

*A distinctive country property with annexe/holiday let and set in approximately 1 acre of mature grounds. Near Tregaron, West Wales*



**Talwrn Bach, Llwynygroes, Tregaron, Ceredigion. SY25 6PY.**

**£575,000**

**REF: R/3653/LD**

\*\*\* A distinctive highly sought after country residence \*\*\* An impressive three storied 4 bedroomed Family sized property \*\*\* A cosy and quaint outbuilding/potential 1 bedroomed annexe/holiday let/studio \*\*\* Unbelievable rural position - Peaceful and private \*\*\* Set in approximately 1 acre of well maintained and mature grounds - Laid to lawn with perennial and ornamental shrubbery and flower beds

\*\*\* Not overlooked and intersected by a small stream \*\*\* Useful garage/workshop and motorhome shelter (potential barn - subject to consent) \*\*\* Established fruit growing garden with two large greenhouses, poly tunnel, fruit cage and raised beds \*\*\* Small wooded copse backing onto open countryside

\*\*\* The dream move - Fantastic lifestyle opportunity \*\*\* Self sufficiency at its best \*\*\* Desirable and unrivalled property with favourable income potential or an extensive Family home \*\*\* Rural retreat \*\*\* Lovingly maintained and providing the most beautiful of settings \*\*\* Short distance to the Towns of Tregaron and Lampeter and the Cardigan Bay Coastline \*\*\* Viewings recommended - You will not be disappointed \*\*\* Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



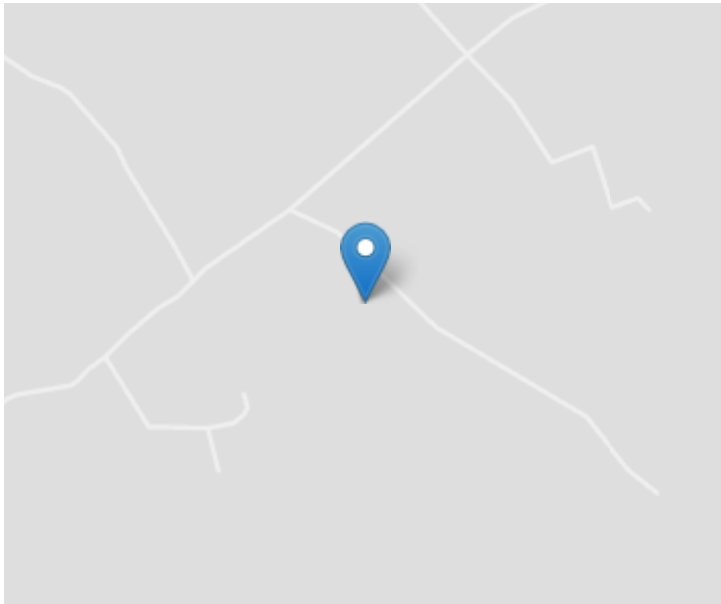
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## LOCATION

Talwrn Bach is rural but well situated just 4 miles South from the Market Town of Tregaron, 1.5 miles from the popular rural Village of Llangeitho in the heart of the Aeron Valley in an area of outstanding natural beauty, within 8 miles from the University Town of Lampeter, 14 miles from the Cardigan Bay Coastline at Aberaeron and 19 miles South from the strategic Mid Wales and University Centre of Aberystwyth. The area itself is popular for outdoor pursuits being at the foothills of the Cambrian Mountains.

## GENERAL DESCRIPTION



Morgan & Davies are proud to offer for sale this distinctive and impressive country residence which is set within its own 1 acre of mature grounds. The property as a whole enjoys a peaceful and private setting amongst unrivalled natural beauty. The main residence offers a three storied 4 bedroomed, 2 bathroomed accommodation all of which being well presented with the welcome addition of a rear conservatory and raised decking area that provides unrivalled views over your own territory/garden.

The annexe/possible holiday cottage has provided favourable income in the past but could offer itself nicely as overflow Family accommodation, Granny annexe, studio or home office. The possibilities are endless.

The most distinctive feature of this property is its grounds, being lovingly maintained by the current Owners, and offers fantastic outdoor entertaining space as well as an established vegetable and fruit growing area, two greenhouses, poly tunnel, fruit cage and raised beds. Truly a sight to see and offering self sufficiency.

## THE MAIN RESIDENCE

### RECEPTION HALLWAY

Having access via a UPVC half glazed front entrance door, quarry tiled flooring, radiator, staircase to the first floor accommodation with large understairs storage cupboard.



### LIVING ROOM

18' 8" x 11' 9" (5.69m x 3.58m). An impressive Family room with an open stone fireplace with a slate hearth housing an Arrow Fires stove, radiator, double aspect windows, double doors opening onto the Conservatory.





**LIVING ROOM (SECOND IMAGE)**



**CONSERVATORY**

12' 0" x 10' 0" (3.66m x 3.05m). Of UPVC construction with tiled flooring, radiator, double doors opening onto the raised decking breakfast area.



**KITCHEN**

17' 2" x 14' 3" (5.23m x 4.34m). A cottage style fitted kitchen with a range of wall and floor units with hardwood work surfaces over, double Belfast sink with mixer tap, gas/electric

cooker stove, quarry tiled flooring, large pantry cupboard, plumbing and space for automatic washing machine and dishwasher, UPVC glazed rear entrance door, large picture window enjoying views over the rear garden, radiator.



**FIRST FLOOR**

**LANDING**

With understairs storage cupboard, staircase to the second floor accommodation.



**BEDROOM 1**

10' 8" x 9' 9" (3.25m x 2.97m). With two windows to the front, radiator, spot lighting.



## BEDROOM 2

12' 2" x 7' 7" (3.71m x 2.31m). With picture window with views over the rear garden and open fields beyond, radiator.



## EN-SUITE TO BEDROOM 1

A modern and stylish suite with a corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, spot lighting, tiled flooring.



## SECOND FLOOR

### BEDROOM 3

11' 8" x 11' 7" (3.56m x 3.53m). With radiator, undereaves storage cupboard, Velux roof window, picture window to the side of the property, spot lighting.



## WALK-IN WARDROBE

## FAMILY BATHROOM

A fully tiled contemporary styled suite with a roll top free standing bath with upright taps and shower unit, low level flush w.c., pedestal wash hand basin, linen cupboard.



### BEDROOM 4

10' 8" x 9' 9" (3.25m x 2.97m). With undereaves storage cupboard, radiator, Velux roof window, side window enjoying far reaching views over the established vegetable garden.





## POTENTIAL ANNEXE

### OPEN PLAN KITCHEN/LIVING AREA

18' 9" x 15' 3" (5.71m x 4.65m). With access via a UPVC entrance door, double aspect windows enjoying views over the front patio and rear garden. Kitchenette with fitted wall and floor cupboards with stainless steel sink and drainer unit, plumbing and space for automatic washing machine, electric cooker space and point with extractor hood over, two radiators, Valliant LPG hot water system.



### SHOWER ROOM

With a corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, extractor fan, shaver light and point.



### FIRST FLOOR BEDROOM

19' 0" x 12' 0" (5.79m x 3.66m). With dormer window enjoying views over the rear cottage garden, Velux roof window, radiator. Limited height.



### PLEASE NOTE

The central heating for the Annexe is controlled and connected via the main residence.

### ANNEXE GARDEN

The Annexe enjoys its own mature garden area to the rear and a patio area to the front, both of which having ornamental Fish pond, and enjoying a good range of mature shrubbery and flower beds.





**EXTERNALLY**

**GARAGE/WORKSHOP**

36' 0" x 12' 0" (10.97m x 3.66m). Of timber and corrugated iron construction with concrete flooring and electricity connected.



**MOTORHOME SHELTER**

Steel framed with hard standing and offering conversion potential into an outbuilding, stables (subject to consent).



**ESTABLISHED VEGETABLE AND FRUIT GARDEN**

Consisting of

**TWO GREENHOUSES**

20' 0" x 8' 0" (6.10m x 2.44m).



**POLY TUNNEL**

30' 0" x 12' 0" (9.14m x 3.66m).



**FRUIT CAGE**

**RAISED BEDS**

**GARDEN/POTTING SHED**

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

**WOOD STORE**

With potting area with cold water sink.

**EXTENSIVE GARDEN**

A particular feature of this property is its extensive grounds of around 1 ACRE, the whole being private, peaceful, and



intersected and bordered by a small stream. The garden has been lovingly maintained by the current Owners and is laid mostly to lawned areas with perennial and herbaceous plants, shrubbery and flower beds providing ample shelter and amazing outdoor entertaining, dining and all round Family space. The garden borders open countryside and provides a delightful rural aspect.

We are told that the garden is full of colour during the Spring Season, abundance of Rhododendrons and mature shrubbery providing a haven for the local Wildlife



**RAISED DECKING AREA**



**STREAM**



**SMALL WOODLAND COPSE**

Located to the rear of the garden.







## PARKING AND DRIVEWAY

A private gravelled driveway providing ample parking to both the main residence and the Annexe.



## AGENT'S COMMENTS

A fantastic lifestyle opportunity. A country property with favourable income potential.

## PHOTOGRAPHS

All photographs were taken in Spring 2023.

## VIDEO

Available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

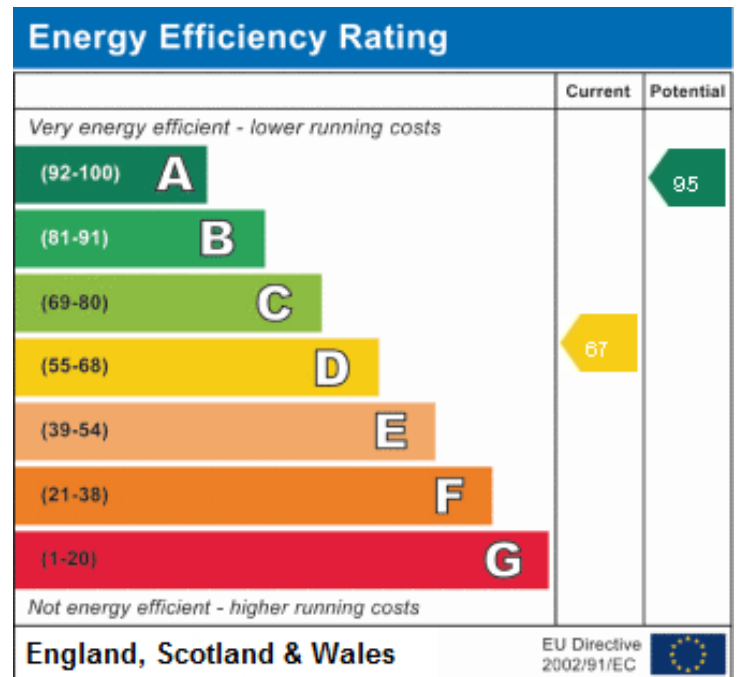
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

## 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

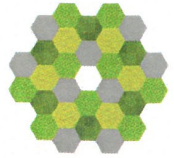
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



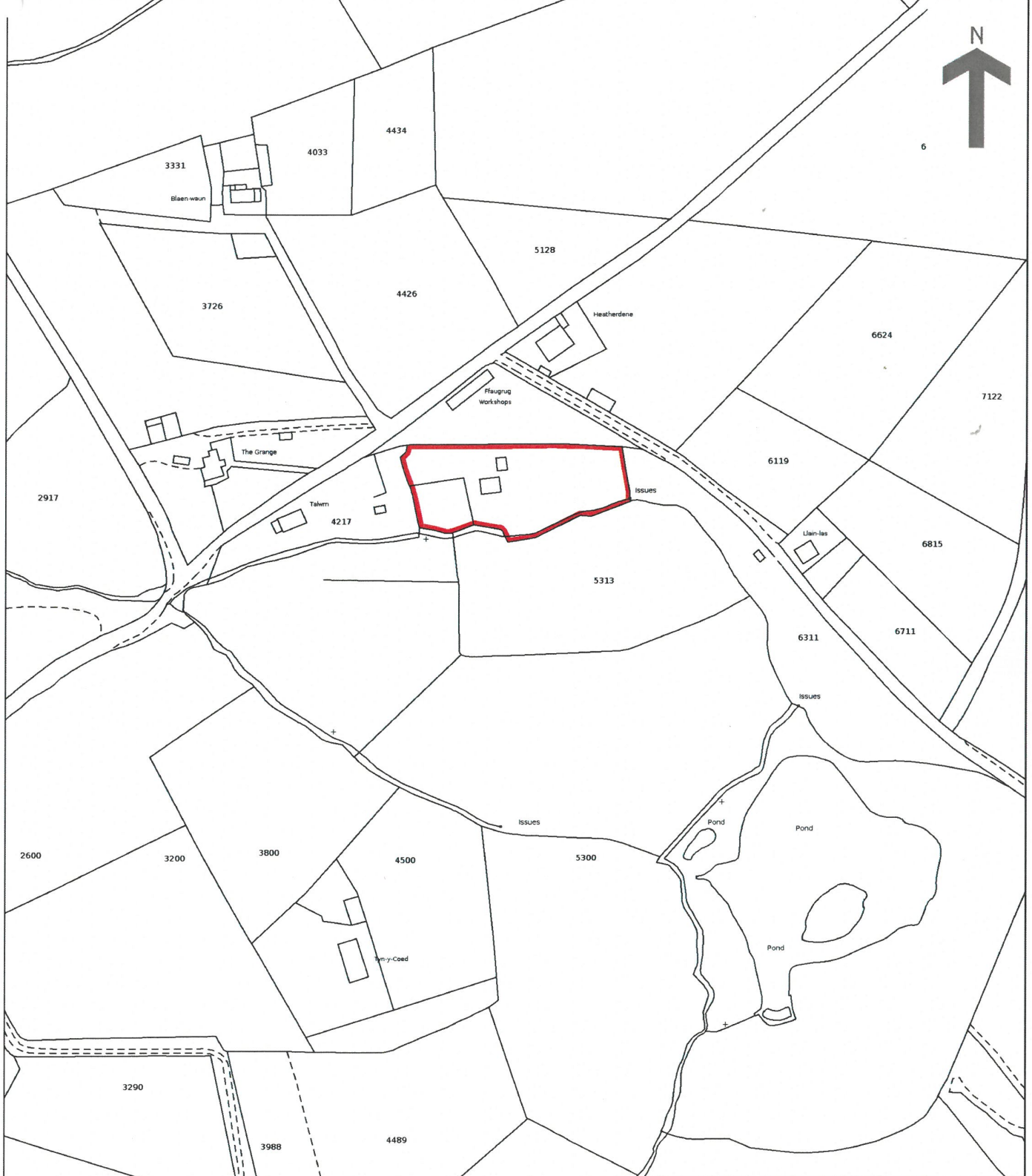


HM Land Registry  
Official copy of  
title plan

Title number **CYM278288**  
Ordnance Survey map reference **SN6157SW**  
Scale **1:2500**  
Administrative area **Ceredigion / Ceredigion**



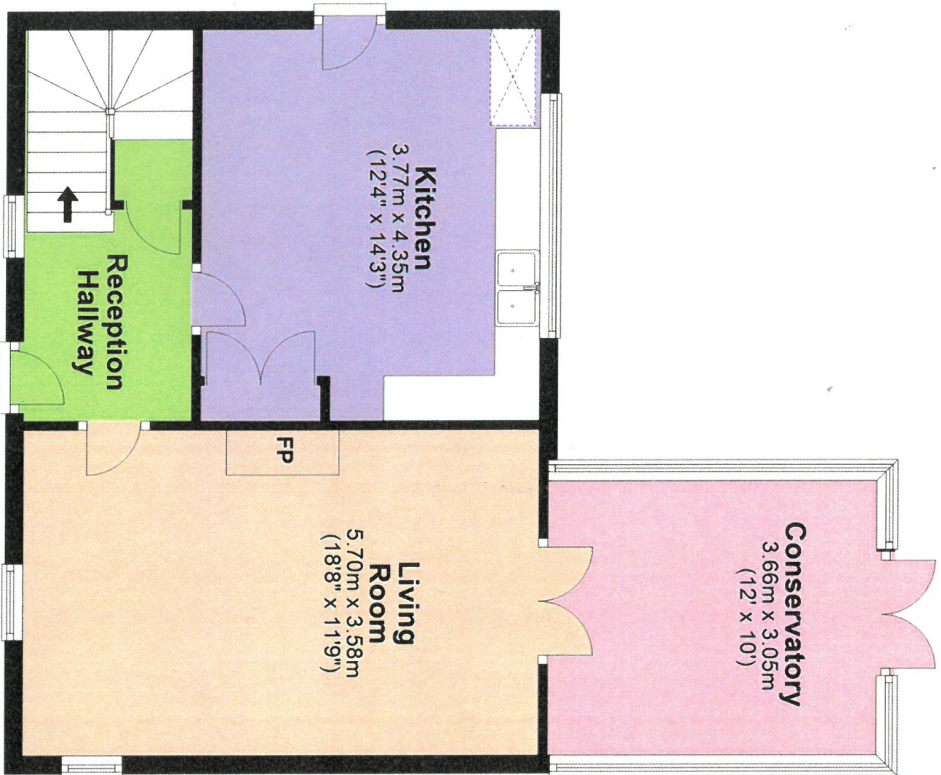
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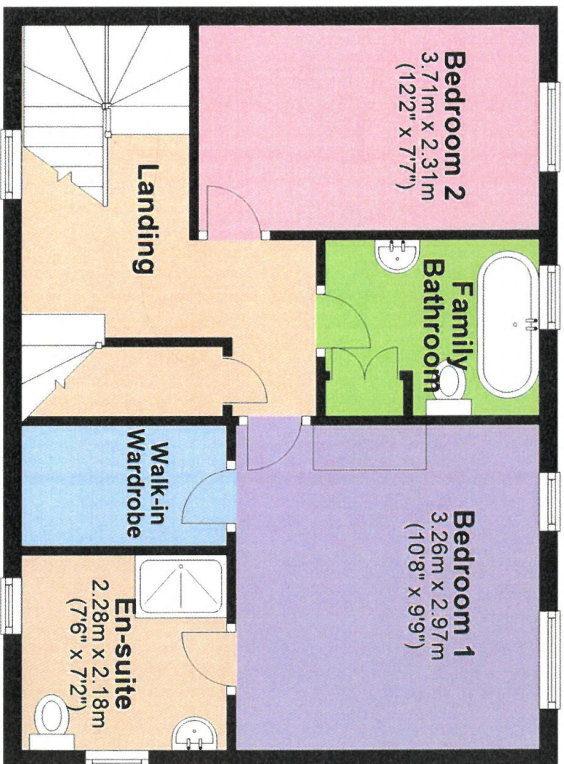
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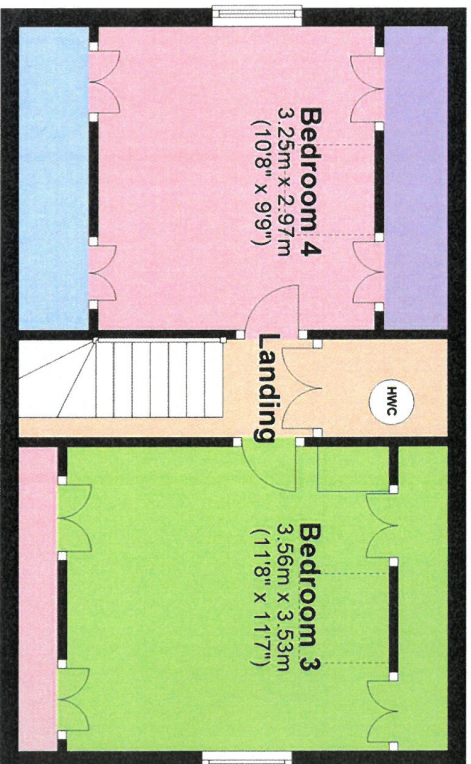
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 142.2 sq. metres (1531.1 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.



## Ground Floor



## First Floor



Total area: approx. 47.5 sq. metres (511.3 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**The Annexe/Cottage, Talwrn Bach, Llwynygroes**





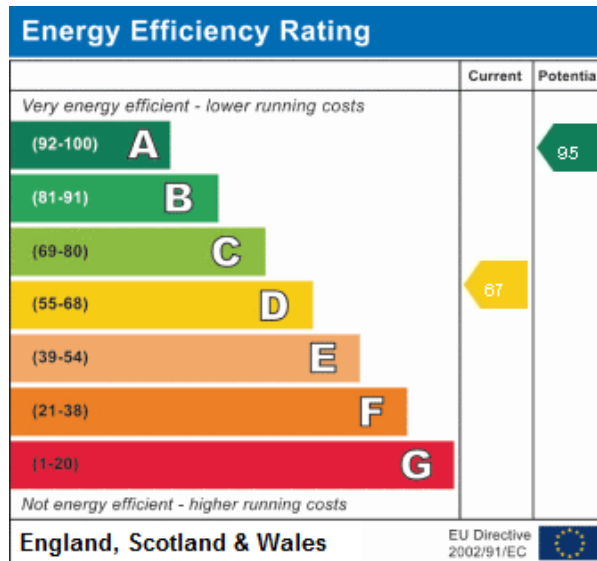
### Directions

From Lampeter take the A485 to Olmarch. Turn left onto Olmarch Square along the lane. Continue to the next 'T' junction. Turn right. Continue on this lane for approximately one mile. Talwrn Bach will be located on your right hand side, as identified by the House name sign.

**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'.

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



For further information or to arrange a viewing on this beautiful property, contact us:

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