

*LUXURY LIVING ! A most imposing 7 bed detached residence set in approximately one acre of manicured gardens and grounds. Temple Bar Near Lampeter/Aberaeron.*



Oak Lea, Felinfach, Lampeter, Ceredigion. SA48 8BQ.

£725,000

A/5298/ID

**\*\* A most impressive 7 bed detached residence\*\*Set in approximately 1 acre of manicured gardens and grounds\*\*Impressive Georgian facade \*\* First class quality fixtures and fittings throughout\*\* Individually designed and bespoke\*\*Extensive garden and grounds with sweeping driveway\*\*Luxury living at its finest\*\***

The property comprising of Ent Hallway, Lounge, Conservatory, Dining Room, Kitchen/Dining Room, Office, Downstairs WC, Utility Room, Double Garage. First Floor - 5 Bedrooms -1 En-suite and Family Bathroom. Second Floor - 2 Double Bedrooms -2 En-suite.

Well positioned in rural surroundings set off the A482 Lampeter to Aberaeron roadway. With a regular bus service.

Approximately 1 mile from the Aeron valley village of Felinfach which provides a range of amenities including new primary school, Post Office, mini supermarket, place of worship, community hall and public house. 5 miles from the University town of Lampeter with a further range of amenities and some 7 miles from the Cardigan Bay coastline at the Georgian Harbour town of



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## GENERAL

Morgan & Davies are pleased to offer this beautifully designed and exceptionally built home. The current owners have invested considerable time and resources in creating this truly superior county residence, which boasts high end fixtures and fittings which include solid oak doors and staircases, marble fireplace and marble sills, granite window sills, low threshold doors, internal vacuum system, luxury kitchen and bathroom suites .

The property stands proud over its generous garden and grounds which extends to approximately an acre or thereabouts with manicured lawn and mature hedgerows.

## Entrance Porch



## Entrance Hallway



12' 9" x 12' 1" (3.89m x 3.68m) via a composite door, carpet well, 2 stained frosted windows to front, solid oak staircase rising to first floor, sandstone tiled flooring, cloakroom housing the underfloor heating manifold, spotlights to ceiling. Door into -

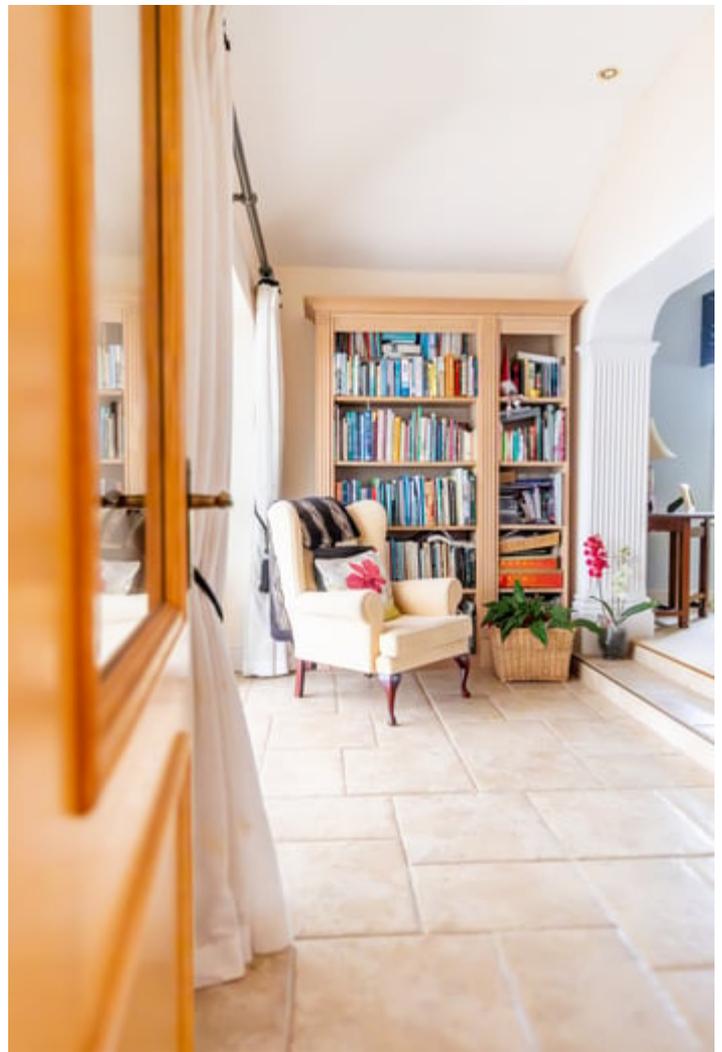
## Lounge



13' 8" x 23' 8" (4.17m x 7.21m) with a marble fireplace and surround with live chimney and also a connection for gas, dual aspect double glazed sash windows - 2 to front and 2 to side with marble sills, decorative coving, spotlights to ceiling, 7' decorative archway leading to -

## Reading Room

13' 9" x 6' 3" (4.19m x 1.91m) split level, spotlights to ceiling, sandstone tiled flooring, glazed double doors leading into the -



## Conservatory/Sun Room



19' 4" x 12' 3" (5.89m x 3.73m) Room is of dwarf wall construction with uPVC double glazed units, making the most of the views over the garden and beyond, glazed patio doors to side. Granite window sills, underfloor heating, sandstone tiled flooring.

## Formal Dining Room



12' 9" x 18' 6" (3.89m x 5.64m) with double glazed arch window to rear with views over garden, glazed patio doors to side, wall lights, sandstone tiled flooring, decorative picture rail, decorative archway, glazed oak double doors into -

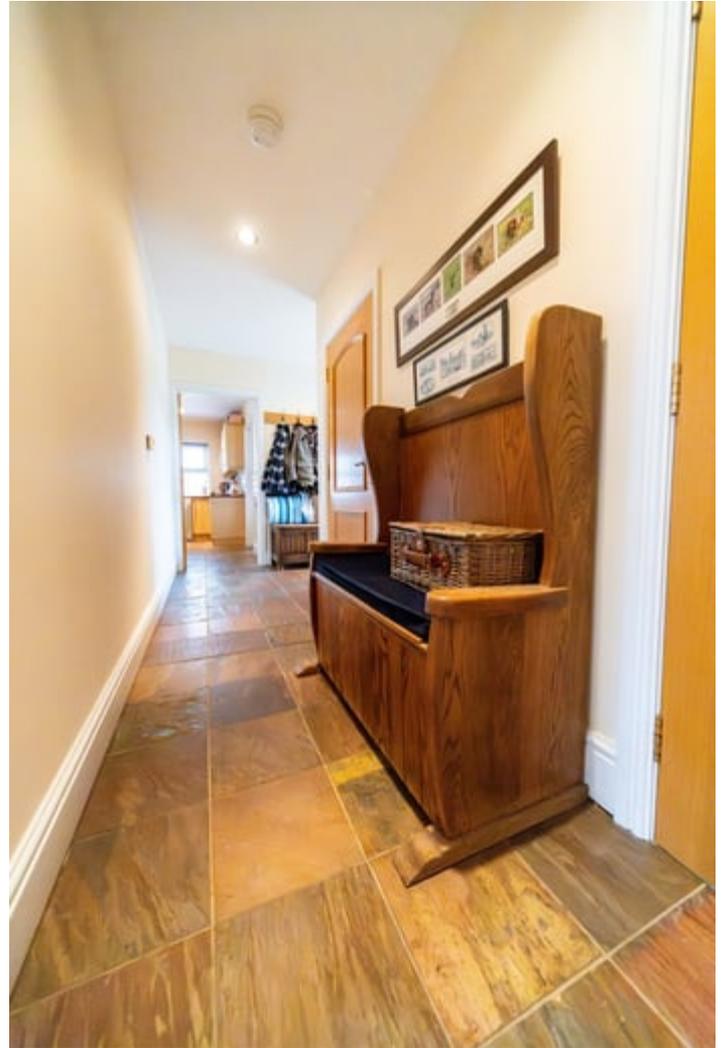
## Kitchen/Dining Room





24' 0" x 11' 6" (7.32m x 3.51m). A luxury, contemporary style kitchen comprising of shaker style base and wall cupboard units with display cabinets, granite working surfaces above, central island area, double Belfast sink with mixer tap, Cookmaster double electric over with 5 ring electric hob above, extractor fan, integrated Neff microwave, integrated dishwasher and integrated fridge. 2 double glazed sash windows to front, tiled splash-back, under-cupboard lights, sandstone tiled flooring, split level, leading to the dining area with space for 8 seater dining table, double glazed patio doors to rear, spotlights to ceiling.

## Rear Hallway



16' 5" x 4' 0" (5.00m x 1.22m) with natural red slate flooring, spotlights to ceiling, half glazed exterior door, walk in larder unit, shelving and space for fridge/freezer.

## Office

7' 2" x 16' 4" (2.18m x 4.98m) with glazed door to front and glazed side panel, spotlights to ceiling, fitted desk (potential separate entrance hallway should the property be split to offer an annexe).



## Downstairs WC



With dual flush WC, pedestal wash-hand basin, tiled floor, frosted window to rear, extractor fan, half tiled walls.

## Utility Room

10' 8" x 12' 8" (3.25m x 3.86m) with range of fitted and base wall cupboard units with red granite work surfaces above, inset double drainer sink, plumbing for automatic washing machine, outlet for tumble dryer, 2 double glazed windows to side, tiled splash-back, slate flooring.



## Boiler Room

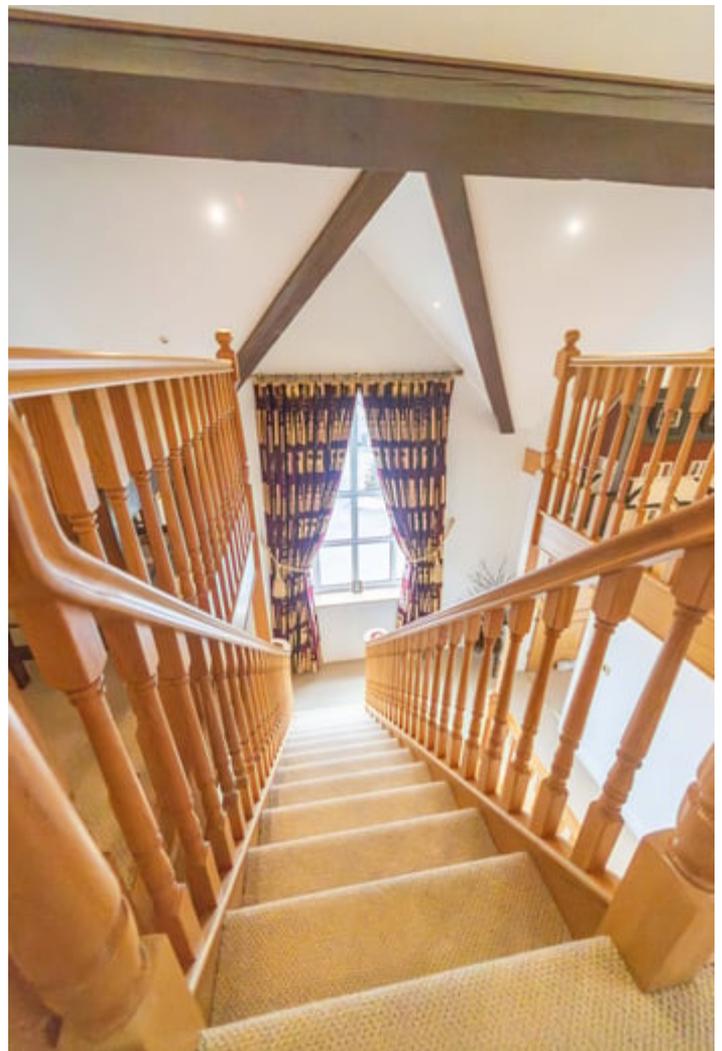
12' 7" x 4' 4" (3.84m x 1.32m) housing the Boulter oil fired boiler, slate tiled flooring, spotlights to ceiling, half glazed exterior door.

## Double Garage

16' 3" x 19' 3" (4.95m x 5.87m) with electric up/over door, access to the laundry shoot, internal vacuum system, double glazed window to front, central heating radiator, water tap and power points.

## FIRST FLOOR

### Central Galleried Landing



13' 10" x 15' 5" (4.22m x 4.70m) with apex window to front. Solid oak staircase from first floor and also leading to second floor, vaulted ceiling and internal vacuum points.

## Principal Bedroom 1



14' 5" x 11' 8" (4.39m x 3.56m) A luxury master suite with fitted chest of draws, range of wardrobe units, mirror, 2 double glazed sash windows to rear overlooking the garden, central heating radiator, door into -

## Dressing Room



10' 0" x 10' 0" (3.05m x 3.05m) with fitted wall to wall wardrobe units, dressing table with Velux window above.

## En-suite Bathroom



13' 3" x 10' 1" (4.04m x 3.07m) A five piece white suite comprising of a luxury bath with hot and cold taps, walk in shower unit with rainfall main shower above. Wall mounted vanity unit with his/hers bowl sinks, dual flush WC, spotlights to ceiling, central heating radiator, stainless steel heated towel rail Velux windows

**Walkway through to -**

### Seventh Bedroom/Office/Gym



13' 3" x 9' 9" (4.04m x 2.97m) A spacious room perfect for an office/gym or a range of other uses. Spotlights to ceiling, central heating radiator, access to under-eave storage, Velux window and door to laundry shoot.

### Family Bathroom

8' 3" x 8' 2" (2.51m x 2.49m) A three piece suite comprising of a panelled bath with hot and cold taps, corner shower unit with mains shower above, vanity unit with inset wash-hand basin, enclosed WC, spotlights to ceiling, extractor fan, heated towel rail, tiled flooring.



### Rear Double Bedroom 2



13' 0" x 13' 9" (3.96m x 4.19m) with dual aspect windows to side and rear, central heating radiator, spotlights to ceiling,

### En-suite



Modern white suite comprising of an enclosed shower unit with mains shower above, vanity unit with wash-hand basin, low level flush WC, stainless steel heated towel rail, sash window to side, half tiled walls, tiled flooring.

### Front Bedroom 3



13' 8" x 10' 4" (4.17m x 3.15m) with dual aspect windows to front with lovely country views, central heating radiator, spotlights, coving and TV point.

### Front Bedroom 4



11' 8" x 8' 9" (3.56m x 2.67m) window to the front with again, country views, central heating radiator, spotlights, coving and TV point.

## SECOND FLOOR

### Landing



Vaulted ceiling with exposed ceiling beams, spotlights, under-eaves storage space and internal vacuum system, points.

### Bedroom 5

13' 4" x 15' 6" (4.06m x 4.72m) with Velux window, spotlights to ceiling, central heating radiator, access to under-eave storage space and country views.



## L Shaped Bedroom 6



15' 6" x 11' 5" (4.72m x 3.48m) max. Access to under-eave storage area, central heating radiator, spotlights to ceiling, Velux window to rear and fitted office furniture.

### En-suite

with three piece white suite comprising of enclosed shower unit with mains shower above, vanity unit with inset wash-hand basin, dual flush WC, tiled walls, tiled flooring, spotlights to ceiling and extractor fan.



## EXTERNALLY

### To the rear -

Is a covered veranda area with patio laid to slabs, access to enclosed raised patio overlooking the garden and grounds with galvanised steel balustrade. There is also a tarmac driveway that comes from the side around to the rear of the property with water feature and dwarf walls that lead to the large garden and grounds which we believe is approximately 0.9 acres of manicured lawn area with mature hedge rows providing privacy. Raised vegetable beds, green house and storage shed from a Luton van measuring 7'5" x 21' with electric connected. A range of outside lighting, flower beds and a row of silver birch trees at the end of the garden, outside tap/hose.





To the front -



Is a tarmac driveway with ample private parking for several cars, dwarf walls to front with mature hedgerow and rockery. The tarmac driveway also leads down to the side with outside lighting with 16 PV solar panels.

### **TENURE**

The property is of Freehold Tenure.

### **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 License and a recent Utility Bill. Proof of funds or mortgage in principle papers if a mortgage, will be required.

### **Services**

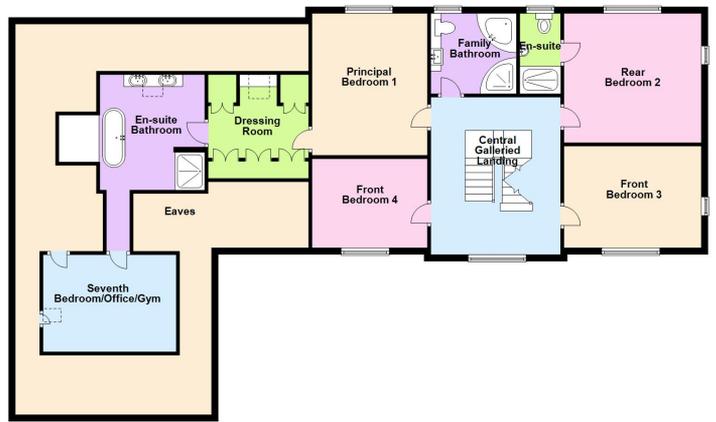
The property benefits from : Mains water, electricity and drainage. The property also benefits from seamless Aluminium gutters.16 pv solar panels with approx income of £2,600 p.a. (12 years remaining on contact). Council Tax Band : E (Ceredigion County Council)



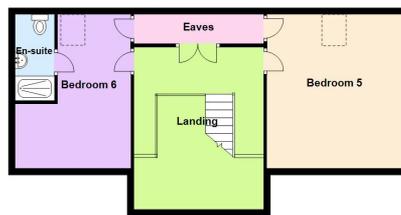
**Ground Floor**  
Approx. 189.4 sq. metres (2039.0 sq. feet)



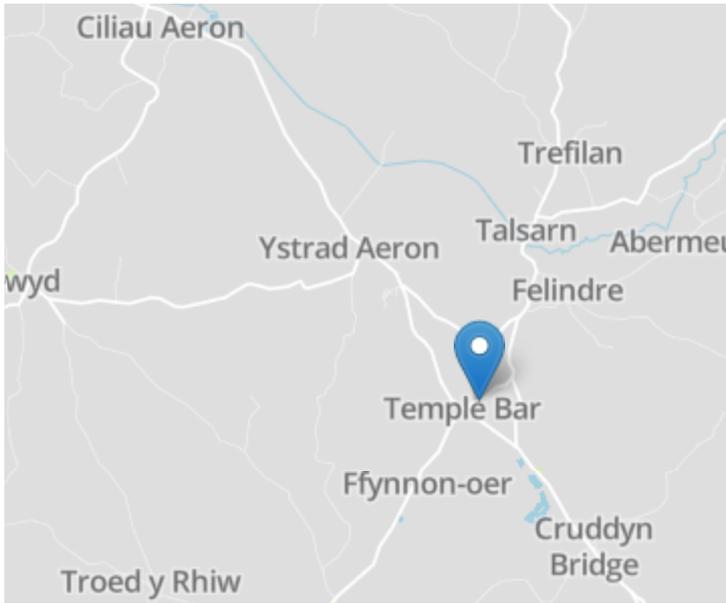
**First Floor**  
Approx. 180.0 sq. metres (1941.1 sq. feet)



**Second Floor**  
Approx. 61.0 sq. metres (652.0 sq. feet)



Total area: approx. 431.3 sq. metres (4642.6 sq. feet)  
For illustration purposes only. Floorplate not to scale and measurements are approximate.  
Plan produced using PlanItUp.  
**Oak Lea, Temple Bar, Felinbach, Lampeter**



### Directions

From Aberaeron proceed east on the A482 Lampeter road, passing through the villages of Ciliau Aeron, Felinfach and then onto Temple Bar. At the crossroads, turn left - signposted Talsarn and the property will be seen as the 3rd property on the right hand side.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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