

Regulated by:



RICS



Since 1989

A superb country setting with a high end and refurbished character cottage set within its own approximately 4 acres. Near Aberystwyth, West Wales



Pantyrhedyn, Ystumtuen, Aberystwyth, Ceredigion. SY23 3AE.

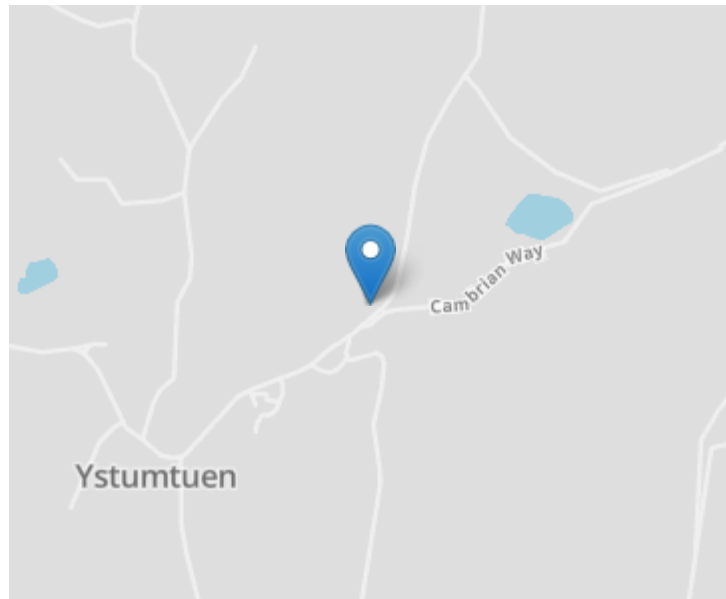
REF: A/5096/LD

£649,950

*** Superb country setting - Prepare to be impressed *** Truly delightful approximately 4 acre country smallholding *** Extended and beautifully refurbished cottage - Tasteful and contemporary *** 2/3 bedroomed accommodation with Bespoke character features *** A total one off property in a picturesque upland setting *** An absolute haven for those looking for a more peaceful lifestyle *** Secluded but not remote - Restored Welsh cottage *** Biomass heating and Superfast Fibre Broadband connection

*** Delightful gardens and grounds with woodland and paddocks *** Picturesque views over the Rheidol Valley and the surrounding Cambrian Mountains *** Newly built woodland cabin - Potential holiday let *** Detached garage/workshop and stable block *** Fantastic out riding and walking with direct access onto common land

*** 11 miles from Aberystwyth and close to Bwlch Nant Yr Arian Business Centre *** Rare, unrivalled and immensely appealing



LOCATION



Pantyrhedyn stands in a private and elevated location enjoying fantastic views over the Rheidol Valley and surrounding Cambrian Mountains some 1 mile from the A44 Mid Wales trunk road, 3 miles from the Village of Goginan, 4 miles from Capel Bangor and some 11 miles East from the University and Seaside Resort of Aberystwyth.

The surrounding area is renowned for its natural and rugged beauty and is also close to the Bwlch Nant Yr Arian Forest Visitor Centre. The property boasts direct access onto common land ideal for out-riding, walking and mountain biking. Truly an unrivalled setting.

GENERAL DESCRIPTION



Morgan & Davies are proud to offer for sale this unique and unrivalled smallholding being pleasantly positioned with fantastic and far reaching views over the Vale of Rheidol and surrounding Cambrian Mountains.

The property has undergone comprehensive refurbishment in recent times and now boasts tasteful and contemporary decoration along with being a functional and enjoying beautiful vista points.

Externally it sits in its own approximately 4 acres with large gardens and grounds with ponds and various flower beds that leads onto the paddocks and stable area. To the rear of the property lies a conifer woodland copse with a newly built wooded cabin providing great income potential as a holiday let or as a home office, workplace or studio.

In all an outstanding property and being immensely appealing. Currently the property offers the following.

THE ACCOMMODATION

FRONT ENTRANCE PORCH

11' 4" x 4' 8" (3.45m x 1.42m). With tiled floor and radiator.

KITCHEN/DINER

20' 0" x 14' 3" (6.10m x 4.34m). A Bespoke Shaker style fitted kitchen with a range of floor units with Oak work surfaces over, Belfast sink with mixer tap, integrated fridge/freezer, eye level oven, dishwasher, large pantry cupboard, distressed look tiled flooring.



KITCHEN/DINER (SECOND IMAGE)



DINING AREA

With a large cast iron wood burner with original bread oven, radiator, staircase to the Principal Bedroom.



UTILITY ROOM

8' 10" x 8' 3" (2.69m x 2.51m). With fitted units with a range of floor units and Belfast sink, space and plumbing for automatic washing machine and tumble dryer, glazed doors opening onto the patio area.



BATHROOM

A Bespoke and highly attractive room with fully tiled walls with Blacker grouting, feature Mosaic tiled flooring, high level cistern toilet, slipper style bath with shower over, pedestal wash hand basin, feature full length pillared radiator.



DINING ROOM

15' 6" x 14' 7" (4.72m x 4.45m). With distressed look tiled flooring, staircase to the second Bedroom, radiator, large picture window enjoying fantastic views over the grounds.



SITTING ROOM/GROUND FLOOR BEDROOM 3

15' 6" x 15' 0" (4.72m x 4.57m). With distressed looked tiled flooring, glazed patio doors opening onto the garden area, corner wood burning stove.



SITTING ROOM/GROUND FLOOR BEDROOM 3 (SECOND IMAGE)



EN-SUITE

With services still in-situ. Currently utilised as a home office.

PRINCIPAL BEDROOM

16' 0" x 14' 3" (4.88m x 4.34m). With Velux roof window, built-in cupboards, radiator, exposed beams.



PRINCIPAL BEDROOM (SECOND IMAGE)



PRINCIPAL BEDROOM EN-SUITE

12' 8" x 8' 2" (3.86m x 2.49m). The WOW factor! We must say, one of the finest rooms within the property with a full length window into the apex having unbelievable views over the Valley and the room being totally Bespoke and tastefully presented with a wet room style shower area with Bespoke Copper fittings along with feature Mosaic tiled flooring and walls with contrast grouting, low level flush w.c., pedestal wash hand basin, Antique style pillared radiator, extractor fan. A total one off.



PRINCIPAL BEDROOM EN-SUITE (SECOND IMAGE)



PRINCIPAL BEDROOM EN-SUITE (THIRD IMAGE)



BEDROOM 2

15' 11" x 13' 1" (4.85m x 3.99m) With Velux roof window, undereaves storage area, beamed ceiling.



EXTERNALLY

GARAGE/WORKSHOP

33' 0" x 19' 0" (10.06m x 5.79m) Split into two compartments, also housing the Biomass boiler, with wood pellet storage area. The smaller workshop offers small pens and a workshop space.



OUTBUILDINGS

Of timber construction currently consisting.

COVERED SHELTER/HAY STORE

13' 0" x 13' 7" (3.96m x 4.14m)

LOOSE BOX

12' 7" x 11' 0" (3.84m x 3.35m)

BARN/FEED STORE

13' 0" x 20' 9" (3.96m x 6.32m)

STABLE AREA

21' 0" x 13' 0" (6.40m x 3.96m).

NEWLY BUILT ADJOINING STABLES

Comprising

STABLE 1

12' 0" x 12' 0" (3.66m x 3.66m).



STABLE 2



12' 0" x 12' 0" (3.66m x 3.66m). With direct access onto the paddocks.

WOOD STORE

FIELD SHELTER

Conveniently positioned between the two paddocks.

THE LAND



The land is sloping in nature and is divided into several enclosures, being well fenced, with a small pond and island. The land is ideal for the keeping of Animals and has good access onto the range of outbuildings.

THE LAND (SECOND IMAGE)



THE LAND (THIRD IMAGE)



WOODLAND

To the rear of the cottage lies a copse of Conifer Bluebell woodland.



WOODLAND CABIN



Newly built to first fix. Could offer great potential as a holiday let, home office, studio, etc. Currently consisting.

WOODLAND CABIN (SECOND IMAGE)



CABIN KITCHEN/DINER/LIVING ROOM

11' 5" x 10' 4" (3.48m x 3.15m). With a kitchen area to first fix.



CABIN BEDROOM



11' 6" x 8' 6" (3.51m x 2.59m).

CABIN SHOWER ROOM

8' 0" x 4' 0" (2.44m x 1.22m). With shower suite available but currently not fitted.

LARGE DECKING AREA

With fantastic views over the Rheidol Valley.

VEGETABLE GARDEN

With raised vegetable beds, Blackcurrant bushes and TIMBER BUILT POTTING SHED/TRACTOR STORE.



GARDENS



The property enjoys an attractive well maintained garden area located mostly to the front and boasts a waterfall that runs down into the Wildlife Pond, various flower beds, wild flower bank and a sweeping lawned garden area. Full of colour during Spring and Summer Season. A property truly worthy of early viewing.

GARDENS (SECOND IMAGE)



PATIO AREA



PARKING AND DRIVEWAY

The property is approached via a gated tarmacadamed driveway with ample parking areas and good access onto the Garage/Workshop and cottage.

AERIAL VIEW



FRONT OF PROPERTY



POSITION



VIEW FROM PROPERTY



AGENT'S COMMENTS

An unrivalled property in a stunning 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 - 'D'.

Services

We are informed by the current Vendors that the property benefits from mains electricity, Biomass heating, private water from a well source, private drainage, UPVC double glazing, telephone subject to B.T. transfer regulations, Super Fast Broadband connectivity available.

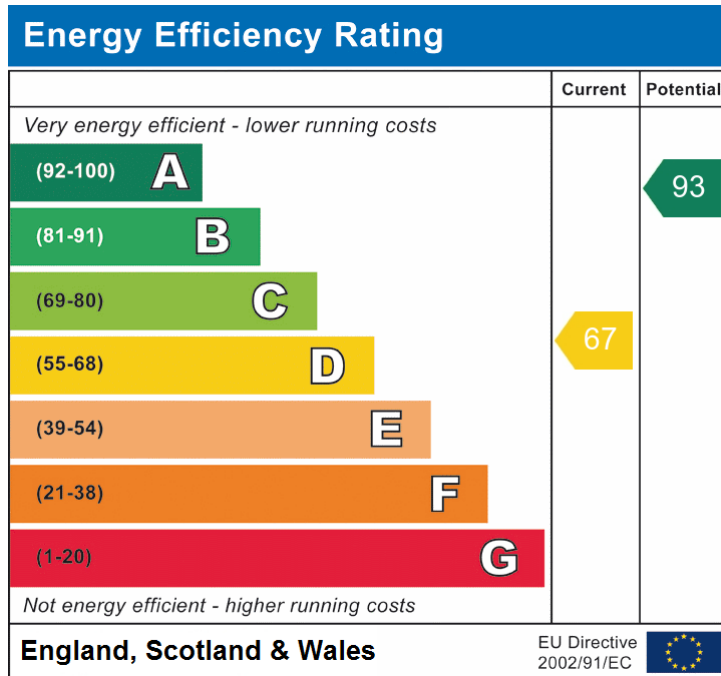
Directions

From Aberystwyth travel East on the A424 passing through Capel Bangor and Goginan. After passing the 'Red Kite Cafe' take the next right signposted for Ystumtuen. Follow the road taking the first right hand turning where you will see a stone with the name 'Pantyrhedyn'. Continue up the hill and take the first left hand gate into the property.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

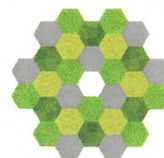
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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



HM Land Registry
Official copy of
title plan

Title number **CYM508613**
Ordnance Survey map reference **SN7379SE**
Scale **1:2500 enlarged from 1:10000**
Administrative area **Ceredigion / Ceredigion**



©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316

