

The ultimate country lifestyle property ! An outstanding 28.5 Acre smallholding/holiday complex sitting proudly in the upper reaches of the Aeron valley with views towards the Cambrian



Brynnllin, Bwlchllan, Lampeter, Ceredigion. SA48 8QR.

£950,000

Ref A/5357/ID

****Looking for a change in lifestyle ? Look no further**The ultimate country lifestyle property**Most outstanding 28.5 Acre smallholding / holiday complex**Situating in a glorious rural setting in the upper reaches of the Aeron valley overlooking the Cambrian mountains**Currently run as a popular holiday complex with 2 recently renovated self contained holiday cottages**imposing 5/6 bed main residence**Both cottages with hot tubs**A most peaceful and tranquil setting**Large 140' x 60' barn****

AN OUTSTANDING COUNTRY PROPERTY IN A WONDERFUL LOCATION WORTHY OF AN EARLY VIEWING !

The property sits proudly in the upper reaches of the Aeron valley being only approximately a mile from the village of Bwlchllan on the northern side of the Aeron valley enjoying a picturesque outlook over open countryside and towards the Cambrian mountains. Some 10 miles north of the University and Market town of Lampeter and some 10 miles inland from the Georgian Harbour town of Aberaeron on the Cardigan Bay Heritage coastline. The property enjoys a private rural position and is accessed via its own gated driveway



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

Brynllin comprises of a well appointed 5/6 bed farmhouse which could be divided to create a separate self contained 2 bed annexe perfect for multi generational use, or could be run as a holiday let.

There is also a detached 2 bedroom cottage that is also used as a successful holiday let with its own private hot tub and outside shower room and is rated 4 Star on the Cottages.com website.

Both these cottages have lucrative income which can be discussed further with the Agents.

The property sits within 28.5 Acres of land, split into 11 paddocks, has formerly been used for equestrian purposes with a large stable block and a large 140' x 60' steel framed barn, formerly used as an indoor riding school.

A true country gem for those seeking a lifestyle change!

BRYNLLIN HOUSE

Kitchen/Dining Room

18' 8" x 12' 7" (5.69m x 3.84m) with range of cream base and wall cupboard units with formica working surfaces above, breakfast bar, Hotpoint electric oven and grill, 4 ring induction hob above, stainless steel extractor fan, stainless steel single drainer sink with mixer tap, plumbing for automatic washing machine, space for fridge freezer, under counter fridge, dog leg staircase to first floor, understairs storage cupboard, spot lights to ceiling, tiled splash back, glazed exterior door to side, double glazed window to front with view over open countryside, upvc stable door to front. Door into -





Lounge

11' 8" x 18' 4" (3.56m x 5.59m) with open fireplace housing a multi fuel stove on a slate hearth, slate mantle above, large double glazed window to front with window seat making the most of the country views, TV point, double glazed window to side, glazed door into -



Utility Room

12' 8" x 5' 5" (3.86m x 1.65m) with range of Gloss Cream base cupboard units with matching larder units, oak work surfaces above, stainless steel drainer sink, plumbing for automatic washing machine, outlet for tumble dryer, access hatches to loft storage space, solid oak inter connecting the west wing / potential annexe.



Boot Room

6' 6" x 6' 7" (1.98m x 2.01m) via upvc stable door, exposed stone walls, fitted base cupboard unit, Solid oak stable door into utility.

FIRST FLOOR

Landing

6' 1" x 24' 2" (1.85m x 7.37m) via dog leg stairs from kitchen, double glazed window to rear, stairs rising to second floor, doors into -



Bedroom 1

14' 9" x 11' 0" (4.50m x 3.35m) 14' 9" x 11' 0" (4.50m x 3.35m) a spacious room with double glazed window to front with window seat also side window, fitted cupboard unit with central heating radiator, understairs storage units, TV point, double glazed window to side. Door into -



En Suite

3' 6" x 10' 6" (1.07m x 3.20m) a three piece white suite comprising of an enclosed shower unit with mains Rainfall shower above, corner vanity unit with inset wash hand basin, low level flush w.c. stainless steel heated towel rail, shaver

point, spot lights to ceiling.



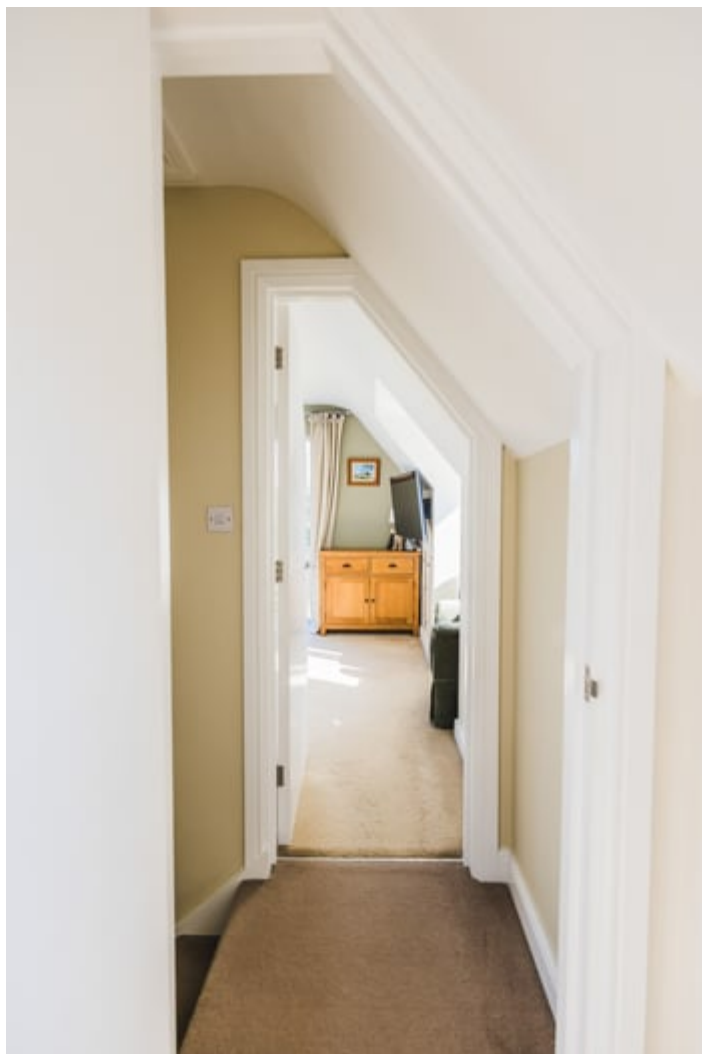
Main Bathroom

7' 5" x 7' 9" (2.26m x 2.36m) a modern white suite comprising of panelled bath with mixer tap, mains Rainfall shower above with pull out head, low level flush w.c. gloss white vanity unit with inset wash hand basin, stainless steel heated towel rail, fully tiled walls and floor, double glazed window to side, spot lights to ceiling.



Double Bedroom 2

10' 8" x 11' 2" (3.25m x 3.40m) a spacious room with dual aspect windows to front and side, window seat, understairs storage cupboard, range of storage units.



SECOND FLOOR

Double Bedroom 3

11' 0" x 11' 4" (3.35m x 3.45m) with dormer window to front and glazed floor to ceiling windows to side making the most of the magnificent views over the Aeron valley and towards the Cambrian mountains, range of storage cupboards, under eaves storage, TV point.



Bedroom 4

11' 7" x 11' 2" (3.53m x 3.40m) with dual aspect window to front and side, range of bespoke made wardrobe units that can be re-arranged.



West Wing / Potential annexe

DILDRE / ANNEXE

Dildre is a 2 bed cottage adjoining the main house with access via the inter connecting door through to the utility room or its own access through its own hallway.

Dildre is a popular cottage that has been previously rented out and rated 4 Star. Dildre has undergone a refurbishment programme that includes new kitchen, bathrooms, oak doors and architraves, double glazed windows and doors and new oil fired boiler.

Dildre offers itself as an ideal holiday let or granny annexe being all on one floor.

EPC Rating - 62 (D) with potential to be 88 (B)

Provides the following accommodation -



Kitchen /Dining Room

22' 3" x 11' 3" (6.78m x 3.43m) with range of modern base and wall cupboard units with Oak effect laminate worktop, stainless steel drainer sink, Bosch electric oven, Neff 4 ring induction hob above, stainless steel extractor fan, plumbing for washing machine and dishwasher, space for tall fridge freezer, double glazed window to both sides, glazed patio doors to rear with access to 5 seater American whirlpool hot tub. TV point, spot lights.





Hallway

21' 4" x 3' 0" (6.50m x 0.91m) with half glazed upvc door to front and side panels, laminate flooring, double glazed window to front.

Please note the door is wider than standard in order to be disabled friendly.



Double Bedroom 1

11' 6" x 9' 6" (3.51m x 2.90m) double glazed window to rear, central heating radiator, Oak door into -



En Suite

4' 8" x 7' 7" (1.42m x 2.31m) with a modern three piece suite comprising of a panelled bath with mains shower above, glazed vanity unit with inset wash hand basin, dual flush w.c. stainless steel heated towel rail, frosted window to rear, fully tiled walls and floor, spot lights.

Shower Room

6' 0" x 4' 9" (1.83m x 1.45m) fully tiled walls and floor, enclosed shower with mains shower above, vanity unit with wash hand basin, dual flush w.c. spot lights.



Double Bedroom 2

GROUND FLOOR

Entrance Hall

5' 8" x 8' 7" (1.73m x 2.62m) with stairs rising to first floor, upvc side door, central heating radiator.

Downstairs Bedroom 1

14' 8" x 14' 4" (4.47m x 4.37m) a spacious room with central heating radiator, double glazed window to side, cupboard unit housing the boiler, door into -



En Suite

3' 7" x 9' 7" (1.09m x 2.92m) with three piece suite comprising of an enclosed shower unit with mains shower above, Gloss white vanity unit with concealed w.c. and inset wash hand basin, stainless steel heated towel rail, frosted window to side, tiled flooring.

vaulted ceiling, TV point, spot lights to ceiling, central heating radiator.



The Farm Yard

The farm yard offers a range of buildings that includes -

Stable Block

62' 4" x 13' 1" (19.00m x 3.99m) of block construction with 6 loose boxes.

Large steel framed Barn

140' 0" x 60' 0" (42.67m x 18.29m) Previously used as an indoor riding school. Now provides a large storage/livestock housing shed.



Garages

There are useful garages, all with electric power connected. One to the rear of Dildre which is an attached garage measuring 19' x 11'6" with electric roller door.

There are 2 further garages at Penceunant with 2 electric roller doors.

Open fronted Garage 42' x 19' with box profile walls and roof currently used as a 4 car Car Port and woodstore.

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.

Services

Mains electricity and water. Private drainage to septic tank. Broadband currently provided by EE with speeds ranging from 25mbps - 55mbps.

Independent oil fired central heating boilers to each property with 300 litre hot water systems to each unit.

Under floor heating throughout the main residence with independent thermostats to each room.

There are also 2 new bunded oil tanks at the property, one serving Brynllin and Dildre and the other serving Penceunant.

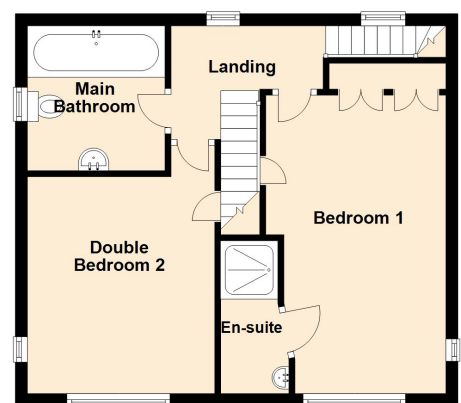
There is also a fitted CCTV System at the property which will remain insitu and will be included in the sale.

Council Tax Band D (Main Residence). Council Tax A (for the 2 cottages). (Ceredigion County Council).

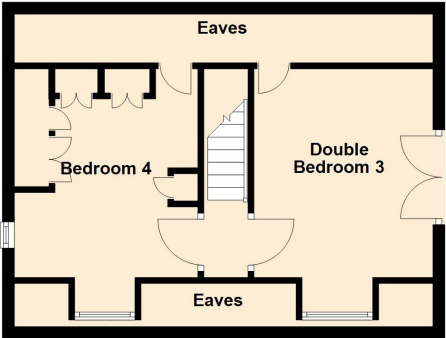
Ground Floor



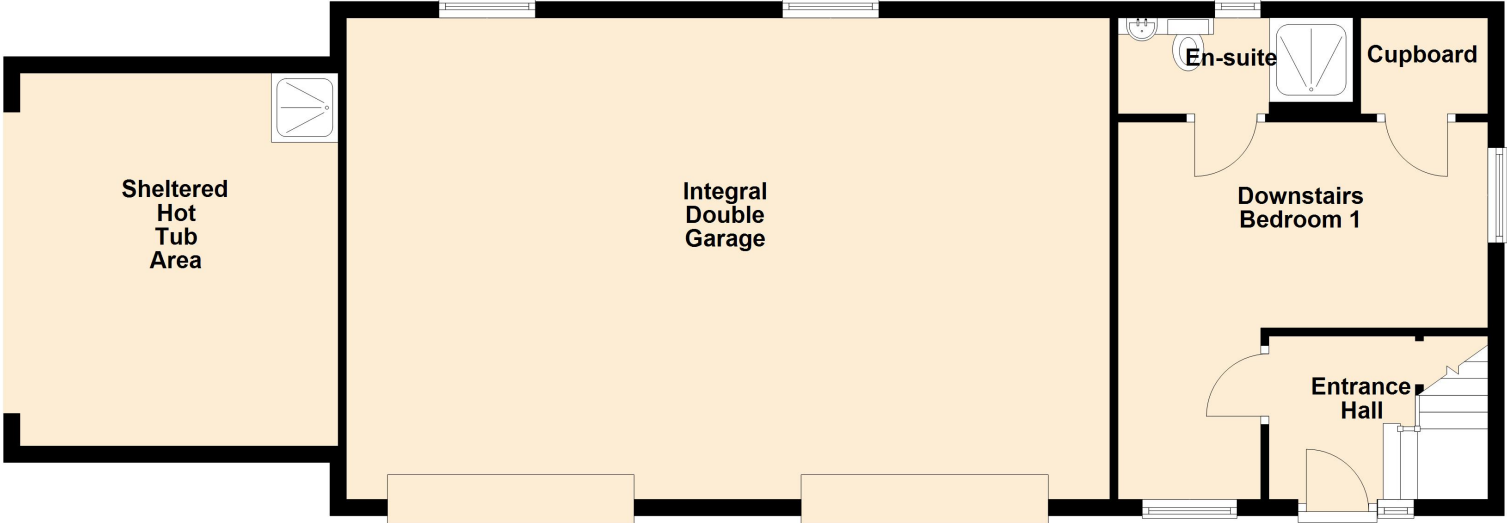
First Floor



Second Floor



Ground Floor



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (47)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

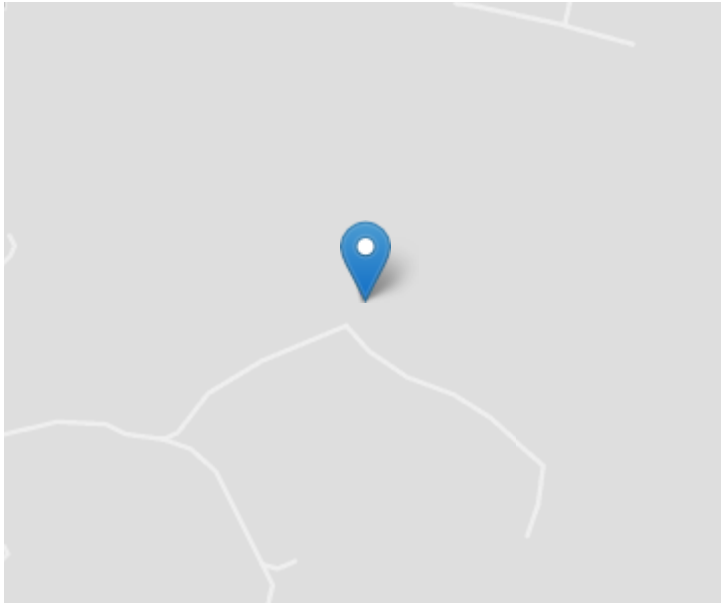
Any risk of coastal erosion? No

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

What3words - teams.registers.drill.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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