

*Peace and tranquility. A privately situated delightful Welsh longhouse set in own approximately 3 acres. Llanddewi Brefi, West Wales*



Ochrnod, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6PE.

£525,000

REF: A/5025/LD

\*\*\* Peace and tranquility \*\*\* Pleasant and private country smallholding \*\*\* A delightful full of character traditional Welsh longhouse - Currently 3 bedrooms with great conversion opportunity in the loft (subject to consent) \*\*\* A haven for local Wildlife - A perfect home in the country \*\*\* Self sufficiency with potential of off grid living

\*\*\* Fantastic Bespoke and hand built wood cabin - Potential studio or holiday let (subject to consent) \*\*\* Grow your own - With poly tunnel, greenhouse, raised beds and over 20 fruit trees \*\*\* Natural Wildlife pond surrounded by native woodland \*\*\* Stable building and small paddock \*\*\* Range of outbuildings - With workshop, Dutch barn and log store \*\*\* Private water \*\*\* PV and thermal solar panels

\*\*\* Positioned down a private track \*\*\* Breathtaking location with one of the best views in Wales - Overlooking the Teifi Valley and as far afield as Cader Idris and Snowdonia Mountain Range \*\*\* Outskirts of Llanddewi Brefi - A thriving Community Village



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## LOCATION

Llanddewi Brefi is an historic Village in the upper reaches of the Teifi Valley enjoying a thriving Community with a Public House, two Places of Worship along with various Community led Organisations. The Market Town of Tregaron lies within 3.5 miles and the University Town of Lampeter is 8 miles to the South.

## GENERAL DESCRIPTION

A perfect lifestyle opportunity. Ochrfod is indeed a peaceful and tranquil country smallholding set down its own private gated track. The property enjoys privacy and isolation yet being on the outskirts of a popular and thriving Community Village of Llanddewi Brefi.

The property itself is a traditional Welsh longhouse with flexible accommodation currently offering 3 bedrooms with further accommodation potential in the loft space (subject to consent). The property could provide self sufficiency with PV and thermal solar panels, private water and private drainage.

Externally it boasts a newly built and Bespoke wood cabin with locally sourced wood with electricity connected. This could offer a great studio/office base or even a holiday let (subject to consent). This enjoys fantastic views over the renowned Teifi Valley and as far afield as Cader Idris and Snowdonia Mountain Range.

The land is sloping in nature and has been well utilised by the current Vendors to offer various raised beds, poly tunnels, greenhouse, fruit trees, native woodland, and the list goes on.

The property also enjoys a delightful setting with its natural Wildlife pond surrounded by the native woodland. In all a highly desirable country smallholding set in a private location in the rural West Wales countryside. The property deserves early viewing and currently consists

more particularly of the following.



## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## THE WELSH LONGHOUSE

### CONSERVATORY

20' 0" x 16' 4" (6.10m x 4.98m). Being 'L' shaped, of timber construction with double glazing, front entrance door, plumbing and space for automatic washing machine with hot and cold water supply, flue in-situ for a wood burner. Electrical sockets with USB points.





## KITCHEN

10' 0" x 9' 6" (3.05m x 2.90m). With a fitted cupboard housing the stainless steel sink and drainer unit, LPG cooker point and space, fitted shelving, space for free standing units.



## BATHROOM

A modern 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, aqua splash boarding, extractor fan, linen cupboard, electric towel rail.



## LIVING ROOM/DINING ROOM

17' 6" x 12' 9" (5.33m x 3.89m). With re-claimed pine flooring, stone open fireplace housing a Charnwood Country multi fuel stove with a back boiler on a quarry tiled and slate hearth, double aspect windows to the front and rear, ladder staircase leading to the first floor accommodation, open beamed ceiling. Electrical sockets with USB points.



## INNER HALLWAY

With access to the loft space, night storage heater.

## BEDROOM 2

11' 2" x 10' 5" (3.40m x 3.17m). With night storage heater.



### BEDROOM 1

14' 5" x 9' 6" (4.39m x 2.90m). With night storage heater, double aspect windows to the front and rear.



### FIRST FLOOR

#### LOFT ROOM/BEDROOM 3

17' 6" x 12' 9" (5.33m x 3.89m). With hand built local Beech and re-claimed Teak fitted cupboards, two Velux roof windows, fitted cupboard housing the hot water cylinder and solar thermal system. Electrical sockets with USB points.

PLEASE NOTE: Bedroom 3 is accessed via the ladder staircase from the Living Room.



### FURTHER LOFT SPACE/POTENTIAL BEDROOM 4

21' 0" x 12' 9" (6.40m x 3.89m). With great conversion potential (subject to consent). Part converted.



### EXTERNALLY

#### THE WOOD CABIN

Newly built, handmade from locally sourced timber erected on site with veranda. An ideal studio, home office, holiday let or overflow accommodation (subject to consent). Currently open plan, measuring 22'4" x 11'3", with potential for sub division with a mezzanine floor. It enjoys electric connection.

Internally it has a Bespoke built Beech kitchenette sourced from the land with sink unit and hot water system (not connected). It also has a small wood burning cooker stove for heating and cooking purposes. The bathroom is part installed with sink, a plunge bath and shower are available for installation if required



**INTERNAL AREA OF THE WOOD CABIN**



**BALCONY AREA**

With mesmerizing views over the self sufficient garden, along the Teifi Valley and as far afield as Cader Idris and Snowdonia Mountain Range.



**RANGE OF OUTBUILDINGS**

Comprising

**WORKSHOP**

20' 0" x 15' 0" (6.10m x 4.57m). Being stone built under a profile roof and being split level.



### **BLOCK BUILT LEAN-TO**

13' 0" x 7' 6" (3.96m x 2.29m).

### **GARAGE**

28' 0" x 10' 0" (8.53m x 3.05m). With double door entry.

### **DUTCH BARN**

4m x 5m. Of corrugated iron and timber construction with crog loft.



### **STORE SHED**

16' 0" x 12' 0" (4.88m x 3.66m). Of cedarwood construction.

### **PIG ARK**

### **BATTERY ROOM**

11' 6" x 8' 8" (3.51m x 2.64m). Adjoining the longhouse with the water filtration system and battery bank for the PV system of 20 kilowatts.



### **PV SOLAR PANELS**



### **LOG STORE**

### **GROUNDS**

The property extends to around 3 ACRES or thereabouts being sloping in nature but being well utilised and landscaped by the current Vendors to offer self sufficiency. The land is well sheltered, fenced and is currently laid out as follows.

### **LARGE POULTRY ENCLOSURE**

Sub divided with various Poultry housing.



**GREENHOUSE**

10' 0" x 8' 0" (3.05m x 2.44m).



**SMALL 'L' SHAPED PADDOCK**

Currently being used for Goats.



**STABLE BUILDING**

With feed store.



**VARIOUS RAISED BEDS**

With fruit bushes and Rhubarb bed.

**POLY TUNNEL**

30' 0" x 15' 0" (9.14m x 4.57m). In need of refurbishment with sugar beet and cabbage.



### PRODUCTIVE POLY TUNNEL

30' 0" x 15' 0" (9.14m x 4.57m). With rainwater harvest, grape vine and young olive trees.



### BAMBOO STAND

Offering self sufficiency in-garden canes.



### FRUIT TREE AREA

A well sheltered area with Apple, Young Cherry, Pear and Plum trees.



### MATURE GARDEN AREA

With a number of ornamental shrubbery, flowering bushes and trees. A truly delightful setting being totally private, tranquil and a place to sit, relax and enjoy the surroundings.

### COPSE

Comprising of various areas of Willow, Sycamore, Oak, Beech and Ash trees.



### NATURAL WILDLIFE POND

With an island and being well sheltered with native woodland.

### COTTAGE GARDEN AREA

Being fenced with various raised vegetable beds and a compost area.





### **PRIVATE TRACK**

The property enjoys a gated private track.



### **FURTHER FRUIT TREES**

With Apple trees and fruit bushes.



### **VIEWS FROM PROPERTY**



### **ADDITIONAL FRUIT TREE AREA**

With a range of mature Apple trees and a lawned area with mature hedge boundary and enjoying views over the log cabin and Teifi Valley beyond.



## **AGENT'S COMMENTS**

A traditional Welsh longhouse in a stunning rural position. Must be seen to fully appreciate what the property offers.

## **PHOTOGRAPHS**

Please note. A number of the external photographs were taken in Summer 2022.

## **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 - 'C'.

## **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 electricity with the addition of PV and thermal solar panels, private water via a well, private drainage, double glazing.



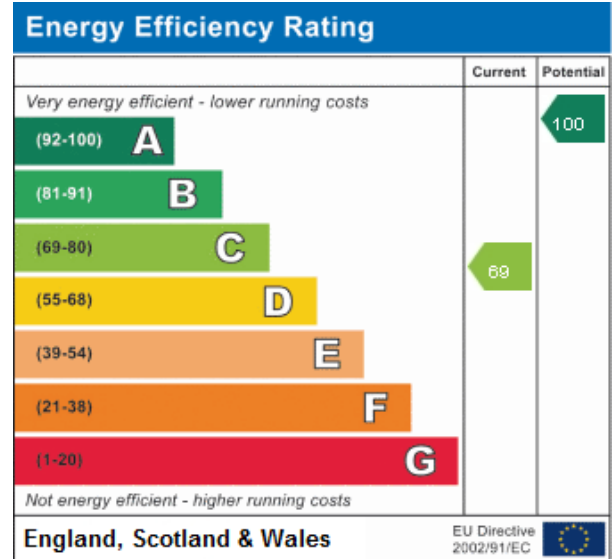
## Directions

From Lampeter take the A485 North towards Tregaron. Proceed for approximately 5 miles into Llangybi. Continue for a further 1.5 miles to Llanio. On leaving Llanio turn right for Llanddewi Brefi. Continue along this road to the Village of Llanddewi Brefi. Turn right at the 'T' junction on entering the Village. Continue to the Village Shop on the square. Continue straight on bearing right towards the Village Hall and Playing Fields. Proceed on this road for approximately one mile and the gated entrance to Ochrfod can be seen on your right hand side, opposite Penlanwen Farm, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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

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

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