

Private rural position with a detached farmhouse and a detached barn with annexe in all set in approximately 1 acre with breath taking views over the Aeron Valley. Llangeitho, West Wales



Llech Padarn, Llangeitho, Tregaron, Ceredigion. SY25 6TZ.

£425,000

REF: R/4199/LD

*** No onward chain - Priced to sell *** Delightful and sought after rural position *** Stunning and panoramic views over the Aeron Valley *** Partly refurbished 3 bedrooomed detached farmhouse

*** Detached barn/workshop with a 1 bedrooomed annexe *** Further conversion opportunity for holiday let, studio, etc (subject to consent) *** Detached garage/barn *** Part derelict mobile home *** Self sufficiency with privately owned solar panels (not tested) *** In all set in approximately 1 acre of mature grounds being private and secure *** Could offer itself nicely as a country retreat/smallholding

*** Positioned at the end of a bridleway/lane giving it great privacy *** Close to the nearby Market Towns of Lampeter and Tregaron - Lying within the stunning West Wales countryside *** A property with great potential and would provide the most perfect country home *** Contact us today to view



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LOCATION

The property enjoys a breath taking and private position enjoying fine panoramic views over the Aeron Valley. The property is located at the end of a lane with no near Neighbours. It lies close to the Aeron Valley Village of Llangeitho with a good range of local amenities, such as Public House, Café, Convenience Store and Village Hall. Tregaron lies within 3 miles with a wider range of everyday amenities and Schools.

GENERAL DESCRIPTION

Here lies a traditional farmhouse that enjoys a breath taking rural position. The main residence has undergone refurbishment in recent years and now offers 3 bedroomed accommodation along with a modern kitchen, bathroom and a recently built conservatory.

It benefits from LPG fired central heating and various renewable sources along with its own wind turbine and solar panels.

Externally lies a detached barn/workshop that has been partly converted to offer living accommodation with storage above. The workshop offers office and storage space.

It all sits within approximately an acre of ground being rough grazing but could offer itself to be reintroduced for paddock enclosures.

The property is in need of general clearance internally, as well as externally, but does offer great opportunities and would attract a lot of interest.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

DINING ROOM

10' x 17', with UPVC front entrance door, staircase to the first floor accommodation, original timber flooring, radiator.

LIVING ROOM

17'10" x 12'2", with two radiators, open stone fireplace.



CONSERVATORY

19'3" x 12'8", recently constructed with radiator.



KITCHEN

18'4" x 9'9", a modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 ½ sink and drainer unit, electric oven, 4 ring hob with extractor hood over, plumbing and space for washing machine and dishwasher, two radiators, original wooden flooring.



KITCHEN (SECOND IMAGE)



REAR HALLWAY

With rear entrance door, radiator.

W.C.

With low level flush w.c. and wash hand basin.



FIRST FLOOR

LANDING

With Velux roof window, access to the loft space, storage cupboards.



BATHROOM

With a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator, Logic Ideal LPG fired central heating boiler running all domestic systems within the property, hot water cylinder.



BEDROOM 3

9'9" x 5'9", with radiator.



BEDROOM 2

11'1" x 10', with radiator.



BEDROOM 1

13'8" x 7'8", with radiator, fine views to the front over the Aeron Valley.



REAR OF PROPERTY



EXTERNALLY

DETACHED GARAGE/STORE SHED

Of timber and corrugated iron construction.



DETACHED BARN

Split into two compartments with the first being part converted. Comprising of



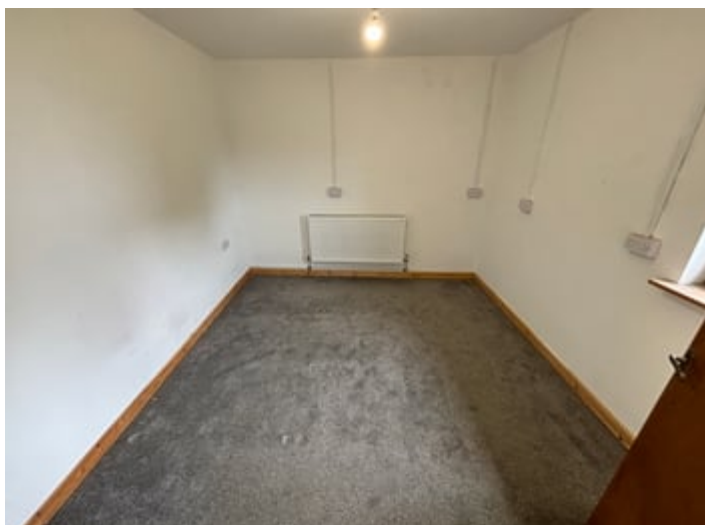
KITCHENETTE/LIVING AREA

17'6" x 16'3", a modern fitted kitchenette with wall and floor units, stainless steel sink and drainer unit, electric oven, 4 ring hob.



BEDROOM

11'6" x 9'9", with radiator.



PLANT ROOM

With renewable energy control system, i.e., solar panels and wind turbine.

REAR HALL

With UPVC rear entrance door.

SHOWER ROOM

With an enclosed shower cubicle.

SEPARATE W.C.

With w.c. and wash hand basin.

STORAGE LOFT OVER

25' x 13'.



REAR OF DETACHED BARN

WORKSHOP

22' x 16'8", fully functional as a workshop with separate office space.



WORKSHOP (SECOND IMAGE)**WORKSHOP STORAGE LOFT OVER**

25' x 13', with a pine end window enjoying fantastic views over the Aeron Valley.

**MOBILE HOME****DETACHED TOOL SHED****GROUNDS**

The property sits within its own grounds of approximately an acre. The land is in need of re-establishment and is currently rough grazing but could offer itself nicely as a smallholding or for those wanting a private country retreat whilst also commanding fantastic country views over the renowned Aeron Valley.

**GROUNDS (SECOND IMAGE)**

GROUNDS (THIRD IMAGE)



GROUNDS (FOURTH IMAGE)



GROUNDS (FIFTH IMAGE)



VIEW FROM PROPERTY



PLEASE NOTE

The property is positioned at the end of a bridleway/lane therefore giving it great privacy but this does affect accessibility as it is currently in poor condition and is overgrown. CARE AND ATTENTION IS NEEDED WHILST VIEWING THIS PROPERTY.

AGENT'S COMMENTS

A breath taking rural position offering a property with great potential.

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 - 'D'.

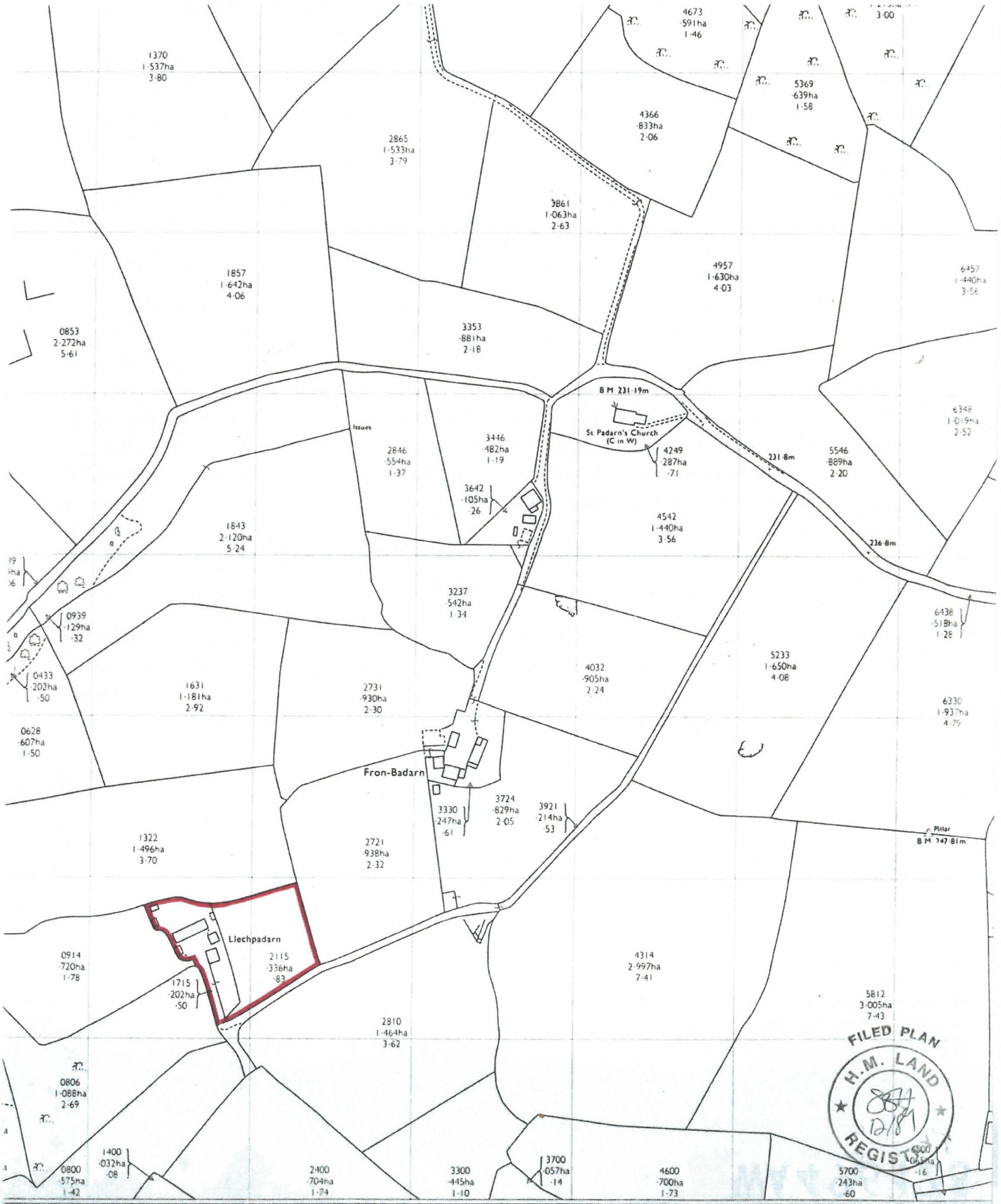
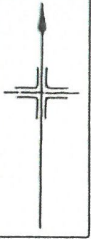
MONEY LAUNDERING REGULATIONS

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, UPVC triple glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider. There also lies private solar panels and a wind turbine on site as renewable energy source.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA496428	
ORDNANCE SURVEY PLAN REFERENCE	SN 6360	Scale 1/ 2500	
COUNTY DYFED ADMINISTRATIVE AREA DISTRICT CEREDIGION		CEREDIGION SIR CEREDIGION	© Crown copyright



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 Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Directions

From Lampeter take the A485 road North towards Tregaron. Proceed through the Village of Llangybi. Continue through Olmarch and onto Llanio. Turn left onto the B4578 road to Stags Head. Once reaching Stags Head proceed straight across the main crossroads by the Garage and continue on this road for a further one mile. Take the left hand turning signposted towards the Church. Continue on this road for a further one mile and the directional arrow will be located on your left hand side heading towards Llech Padarn. Continue down this bridleway/lane and the property will be located being the first on your right hand side, as identified by the Agents 'For Sale' board. PLEASE NOTE: The property is positioned at the end of a bridleway/lane therefore giving it great privacy but this does affect accessibility as it is currently in poor condition and is overgrown. CARE AND ATTENTION IS NEEDED WHILST VIEWING THIS 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

For further information or to arrange a viewing on this property please contact :

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