

A Character 10.6 acre Smallholding. Mydroilyn. Near Aberaeron/New Quay - West Wales.



Brynheulog Mydroilyn, Lampeter, Ceredigion. SA48 7RL.

£580,000 Offers in Region of

A/5267/RD

**** Character 3 bed house with adjoining 2 bed annexe ** Set within 10.6 acres ** Peaceful and tranquil setting ** Outstanding valley views over the open countryside ** Home with potential income ** Useful range of outbuildings ** Private setting with no overlooking ** Edge of village location ** Outstanding south facing gardens ** Multigenerational opportunity ** 0.8 acre woodland ** Fields with roadside frontage ** An opportunity to acquire a wonderful property in a sought after location some 10 minutes drive from the pretty Georgian town of Aberaeron on Cardigan Bay coastline****

The property is situated on the fringes of the rural village of Mydroilyn with its active community hall and public houses. The nearby village of Llanarth offers a good level of local amenities and services including primary school, village shop and post office, petrol station, public house, village hall and church hall, places of worship, garden centre and good public transport connectivity. The Cardigan Bay coastline at New Quay and Aberaeron with their wider range of services and renowned restaurants is within some 10-15 minutes drive of the property. The university towns of Aberystwyth, Lampeter and Cardigan are all within 30 minutes drive of the property.



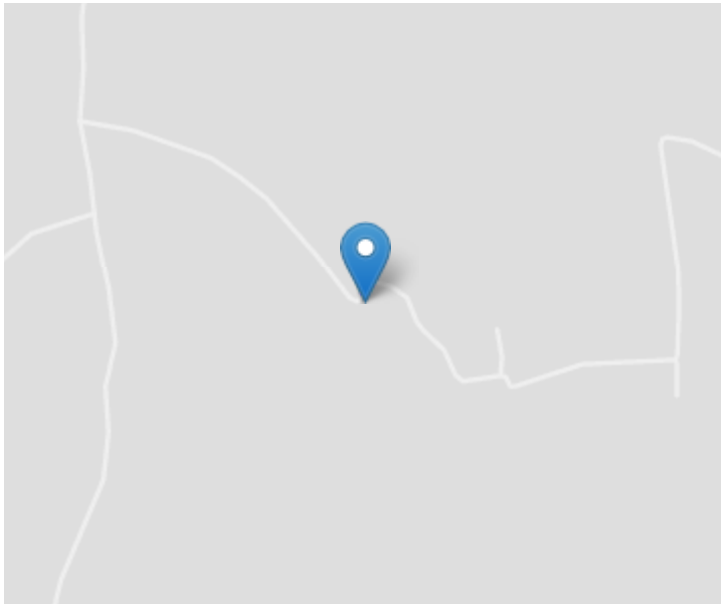
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ORIGINAL HOUSE

GENERAL

An opportunity to acquire an attractive smallholding with a wealth of original character features, set within a peaceful yet accessible location overlooking the valley below and enjoying a West facing aspect.

The property is set within some 10.6 acres of grounds and fields including 0.8 acres of native woodland with attractive grounds and gardens being a notable feature of the property.

Internally the property offers comfortable 3 bedroom accommodation with a more modern extension built in the 1980's providing a separate 2 bedroom annexe connected through the main living space. This has potential to be included as part of the main dwelling.

We believe the property has excellent Airbnb/guest house potential or is ideal for those seeking to run a business from home/diversification project.

THE ACCOMMODATION

Front Porch

14' 9" x 8' 8" (4.50m x 2.64m) access via sliding aluminium doors to front, quarry tiled flooring, part exposed stone walls, views over the garden and open countryside, glass panel door into:

Hallway

8' 3" x 11' 2" (2.51m x 3.40m) with quarry tiled flooring, radiator, understairs cupboard, access to:

Kitchen

10' 8" x 15' 6" (3.25m x 4.72m) with a range of pine base and wall units, stainless steel sink and drainer, space for electric cooker with extractor over, green Stanley range (for heating, hot water and cooking), quarry tiled flooring.





Pantry

7' 9" x 5' 3" (2.36m x 1.60m) with a range of shelving, side window, quarry tiled flooring, electric heater sockets.



Ground Floor Bedroom 1

7' 6" x 14' 4" (2.29m x 4.37m) double bedroom, window to rear, corner single wash hand basin and vanity unit, quarry tiled flooring.



Lounge

12' 3" x 24' 1" (3.73m x 7.34m) 'L' shaped living and dining space with feature stone fireplace and surround with slate hearth, multi-fuel burner, exposed beams to ceiling, 2 x radiator, windows to front and rear garden with countryside views, space for dining table, part exposed stone walls, connecting door to adjoining extension/annexe.



FIRST FLOOR

Landing

With side airing cupboard.



Bedroom 2

7' 9" x 14' 4" (2.36m x 4.37m) double bedroom, window to side, radiator, multiple sockets, single wash hand basin and vanity unit, under-eave storage cupboard.



Inner Landing Area

With space for desk.

Bathroom

6' 7" x 11' 8" (2.01m x 3.56m) panelled bath, WC, radiator, corner shower, bidet.



Bedroom 3

12' 8" x 9' 7" (3.86m x 2.92m) double bedroom, window to rear, fitted cupboards, radiator.



ANNEXE

Accessed via 2 large glass patio doors to front with views over the garden and adjoining countryside.

Open Plan Living, Kitchen and Dining Area

14' 8" x 36' 1" (4.47m x 11.00m) with large lounge area with multi-fuel burner on slate hearth, 3 x radiator, dual aspect windows to rear garden, patio doors to front, open staircase to 1st floor, wall lights, dining area with corner seating and sliding patio door to front. Kitchen area with a range of base and wall units, wood effect worktop, space for electric cooker with extractor over, under-larder appliance space, stainless steel sink and drainer.





FIRST FLOOR

Landing

With window to half landing, access to loft.

Bedroom 1

9' 2" x 14' 8" (2.79m x 4.47m) double bedroom (currently with 3 single beds), single wash hand basin and vanity unit, heater, dual aspect windows to front and rear enjoying countryside views.



Bedroom 2

11' 0" x 14' 8" (3.35m x 4.47m) double bedroom, dual aspect window to front and rear with countryside views, multiple sockets, heater, single wash hand basin and vanity unit.



Bathroom

11' 8" x 10' 3" (3.56m x 3.12m) corner bath, single wash hand basin, WC, bidet, airing cupboard, 2 persons fitted sauna.



EXTERNALLY

Entrance

The property is approached via the gravel track from the adjoining county road which is also a bridleway running along the boundary of the property, with independent access to the

rear garden area and continuing down to the main house where there is access to the front patio area and tarmacadam driveway, leading along the rear of the house.



around the side of the house to external WC to the front and side wash room with washing machine connection.



To Front

South facing garden predominantly laid to lawn with feature flower beds and mature planting and shrubs along with mature trees to borders, views over the adjoining countryside and fields, extending patio areas from the annexe and main entrance with a wonderful south facing seating position. Side garden area with raised vegetable beds. Footpath continues



Outbuildings

A range of block built outbuildings in an 'L' shaped fashion, modern zinc roof and also being accessible from the tarmacadam driveway running along the rear of the house which also provides access to the adjoining fields. The outbuildings are split as:



Garage

9' 1" x 15' 9" (2.77m x 4.80m) with steel up and over door to front, concrete base, access to side storage area.



Workshop

16' 5" x 19' 2" (5.00m x 5.84m) with 10'4" opening and height internally, being open ended to the front with a range of work benches.



Store Shed

22' 9" x 15' 6" (6.93m x 4.72m) open ended to front with concrete base, range of shelving, opening into:



Former Cow Shed

16' 4" x 25' 2" (4.98m x 7.67m) split into 2 sections with block diving wall, range of shelving and side access into the adjoining paddock and garden area.



Rear Garden Area

Located at an upper level to rear of the property with separate access from the adjoining road, range of flower and vegetable beds, pockets of wild grassed areas and traditional bushes, shrubs and trees.





Polytunnel
20' in length.



Pump House

With borehole water filtering system.



THE LAND

Split into 3 large paddocks in an elevated position enjoying south facing aspect within this early growing area, ideal for those with a hobby or farming interest or those seeking to consider diversification projects.

The land benefits from a good level of stockproof fencing and separate access from the adjoining county road.

There is also a 0.8 acre sloping woodland which forms part of the property along the westernmost boundaries of the land.

N.B. Please note a public footpath crosses through the upper fields





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 advised that the property benefits from main electricity. Private water supply and drainage. Oil central heating.

Tenure - Freehold.

Council Tax Band - G



Brynhaulog

Track

Castle Green

ETL

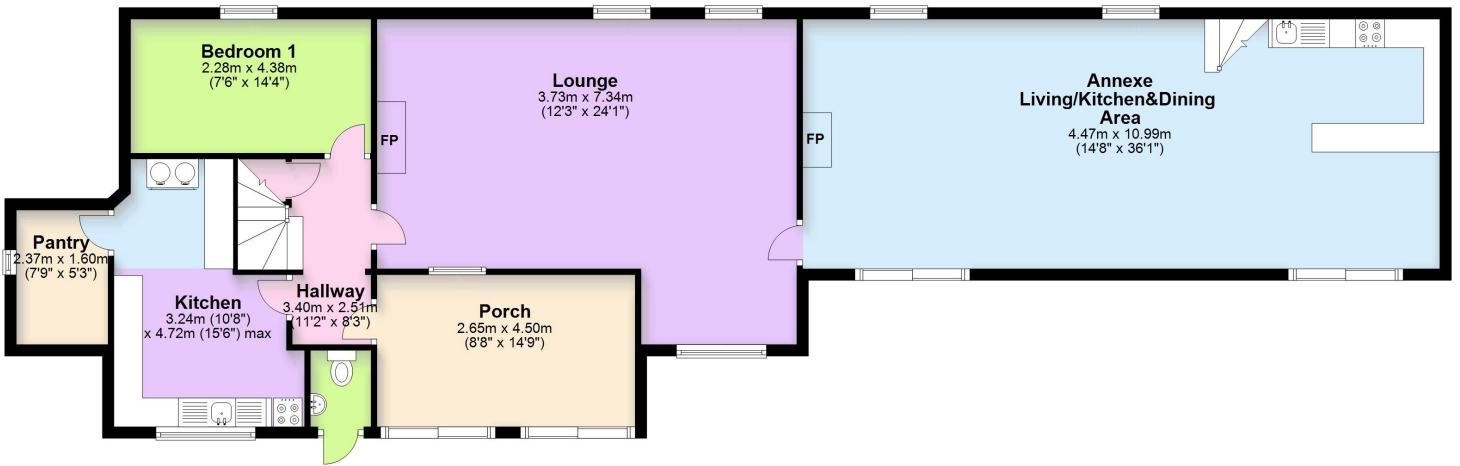
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Promap
LANDMARK INFORMATION

Ground Floor

Approx. 131.9 sq. metres (1419.2 sq. feet)



First Floor

Approx. 98.3 sq. metres (1058.0 sq. feet)



Total area: approx. 230.1 sq. metres (2477.2 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.

Brynheulog, Mydroilyn, Lampeter

Directions

From Mydroilyn village centre at the village hall, continue on the B4342 signposted Lampeter and from the village hall having crossed over the bridge take the next right hand turning adjoining the chapel and continue along this road for approximately 100 yards and after the cemetery (and before the former primary school) take the right hand turning where you will see a signpost for Cwmcoedog holiday cottages. Continue along this road passing through Perth yr eglwys farmyard and continue for another ½ mile passing Castle Green on your right hand side and around the bend take the 1st right hand exit onto the track signposted Brynheulog as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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