

A Charming 4 bedroom detached stone cottage set in approximately 1.6 acres of landscaped grounds. Idyllic Setting. Blaenpennal, Nr Aberystwyth.



Brynllociau, Blaenpennal, Aberystwyth, Ceredigion. SY23 4TT.

£445,000

Ref A/5163/ID

**** Looking for peace and quiet? Look no further! ** Peace, quiet and total privacy ** Nature and Wildlife in abundance ** A stunning country property sympathetically refurbished over the last 25 years ** A character cottage at it's best! ** Spacious 4 bedroomed accommodation ** Bursting with original features, character and charm ** An increasingly rare opportunity not to be missed! ** Grounds/land extending to around 1.6 acres with beautifully landscaped grounds ** Suitable for a range of pursuits ** The garden provides a large ponds- A haven for local Wildlife ** Range of workshops, garages, polytunnel and greenhouses ** The property comprises of - front porch, character lounge, sunroom / conservatory, office, kitchen / dining room, cloakroom / boot room, second sitting room/4th bedroom, shower room, washhouse/utility room. First Floor -2 double bedrooms,1 single bedroom, bathroom, sitting room, shower room, inter connecting studio. Attached garage / workshop.**

Located in the Upper Teify Valley region of the county of Ceredigion, close to the scattered rural hamlet of Blaenpennal, approximately ½ mile distant and close to Blaenpennal church and having an elevated site in a noted agricultural locality on the edge of the Cambrian Mountains and 5 miles West of the market town of Tregaron and some half an hours drive south of the coastal University and Administrative Centre of Aberystwyth



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GROUND FLOOR

Front Porch

via glazed upvc doors, double glazed window to front, central heating radiator, built in cupboard unit.



Character Lounge

21' 8" x 13' 2" (6.60m x 4.01m) a large room full of character with an open fireplace on a tiled hearth, exposed stone walls, exposed ceiling beams, french door into -



Side Sun Room/Conservatory

15' 0" x 16' 2" (4.57m x 4.93m) in upvc double glazing with exposed stone dwarf walls, quarry tiled floor, central heating radiator, polycarbonate roof.



Office Room

With central heating radiator, double glazed windows to side.

Kitchen/Breakfast Room

20' 8" x 11' 4" (6.30m x 3.45m) with a range of fitted base and wall cupboard units with Oak working surfaces above, stainless steel double drainer sink unit h&c, a red oil-fired Aga cooking range with back boiler for domestic hot water, front exterior door. Useful walk in Larder cupboard, tiled splash back, parquet flooring, glazed upvc door to rear, exposed beams to ceiling, double glazed window to rear.



Cloak Room / Boot Room

Second Sitting Room (Downstairs Bed 4)

11' 2" x 8' 3" (3.40m x 2.51m) with central heating radiator, window to front. Door into -



En Suite Shower Room

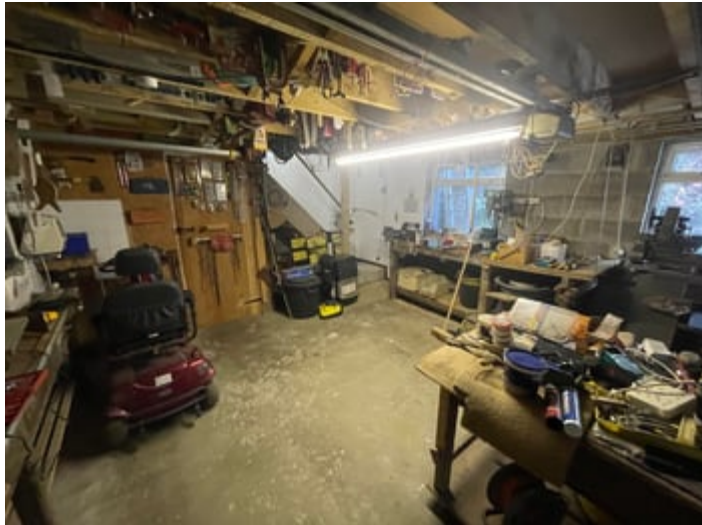
10' 4" x 7' 0" (3.15m x 2.13m) A white suite comprising of a corner shower cubicle with Mira electric shower above, low level flush w.c, bidet, vanity unit with inset wash hand basin, cupboard unit housing the oil fired central heating boiler. Tiled floor and walls, extractor fan, double glazed window to rear.



Utility / Washhouse

Attached Garage (workshop)

15' 4" x 21' 9" (4.67m x 6.63m) with up and over door, double glazed windows to rear, concrete flooring, low level flush w.c. stairs leads to -



Upstairs Studio

31' 2" x 13' 7" (9.50m x 4.14m) - 4 x velux windows to ceiling, 2 x double glazed windows to front and rear. Central heating radiator, stainless steel sink.



FIRST FLOOR

Bedroom 1

12' 6" x 12' 9" (3.81m x 3.89m) with dual aspect windows to front and side, velux window to ceiling, central heating radiator.



Main Bathroom

Having a Peach coloured suite comprising of a low level flush w.c. bidet, vanity unit, inset wash hand basin, walk in shower with Mira electric shower unit above, half tiled walls, velux to ceiling, extractor fan, central heating radiator.



Bedroom 2

9' 5" x 9' 3" (2.87m x 2.82m) with double glazed window to front, velux window, central heating radiator. Door leading through to -



Bedroom 3

13' 9" x 12' 0" (4.19m x 3.66m) with central heating radiator. Velux window to front and rear. Double glazed windows.



Shower Room

Having a White suite, comprising of a vanity unit with inset wash hand basin, low level flush w.c enclosed shower cubicle with electric shower above, central heating radiator, velux window, half tiled walls.



Sitting Room

With Velux window to ceiling.

Please Note -

There is a link door from the first floor accommodation which leads through to the Studio.

Externally

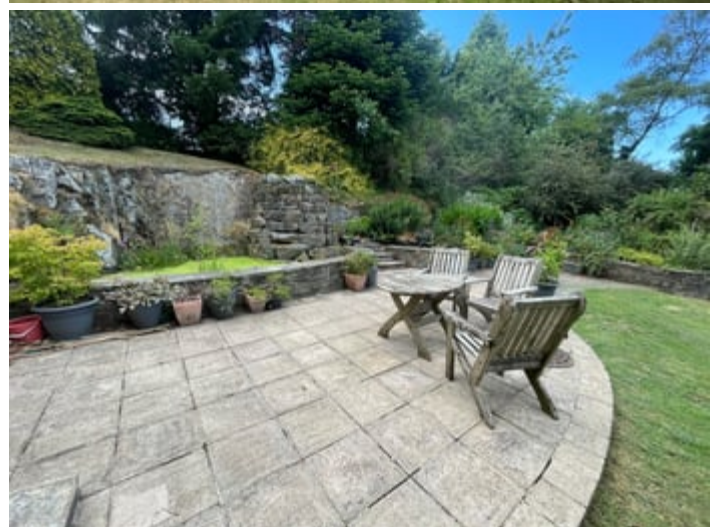
The Grounds

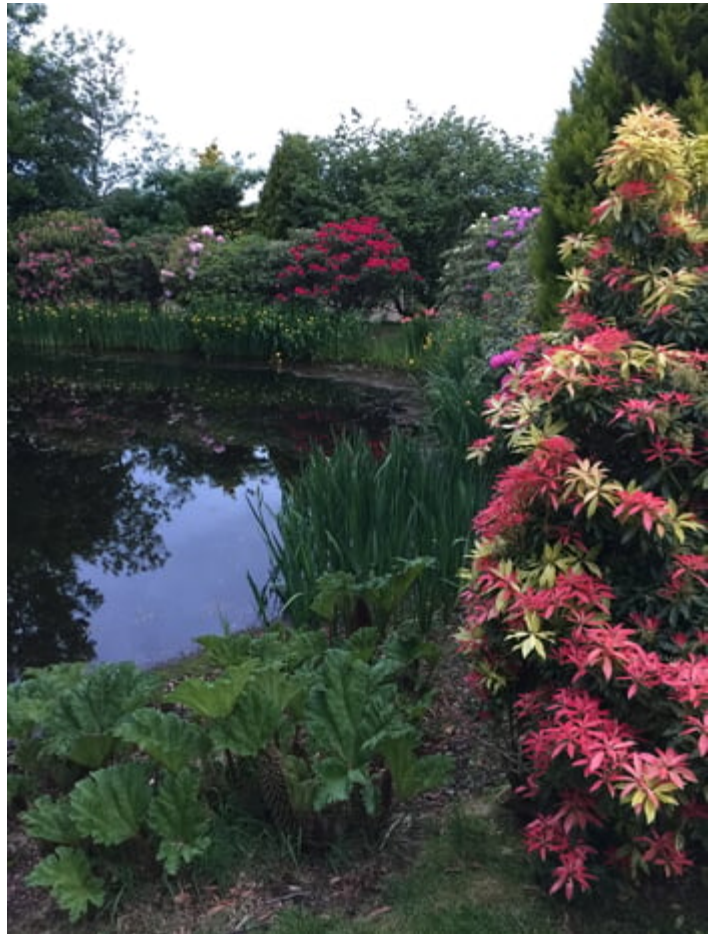
The grounds have been beautifully maintained and landscaped providing ample lawned garden areas that leads to the young fruit orchard and onto the true beauty of the large pond providing a haven for local Wildlife.

To those with self sufficiency in mind, there are many raised beds, great for a vegetable garden with Greenhouses and

Polytunnels.

The garden needs to be seen to be fully appreciated.







Stone Facing Garage

Of traditional construction under a slate roof. Up and over garage door, concrete flooring, power connected.



Open Fronted Barn / Machinery Store

Traditional construction under a slate roof. Providing area for a potting shed.



Driveway

The property is located at the bottom of it's private tarmac driveway. There is a feature stone facing turning circle at the bottom of the drive.





Please Note -

There is a public footpath running through the property, however, the vendors have advised it is rarely used.

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.

VIEWINGS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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'.

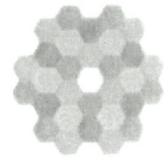
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Services

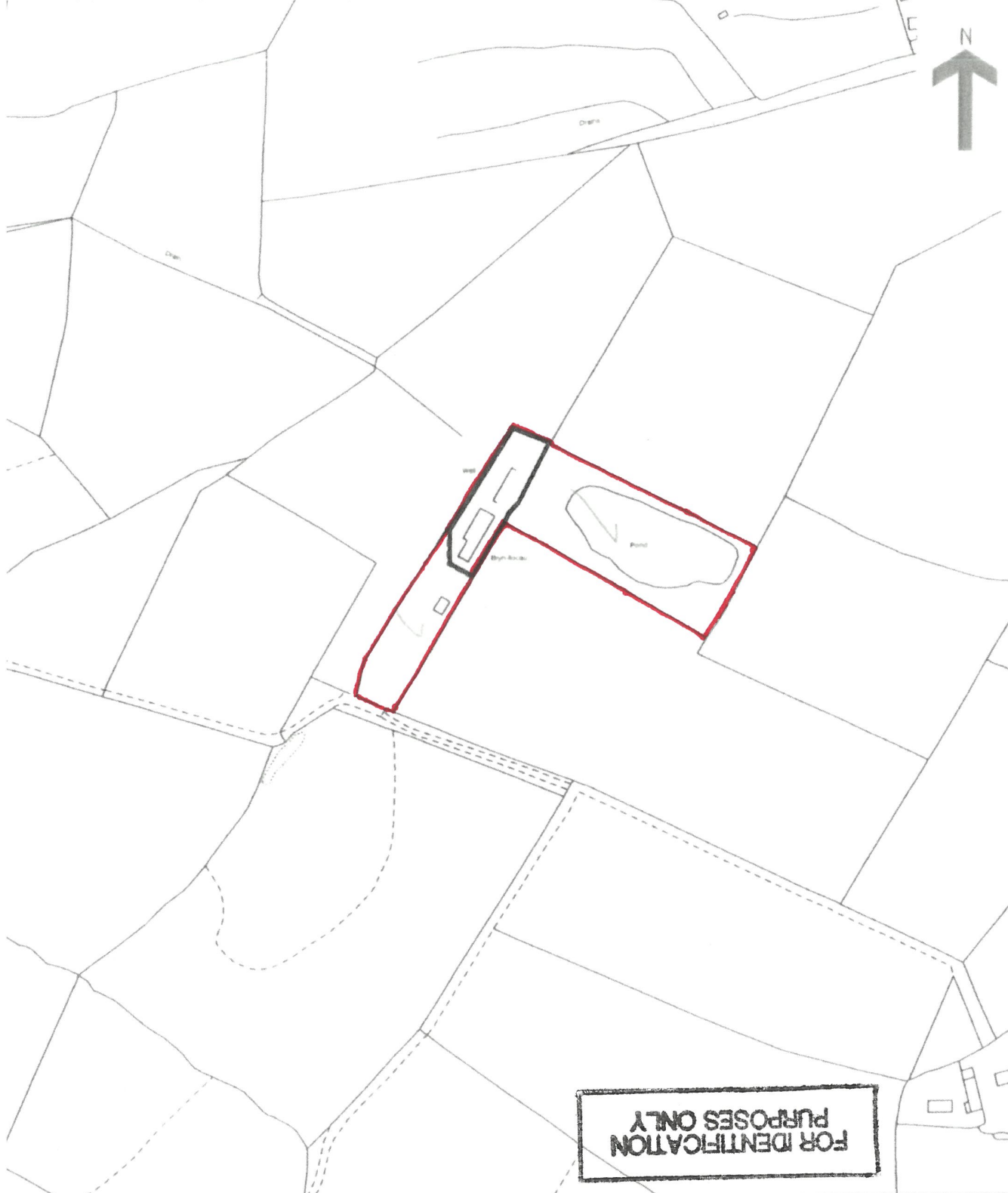
We are advised the property benefits from mains water and electricity. Private drainage to septic tank. oil fired central heating.

Freehold.

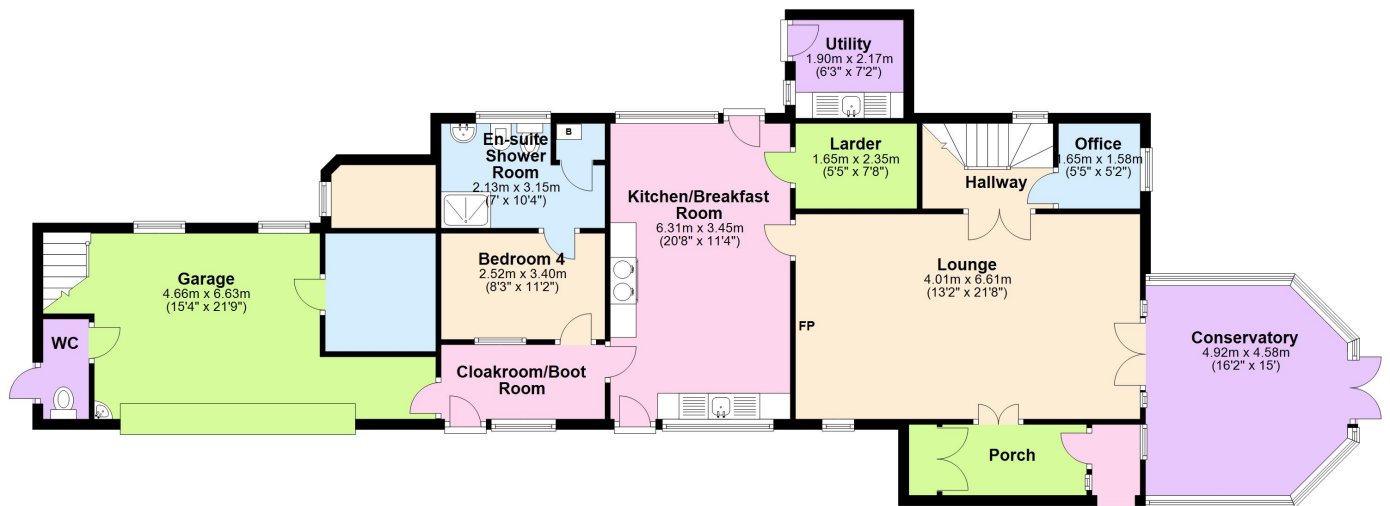
Council tax band 'D'



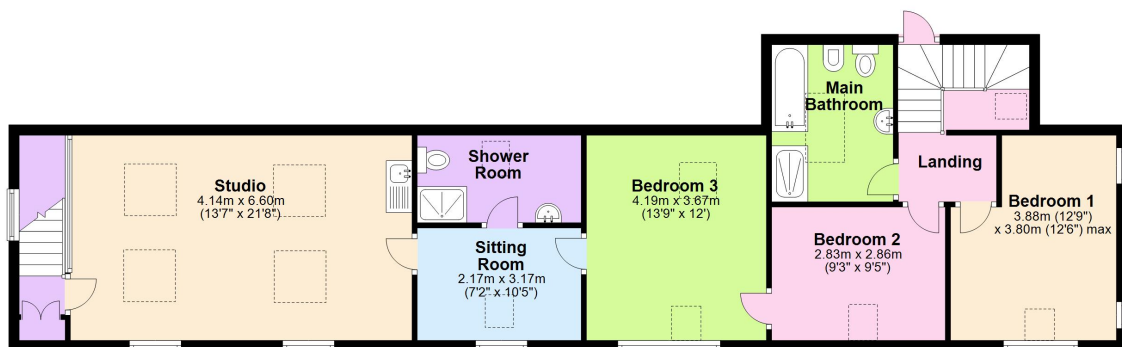
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Ground Floor



First Floor



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

Brynllociau, Blaenpennal, Aberystwyth

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: D (61)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? Yes



Directions


The property is best approached by heading west from the post office at Bontnewydd. Take the next left hand junction signposted Penuwch / Llyn Fanod. Follow this road for approximately 500 meters and you will see a farm track on your left, ignore this and carry on for 20 meters and you will see a second farm track on your left signposted Brynllociau. Follow this farm track until you see stone pillars and a cattle grid. Brynllociau's land begins after the cattle grid.

What3Words -

To the front door - ///mouse.lines.devoured

The gate at the top of the farm track
- ///wriggled.downcast.stops

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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