

*A perfectly positioned Welsh longhouse set in approximately 3.8 acres enjoying breath taking views over the Teifi Valley. Llanddewi Brefi, Tregaron, West Wales*



**Mountain Gate, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6NY.**

**£299,950**

**REF: A/5276/LD**

\*\*\* No onward chain \*\*\* A picture perfect Welsh longhouse \*\*\* Breath taking views over the renowned Teifi Valley and Cambrian Mountains \*\*\* To Include contents \*\*\* Traditional 2 bedroomed accommodation with possible conversion (subject to consent) \*\*\* UPVC double glazing \*\*\* Electric and solid fuel heating \*\*\* Secluded but not remote \*\*\* In Need of Updating - but with scope for an imaginative expansion \*\*\*

\*\*\* Adjoining stone outhouses/workshop \*\*\* In all set in approximately 3.8 acres of sloping grazing land \*\*\* Well kept lawned gardens \*\*\* Private gated driveway \*\*\* Land offering potential to keep Animals or for general Wildlife purposes

\*\*\* The most desirable country location - 7 miles from the University Town of Lampeter and 4 miles from the Market Town of Tregaron \*\*\* 1 mile outside the historic Village of Llanddewi Brefi \*\*\* Located in an area of outstanding natural beauty \*\*\* A rare and unrivalled opportunity \*\*\* Viewings are highly recommended \*\*\* Being offered to the market for the first time in over 80 years



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## LOCATION

An attractively situated residential smallholding in a sought after rural location in the heart of the unspoilt Teifi Valley, a noted area of outstanding natural beauty in the foothills of the Cambrian Mountains, just 1 mile from the historic Village of Llanddewi Brefi with a Public House and Places of Worship, 4 miles from the larger Market Town of Tregaron, 7 miles from the University Town of Lampeter, a 30 minute drive from the University Town Coastal Resort and Administrative Centre of Aberystwyth and a 50 minute drive from the County Town and Administrative Centre of Carmarthen.

## GENERAL DESCRIPTION



A picture perfect country smallholding set in approximately 3.8 acres. Mountain Gate offers a traditional Welsh longhouse offering 2 bedroomed accommodation with potential conversion into the adjoining stone range (subject to consent). The property enjoys breath taking views over the Teifi Valley, an area of outstanding natural beauty.

The paddocks are located to the side, are sloping in nature, and is currently used as grazing or for general Animal keeping.

The property deserves early viewing.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With a traditional entrance door, quarry tiled flooring, staircase to the first floor accommodation, understairs larder and night storage heater.

### UNDERSTAIRS LARDER



### LIVING ROOM

15' 3" x 12' 10" (4.65m x 3.91m). With a period open fireplace with an in-built bread oven, night storage heater, picture window enjoying far reaching views over the Cambrian Mountains and built-in book shelves.



**LIVING ROOM (SECOND IMAGE)****VIEW FROM LIVING ROOM****KITCHEN**

14' 6" x 8' 2" (4.42m x 2.49m). A country style fitted Kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric cooker space and point, plumbing and space for automatic washing machine and dishwasher. A particular feature also being the large pantry/cookware cupboard.

**KITCHEN (SECOND IMAGE)****INNER HALL**

Leading to

**UTILITY ROOM**

5' 1" x 7' 2" (1.55m x 2.18m). With night storage heater.



## BATHROOM

8' 3" x 6' 10" (2.51m x 2.08m). A recently modernised suite comprising of a panelled bath with mixer tap and shower attachment, low level flush w.c., pedestal wash hand basin, night storage heater, airing cupboard housing the hot and cold water tank and immersion.



## SEPARATE W.C.

With low level flush w.c.

## FIRST FLOOR

### LANDING

With access to the loft space.

### BEDROOM 1

15' 7" x 8' 3" (4.75m x 2.51m). With two Velux roof windows and night storage heater.



## FIRST FLOOR W.C.

With a low level flush w.c., pedestal wash hand basin and Triton water heater.



### BEDROOM 2

15' 8" x 12' 4" (4.78m x 3.76m). With two Velux roof windows and night storage heater.



## EXTERNALLY

### ADJOINING STONE OUTHOUSES

Offering a great opportunity for conversion into further living accommodation (subject to the necessary consents being granted by Ceredigion Local Authority).



### WORKSHOP

17' 6" x 15' 4" (5.33m x 4.67m). With original flooring.



### WORKSHOP (SECOND IMAGE)



## BARN

16' 1" x 11' 8" (4.90m x 3.56m).



## GARDEN

To the front of the property lies a low stone walled garden area being laid to level lawned areas with mature shrubs and plants and offering the perfect vista point to dine and relax and to enjoy the breath taking views and location.



## GARDEN (SECOND IMAGE)



## FORMER VEGETABLE GARDEN

Located to the side of the Barn.

## LAND

in all the property extends to approximately 3.8 ACRES or thereabouts split into three well managed paddocks. The paddocks are sloping in nature but offers good grazing capabilities and commands breath taking views across the Teifi Valley. It benefits from a number of mature trees and could offer itself nicely as a lifestyle property. There also lies the original water pump with private running water.

PLEASE NOTE: The land is unsuitable for Horses, Ponies and Donkeys.

## LAND (THIRD IMAGE)



## LAND (FOURTH IMAGE)



## LAND (SECOND IMAGE)



## LAND (FIFTH IMAGE)



**PARKING AND DRIVEWAY**



**PARKING AND DRIVEWAY (SECOND IMAGE)**



**FRONT OF PROPERTY**



**REAR OF PROPERTY**



**VIEW FROM PROPERTY**



**VIEW FROM PROPERTY (SECOND IMAGE)**



**AGENT'S COMMENTS**

An unrivalled rural opportunity in the West Wales countryside.

## **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.

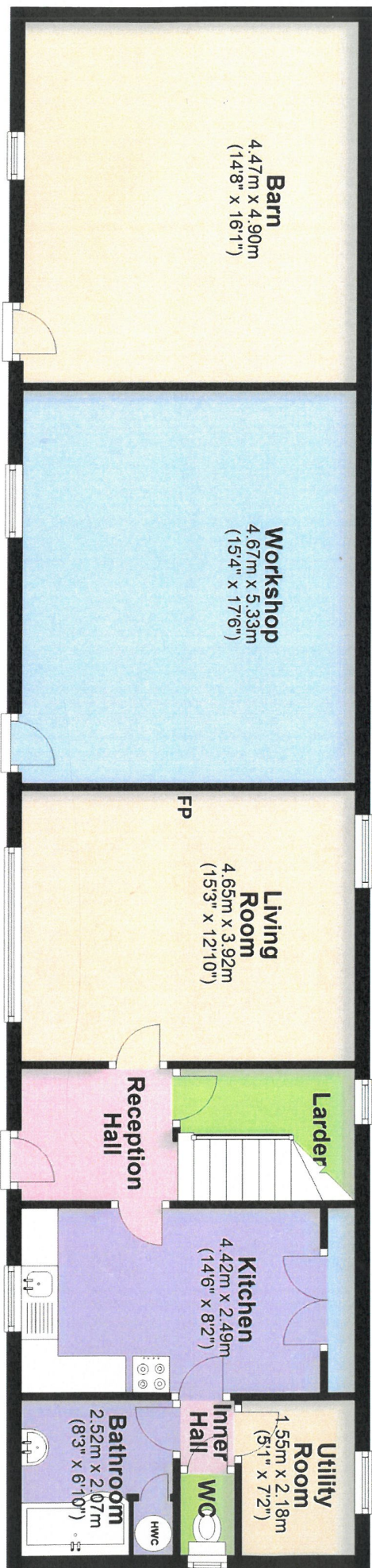
## **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, electric and solid fuel heating and double glazing.



## Ground Floor

Approx. 95.3 sq. metres (1026.2 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)

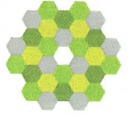


Total area: approx. 132.4 sq. metres (1424.9 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

HM Land Registry  
Official copy of  
title plan

Title number **CYM238048**  
Ordnance Survey map reference **SN6554SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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## Directions

From Lampeter take the A485 road towards Tregaron. Continue through the Villages of Betws Bledrws, Llangybi and Olmarch. Take the right hand turning signposted Llanddewi Brefi. Continue to a 'T' junction, turning right again. Continue through the Village and proceed around the front of the Shop. Continue on this road and out of the Village for a further one mile. Take the first left hand turning onto a 'No Through' road. The property will be the first property on your right hand, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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