

*A most attractive 6 ACRE County Smallholding, nestled in the West Wales countryside. Cribyn  
Near Lampeter - West Wales.*



**Frongoy, Cribyn, Lampeter, Ceredigion. SA48 7NL.**

**£650,000**

**Ref A/5353 /ID**

**\*\*Delightful country smallholding nestled in the West Wales countryside! \*\*Sympathetically renovated\*\*3-4 Bed Farmhouse\*\*Charm and Character throughout\*\*Use of natural materials\*\*Set within its own 6 acres of grounds\*\*Perfect lifestyle opportunity\*\*Potential to create an annexe\*\*Delightful Breathtaking views over open countryside\*\*Haven for local wildlife\*\*Only 20 minutes drive from the popular Cardigan Bay coastline\*\*A REAL COUNTRY GEM! \*\***

The property comprises of Kitchen/Dining Room, Utility Room, Garden/Sun Room, Downstairs Shower Room, Downstairs Bedroom 1, Character Lounge and 2nd Reception Room. First Floor - 2 Double Bedrooms, 1 En Suite, Rear w.c. and occasional bedroom/study

Frongoy is approached via a private driveway being 200 yards off a quiet district road and located on the fringes of the village of Cribyn with its active community. The property lies some 9 miles from the popular Georgian Harbour town of Aberaeron with its range of schooling and shopping facilities, an abundance of bars, restaurants and other eateries. The property lies some 5 miles from the University town of Lampeter with its wider range of amenities.



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## GENERAL

The current vendors have spent significant time and money in the complete renovation of Frongoy.

The works have been carried out to the highest order with many natural and traditional materials that have been used including hemp lime plaster, quarry tiled, slate sills and much more.

The vendors have also invested in a new heating and plumbing system which includes under floor heating to the ground floor, new waste treatment system. The property has also been fully re-wired.

The property can be divided to include an annexe as the downstairs bedroom includes a kitchenette with plumbing and access to a shower room.

## GROUND FLOOR

### Kitchen/Dining Room



13' 9" x 18' 1" (4.19m x 5.51m) via half glazed door, range of painted base and wall cupboard units with slate working surfaces above, 'ESSE' Iron Master woodbury cooker, inset Belfast sink with mixer tap, Rangemaster gas oven with 4 ring gas hob above with hot plates above, 2 sash windows to front with lovely country views, double glazed window to side, red and black quarry tiled flooring. Lime hemp plaster. Doorway into -

### Rear Entrance Hall



7' 7" x 10' 0" (2.31m x 3.05m) via half glazed door, double glazed window to rear, space for fridge freezer, plumbing for dishwasher, black quarry tiled flooring, 2 cupboard units

housing Worcester combi boiler and other housing under floor heating manifold, slate flag step leading to -

### Utility Room

6' 5" x 12' 0" (1.96m x 3.66m) with fitted cupboard units with slate work surfaces above, Belfast sink, plumbing for automatic washing machine, exposed beams, spot lights to ceiling.

### Garden/Sun Room



11' 0" x 16' 0" (3.35m x 4.88m) a lovely light room with half vaulted ceiling with apex window to one side, 2 velux windows, 2 double glazed window to rear, glazed external

door, quarry tiled flooring, slate window sills, hemp lime plaster. Doorway to -

### Reception Hall

11' 8" x 12' 3" (3.56m x 3.73m) with velux window to rear, half wall panelling. Door into -

### Shower Room



5' 9" x 7' 9" (1.75m x 2.36m) with a modern 3 piece white suite comprising of a walk in shower with mains rainfall shower above, dual flush w.c with concealed cistern, pedestal wash hand basin with mixer tap, stainless steel heated towel rail, double glazed window to rear, velux window, spot lights to ceiling, extractor fan.

## Principal Bedroom 1



17' 0" x 16' 0" (5.18m x 4.88m) a spacious room which would be a perfect annexe with its own entrance via glazed double doors to rear, double glazed window to front with lovely country views.

### Mini Kitchen

With a range of fitted cupboard units with stainless steel drainer sink with formica work surfaces, space for fridge freezer, TV point.

## Reception Room 1



14' 8" x 7' 8" (4.47m x 2.34m) with 19th century open fireplace with slate surround, sash window to front, alcove cupboard unit, exposed beams to ceiling, wall lights. Doorway leading to -

### Character Lounge

17' 4" x 14' 6" (5.28m x 4.42m) with half glazed stable door to front and a sash window making the most of the lovely views, fireplace housing a multi fuel stove on a slate hearth, exposed timber flooring, alcove, wall lights, exposed beams, stairs to first floor. Understairs storage cupboard, step leading up to the kitchen.





## FIRST FLOOR

### Split Landing

22' 1" x 5' 5" (6.73m x 1.65m) with velux window to rear, sash window to front, access hatch to loft. Doors into airing cupboard/storage cupboards.



### Occasional Bedroom 2 /Study

7' 5" x 9' 0" (2.26m x 2.74m) with velux window to rear, central heating radiator, spot lights.

### Rear W.C.

9' 1" x 6' 0" (2.77m x 1.83m) with a concealed w.c. vanity unit with wash hand basin, velux window to rear, plumbing for shower/bath, central heating radiator. Storage cupboard.

### Front Double Bedroom 3

14' 5" x 8' 0" (4.39m x 2.44m) with sash window to front, slate hearth, central heating radiator, wood panelling.



### Front Bedroom 4



11' 6" x 8' 8" (3.51m x 2.64m) with sash window to front with a lovely rural aspect, central heating radiator, exposed timber flooring. Door into -

## En Suite



11' 6" x 5' 1" (3.51m x 1.55m) having a 3 piece suite comprising of a panelled bath with mixer tap, pedestal wash hand basin, concealed low level flush w.c. central heating radiator, spot lights to ceiling, wall lights.

## EXTERNALLY

### THE LAND



The property is situated at the end of its own private driveway, within its own 6 Acres of land in a peaceful and tranquil position. The land being gently sloping and laid out as 4 separate paddocks with the top field being a productive pasture paddock and the bottom 2 fields, one providing a gently sloping pasture paddock and the lower field providing an attractive wildlife pond with a range of water fauna and also having pathways cut into the field providing lovely walks.

The vendor has planted a range of native trees species.

The track leads then down to a gravelled parking area with ample parking for several cars with access to all the fields.

Please Note - There is a Footpath that runs down the track, however the vendors have made us aware that this footpath is never used and does not lead to anywhere.

### DUTCH BARN

18' 0" x 19' 0" (5.49m x 5.79m).

### STEEL FRAMED SHED

12' 0" x 18' 0" (3.66m x 5.49m).

## GARDENS & GROUNDS

Immediately around the property are lovely landscaped gardens and grounds.

To the rear, a terraced garden area with dry stone walling, range of flowers, trees and shrubs, pond area next to property.

Gravelled area making a lovely area for seating. Beyond this is a side garden mostly laid to lawn with an orchard with 3 apple trees, a cherry tree and plumb tree, hedgerows and ornamental shrubs.



## FRONT GARDENS

Again mostly laid to lawn with footpaths and many mature trees, flowers and shrubs and seating area making the most of the country views towards the Aeron Valley and surrounding countryside.

## MONEY LAUNDERING

## TENURE

The property is of Freehold Tenure.

**Services**

The property benefits from mains water and electricity.

Drainage to a new waste treatment system.

Council Tax Band E - (Cerdigion County Council)





### Directions

Travelling from Aberaeron south east on the A482 towards Lampeter, proceed through the village of Felinfach until you get to Temple Bar. Turn right sign posted the B4337 Cribyn Road. Keep on this road for some 1½ miles and just before you enter the village of Cribyn, take the 1st right hand turning, proceed up this road ignoring the next left hand turning and after a further ½ mile the entrance to Frongoy will be seen on the right hand side opposite the entrance to Ffosygasseg Farm.

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

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