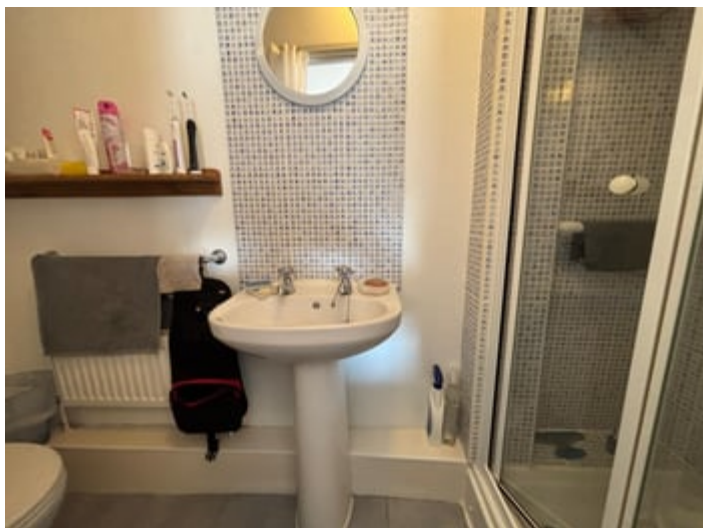
BEDROOM 1

12' 7" x 11' 1" (3.84m x 3.38m). With radiator, exposed 'A' framed beams, access to the loft space, enjoying views over the rear garden.



EN-SUITE TO BEDROOM 1

Having an enclosed shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.



BEDROOM 2

10' 8" x 9' 3" (3.25m x 2.82m). With radiator, exposed 'A' framed beams, fine views over the rear garden.



SHOWER ROOM

Having a shower cubicle, low level flush w.c., pedestal wash hand basin, heated towel rail, extractor fan, electric wall

heater.



BEDROOM 3

15' 9" x 10' 0" (4.80m x 3.05m). With access to the loft space, radiator, exposed 'A' framed beams, two windows enjoying views down to the Cledlyn Valley.



REAR OF PROPERTY



REAR OF PROPERTY (SECOND IMAGE)



YR HEN BEUDY (THE OLD COW SHED)

YR HEN BEUDY



THE ACCOMMODATION.

Converted in 2009. The Vendors have informed us that Yr Hen Beudy will be sold as a going concern with all fixtures and fittings included within the sale. We are informed that it is accessible friendly with low threshold rear access and no steps internally. The accommodation at present offers more particularly the following.



OPEN PLAN LIVING/KITCHEN/DINING AREA

23' 6" x 13' 9" (7.16m x 4.19m). With a modern Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, free standing (or under counter) fridge with freezer compartment, electric Indesit cooker, Bosch dishwasher, Beko tumble dryer, Indesit washing machine, free standing multi fuel stove on a slate hearth with an exposed flue, front and rear entrance doors, slate flooring, three radiators, vaulted ceiling with three Velux roof windows.



OPEN PLAN LIVING/KITCHEN/DINING AREA (SECOND IMAGE)



INNER HALL

With radiator.

BEDROOM 2 - BARN

11' 4" x 10' 5" (3.45m x 3.17m). With slate flooring, radiator.



BEDROOM 1 - BARN

11' 8" x 10' 6" (3.56m x 3.20m). With slate flooring, radiator.



WET ROOM

With a walk-in shower facility, low level flush w.c., pedestal wash hand basin, shaver light and point, heated towel rail, extractor fan.



BOILER ROOM

With a Worcester LPG central heating boiler, tiled flooring, external tap.



PRIVATE GARDEN AND PARKING

The holiday cottages provides its own gravelled parking area and garden which enjoys great views over the land and the Cledlyn Valley.

EXTERNALLY

THE SHOWROOM (POTENTIAL CONVERSION)

30' 0" x 17' 6" (9.14m x 5.33m). The showroom adjoins Yr Hen Beudy and could offer itself as a conversion opportunity (subject to consent) with electricity connected and tiled flooring.



THE SHOWROOM (SECOND IMAGE)



STUDIO

Comprising:-



OUTER STUDIO

18' 4" x 15' 1" (5.59m x 4.60m). With electricity connected.



INNER STUDIO

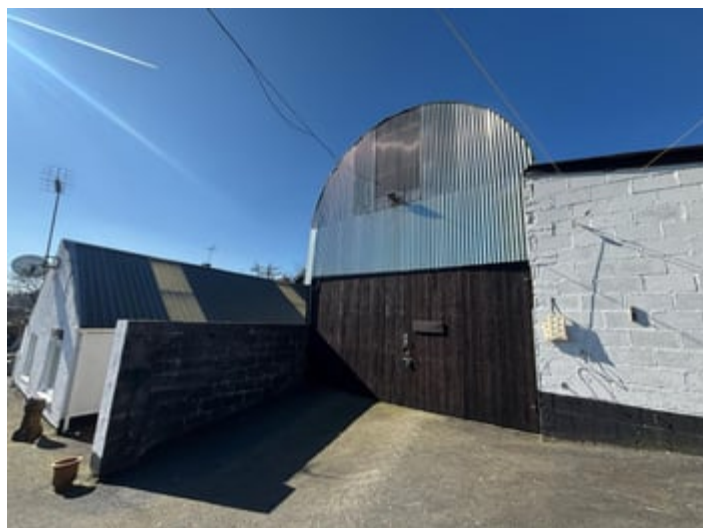
15' 1" x 9' 6" (4.60m x 2.90m). With electricity connected, fully insulated.



BIN STORE

KILN BARN/MULTI PURPOSE BARN

60' 0" x 17' 0" (18.29m x 5.18m). Of block, timber and steel construction, being partly re-cladded in recent years, new steel/timber entrance doors, concrete flooring, electricity connected.



KILN BARN (SECOND IMAGE)



ADJOINING WORKSHOP

70' 0" x 22' 0" (21.34m x 6.71m). Former cubicle shed.



WOOD BARN/DUTCH BARN

24' 0" x 14' 8" (7.32m x 4.47m). With direct access onto the paddocks.



LEAN-TO CAR PORT

24' 0" x 21' 8" (7.32m x 6.60m).

THE OUTBUILDINGS



GARDEN

A particular feature of this most charming country

smallholding is its formal cottage garden that has been lovingly maintained by the current Owners and it provides the picture perfect outdoor space. The garden enjoys an extensive gravelled patio area with low stone walls and steps leading down onto the fruit and vegetable growing area. It boasts an abundance of Blackcurrant, Redcurrant, Raspberry and Gooseberry bushes along with a number of raised vegetable growing beds. The garden is well private and sheltered and provides fantastic colour all year round with Rhododendron bushes and a variety of ornamental shrubs and trees. Truly an inspiring property with a lot to offer.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



THE LAND

In all the property extends to approximately 6.5 ACRES and the property is centrally located within its own land. The land is mostly level in nature, having easy gated access, having mature hedge lines, and has provided good Stock and hay quality in recent years. The land and buildings offers itself nicely for Equestrian purposes or for those wishing to keep Animals.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



LAND (FIFTH IMAGE)



PARKING AND DRIVEWAY

The property is located at the end of a Council maintained tarmacadamed road that leads onto a private tarmacadamed driveway with easy access to both properties, the barns and the land. It also provides ample parking and turning space. There is separate rear access via the private track behind the property.



FRONT OF PROPERTY



FRONT OF PROPERTY (SECOND IMAGE)



AERIAL VIEW OF PROPERTY



HISTORY - JENKIN LLOYD JONES



"The Blaenyrallt Ddu farm is significant in Welsh Cultural Heritage, particularly as regards the Unitarian movement in this area. It's then Welsh tenants, Richard and Mallie Lloyd Jones, emigrated from the house in 1844 to the United States. There is a plaque on the cottage (dating from April 1922) relating to their son, Jenkin Lloyd Jones, who was born in the house in 1843, and he later became a famous preacher in Chicago.

Also, Anna (or Hannah) Lloyd Jones was born in this house, and she later became the mother of the pre-eminent American architect, Frank Lloyd Wright."

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

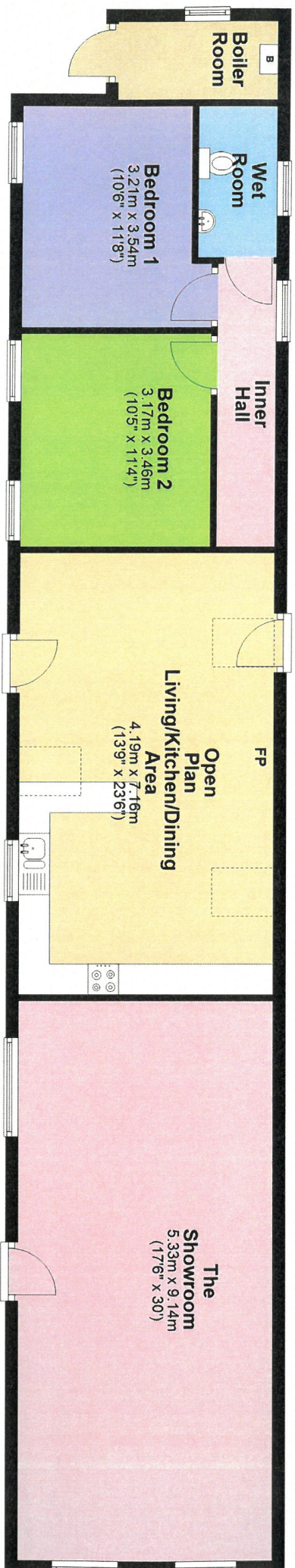
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - Blaenyrallt Ddu (main house - 'E'. Yr Hen Beudy - 'B'.

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

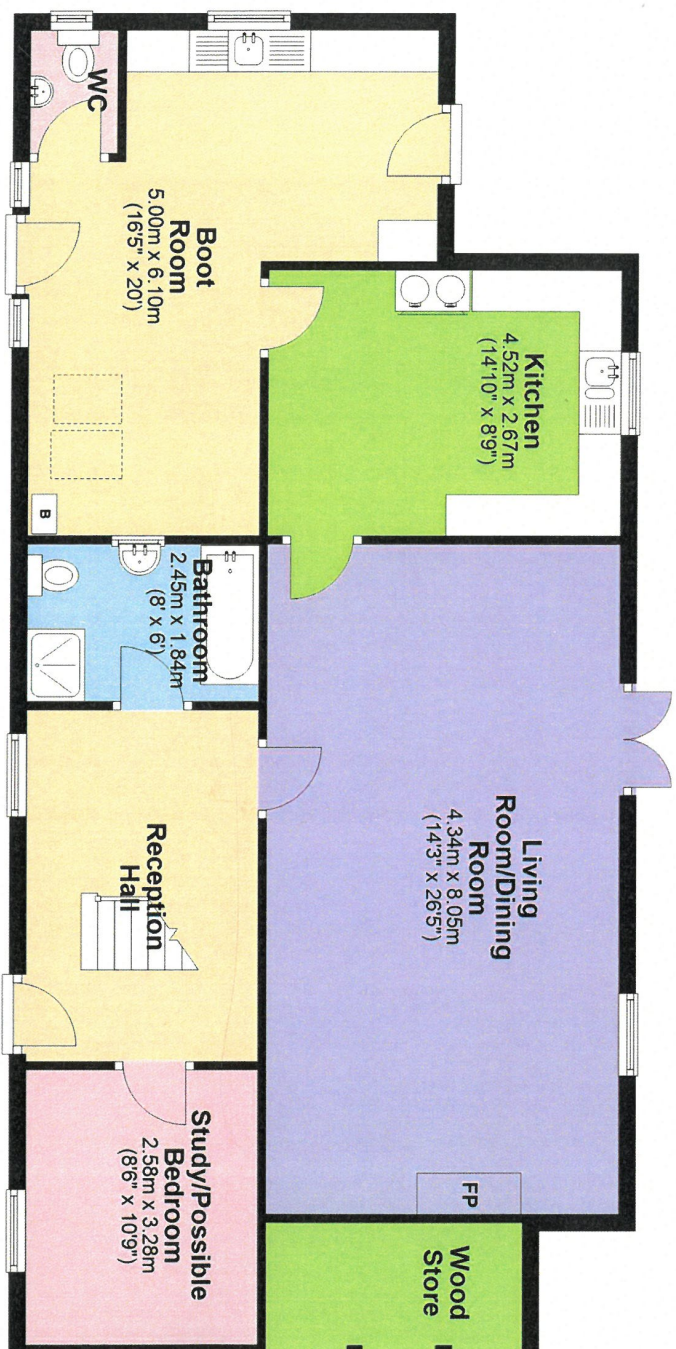
We are informed by the current Vendors that the property benefits from private water, mains electricity, private drainage, oil fired central heating (main house), LPG fired heating (Yr Hen Beudy), double glazing, telephone subject to B.T. transfer regulations. The Broadband is Fibre to the premises (FTTP) offering, we are advised, a potential gigabit connection.



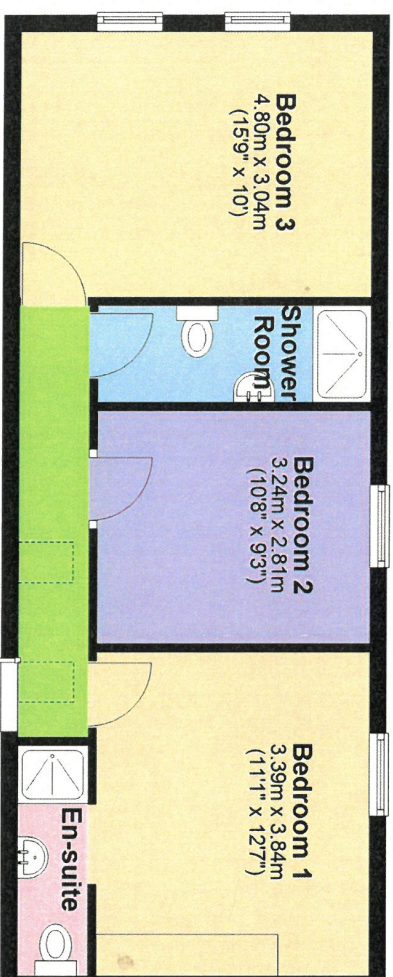
Ground Floor

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Ground Floor

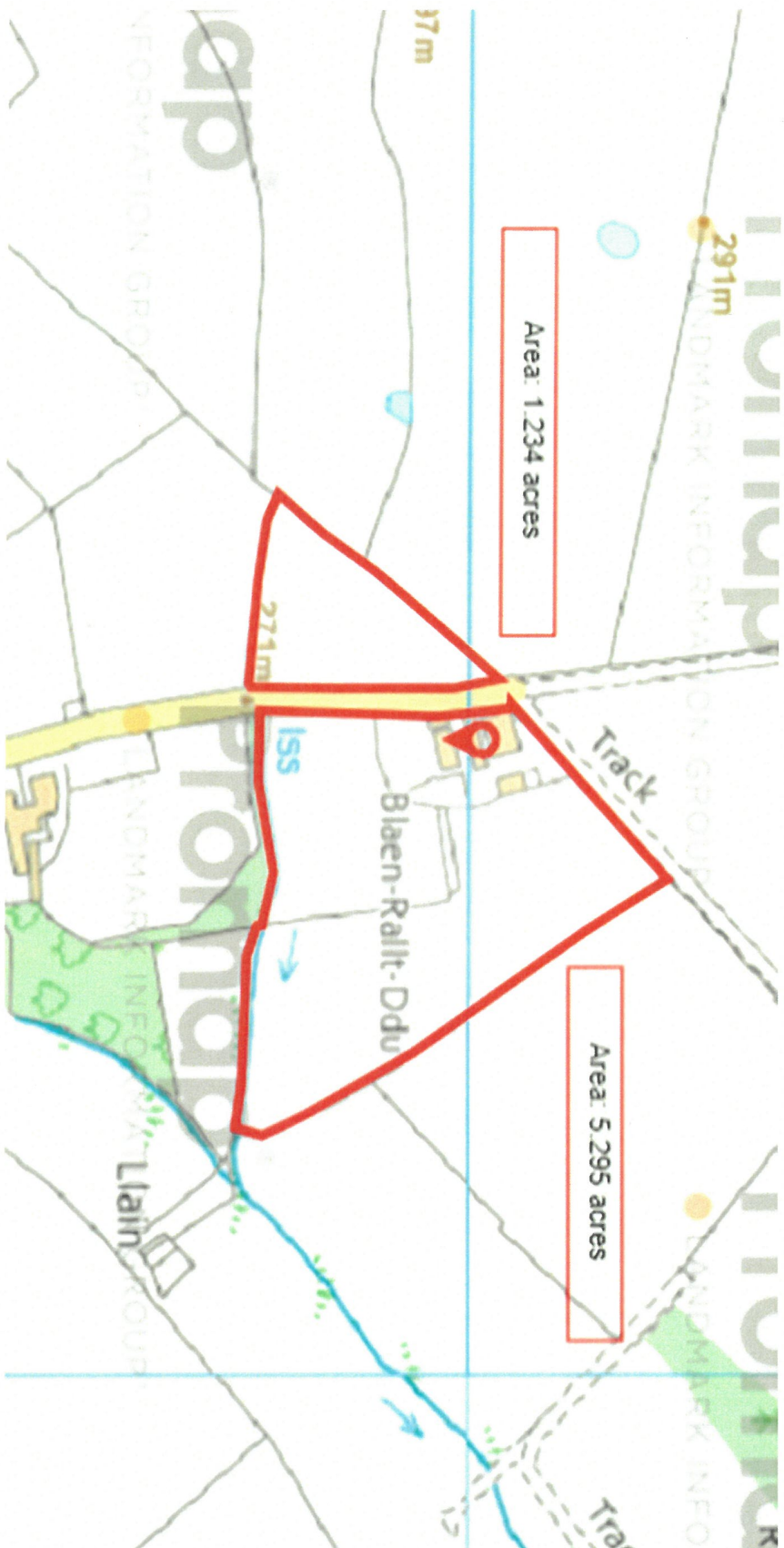


First Floor



Total area: approx. 154.9 sq. metres (1667.8 sq. feet)

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Plan produced using PlanUp.



Energy performance certificate (EPC)

Yr Hen Beudy
Blaenyrallt Ddu
Pontsian
LLANDYSUL
SA44 4UE

Energy rating

D

Valid until:

10 May 2035

Certificate
number:

2262-1024-1101-4161-3132

Property type

Detached bungalow

Total floor area

61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax:

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Ramped access. Wet room.

EPC Rating: E (49)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

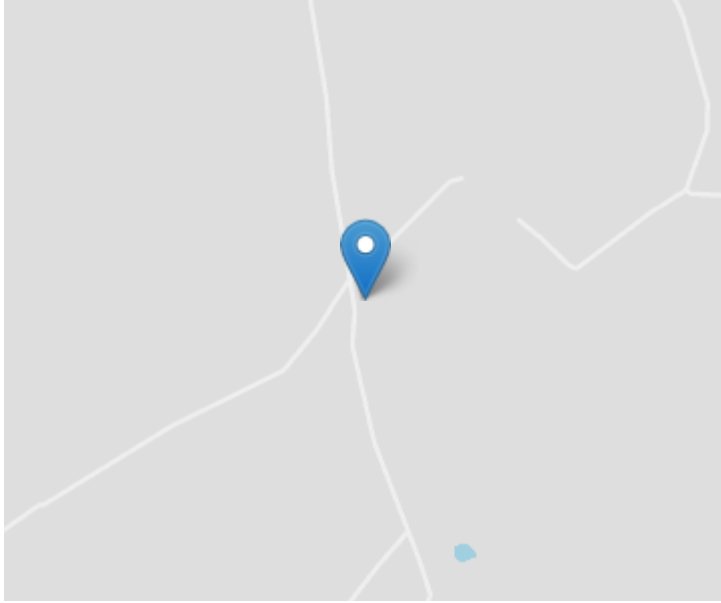
Any risk of coastal erosion? No

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? Yes



Directions


The property is best approached by taking the A475 from Lampeter towards Newcastle Emlyn. Proceed through the Villages of Llanwnnen, Drefach and Cwmsychpant. As you head down the hill in Cwmsychpant towards Rhydowen take the first right hand turning and continue down this 'No Through' road for approximately a mile. Blaenyrallt Ddu will be located at the end of the road on your right 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'.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C		
(55-68) D		49
(39-54) E		
(21-38) F		
(1-20) G		
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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<http://www.morgananddavies.co.uk>



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