

A stunning former School now offering the most impressive Family home. Teifi Valley, West Wales



Yr Hen Ysgol, Llanwnnen, Lampeter, Ceredigion. SA48 7LJ.

£410,000

REF: R/3287/LD

*** Stunning former School *** Original building dating back to 1908 *** Transformed to offer the most impressive and imposing Family home *** Sympathetically converted - Preserving as many features as possible *** Original character now enhanced - With stylish kitchen and bathrooms *** 3/4 bedroomed accommodation with 3 bathrooms *** LPG fired central heating, double glazing and Broadband available

*** Unique - A total one off property needed to be viewed to be believed *** Generous Village plot with extensive gravelled driveway and level lawned areas *** Newly completed and ready to move into

*** Contact us today to view - Don't miss out *** Fine views to the rear over the Teifi Valley *** Early viewing recommend - A rare and unrivalled opportunity awaits you



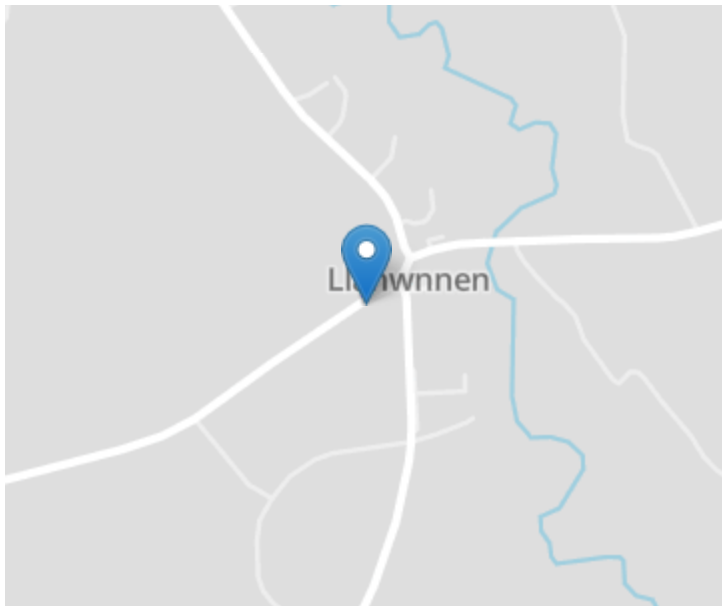
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LOCATION

Conveniently situated on the outskirts of the popular Village of Llanwnnen, only 3 miles from the University Town of Lampeter, within a 20 minute drive from the Ceredigion Heritage Coastline, approximately 20 miles distant from the larger Towns of Aberystwyth, to the North, and Carmarthen, to the South, which is the gateway to the M4 Motorway with National Rail Networks and Glangwili General Hospital.

GENERAL DESCRIPTION

Here we have on offer an unrivalled opportunity to acquire a substantial former School that now offers an impressive Family home. The property has been fully converted with a no expense spared approach offering 3/4 bedroomed accommodation with 3 bathrooms and a stylish and modern fully equipped kitchen.

The property has retained many of its original character and charm with its original front entrance doors and original beams throughout the first floor.

The property is positioned on an extensive Village plot with a large gravelled driveway and level lawned gardens to the front and rear.

A highly appealing country property with fine views to the rear and currently consisting of the following.

ORIGINAL COVERED FRONT ENTRANCE PORCHWAY

To

RECEPTION HALL



13' 0" x 4' 0" (3.96m x 1.22m). With original solid front entrance door, laminate click flooring.

UTILITY ROOM



10' 0" x 5' 0" (3.05m x 1.52m). With Shaker style fitted floor units with stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, Valiant LPG boiler running all domestic systems within the property, plant room housing the sprinkler system and tank.

KITCHEN/DINER

22' 0" x 16' 10" (6.71m x 5.13m). A stunning two tone Shaker style fitted kitchen with a range of wall and floor units with Quartz work surfaces over, 1 1/2 sink and drainer unit, 1/2 electric oven and 5 ring ceramic hob with extractor hood over, American style integrated fridge, separate fridge and freezer along with an under counter fridge, wine cooler and also a central island, UPVC rear entrance door to the garden, tiled flooring.

KITCHEN/DINER (SECOND ANGLE)**KITCHEN/DINER (THIRD ANGLE)****LIVING ROOM**

16' 10" x 15' 10" (5.13m x 4.83m). With laminate click flooring, T.V. point, opening onto the Sun Rom.

SUN ROOM

14' 0" x 13' 0" (4.27m x 3.96m). With triple aspect windows over the garden and the Teifi Valley beyond, spot lighting, rear entrance door to the garden, laminate click flooring.

CLOAKROOM

With low level flush w.c., vanity unit with wash hand basin, extractor fan.

REAR HALLWAY

With original front entrance door, laminate click flooring.

STUDY



8' 0" x 8' 0" (2.44m x 2.44m). With telephone point, laminate click flooring.

SITTING ROOM/BEDROOM 4



13' 0" x 11' 0" (3.96m x 3.35m). With laminate click flooring.

FIRST FLOOR

LANDING



With a stylish glazed balustrade, large Velux roof window, radiator, access to an insulated loft space, airing cupboard housing the hot water cylinder and immersion.

BEDROOM 1



16' 0" x 11' 0" (4.88m x 3.35m). With radiator, large Velux window, full of original character 'A' framed beams.

BEDROOM 1 (SECOND ANGLE)



WALK-IN WARDROBE TO BEDROOM 1

With radiator, full of original character 'A' framed beams.

EN-SUITE TO BEDROOM 1

10' 0" x 5' 0" (3.05m x 1.52m). Comprising of a stylish 3 piece suite with a glazed shower cubicle, low level flush w.c., vanity unit with wash hand basin, extractor fan.

BEDROOM 2

12' 10" x 11' 0" (3.91m x 3.35m). With radiator, full of original character 'A' framed beams.

BEDROOM 2 (SECOND IMAGE)**WALK-IN WARDROBE TO BEDROOM 2**

With radiator, full of original character 'A' framed beams.

EN-SUITE TO BEDROOM 2

9' 0" x 7' 0" (2.74m x 2.13m). Comprising of a stylish 3 piece suite with a glazed shower cubicle, low level flush w.c., vanity unit with wash hand basin, extractor fan.

MAIN BATHROOM



12' 0" x 6' 0" (3.66m x 1.83m). A contemporary styled suite incorporating the original 'A' framed beams and comprising of a panelled bath with shower over, vanity unit with wash hand basin, low level flush w.c., Velux roof window, chrome heated towel rail.

BEDROOM 3



15' 0" x 7' 0" (4.57m x 2.13m). With radiator, full of original character 'A' framed beams, built-in cupboard.

EXTERNALLY

GARDEN



A particular feature of this property is its generous plot enjoying a private and terraced lawned garden to the rear with a delightful rockery with various shrubbery plants. To the front lies a level lawned area.

GARDEN (SECOND ANGLE)



GARDEN (THIRD ANGLE)



PATIO AREA**PARKING AND DRIVEWAY**

An extensive gravelled driveway giving easy access to the rear of the property and providing ample parking.

FRONT OF PROPERTY**FRONT OF PROPERTY (SECOND ANGLE)****REAR OF PROPERTY****AGENT'S COMMENTS**

An absolutely stunning former School. Impressively converted to offer the most perfect Family home.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

To be confirmed.

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, mains drainage, LPG fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.



Directions

From Lampeter take the A475 Newcastle Emlyn road. Proceed to the Village of Llanwnnen. On entering the Village proceed over the mini roundabout and continue on the road towards Newcastle Emlyn. The property will then be located on your left hand side, 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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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