

*Delightful edge of Village smallholding with a refurbished farmhouse, menage and set in 6 acres.
Bronant, near Aberystwyth, West Wales*



Bronhelyg, Bronant, Aberystwyth, Ceredigion. SY23 4TG.

£449,950

REF: A/5327/LD

*** No onward chain - Motivated Seller *** The perfect Equestrian holding *** A delightful and sought after edge of Village smallholding *** Country escape - With a refurbished 2 bedroomed farmhouse *** Recently upgraded menage - Re-surfaced and re-fenced *** Set nicely within its own land of approximately 6 acres - Split into three manageable paddocks

*** Large yard area with ample parking *** 3 bedroomed static caravan - Recently refurbished *** Stable block - With four 12' x 12' stables and tack room *** Various useful store barns

*** Edge of popular Village location - Conveniently located 9 miles from Aberystwyth *** Sense of the country yet the convenience of Village life *** Magnificent views over the Camddwr Valley *** Viewings highly recommended - An Equestrian holding with great potential *** Contact us today to view



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LOCATION

Bronant is a scattered rural Village Community in Mid Ceredigion, within easy commuting distance to the University Town Coastal Resort and Administrative Centre of Aberystwyth, approximately 9 miles, 7 miles to the Market Town of Tregaron, within easy reach of the University Town of Lampeter and the Georgian and Harbour Town of Aberaeron, and just a 35 minute drive North from the County Town of Carmarthen. The property is located on the edge of the popular Village of Bronant with Junior School and Places of Worship.

GENERAL DESCRIPTION



A sought after and delightful country smallholding. The property enjoys an edge of Village position, being private and not overlooked. The property has undergone refurbishment in recent years and now offers an impressive 2 bedroomed farmhouse with a good range of outbuildings, a static caravan and a 4 bay stable block.

A particular feature of the property is its menage, being recently upgraded, having been drained, re-surfaced and re-fenced.

The property sits within its own land of approximately 6 acres and is split into three paddocks with natural and ample shelter and being naturally draining.

This property provides the most perfect Equestrian holding

or for those seeking the quiet country life.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

5' 5" x 4' 9" (1.65m x 1.45m). With UPVC front entrance door, re-claimed parquet flooring.



LIVING ROOM

20' 0" x 15' 8" (6.10m x 4.78m). With an open fireplace housing a cast iron multi fuel stove with pine surround, re-claimed parquet flooring, double aspect windows, two radiators, oak staircase to the first floor accommodation.



LIVING ROOM (SECOND IMAGE)



KITCHEN

22' 0" x 5' 7" (6.71m x 1.70m). A stunning farmhouse style fitted kitchen with a range of wall and floor units with hardwood work surfaces over, double Belfast sink, Flavel stove with electric ovens, 8 ring gas hob with extractor hood over, slate flooring, spot lighting.



KITCHEN (SECOND IMAGE)



BOOT ROOM

9' 2" x 8' 1" (2.79m x 2.46m). With UPVC rear entrance door, high quality vinyl flooring.



UTILITY ROOM

5' 9" x 5' 7" (1.75m x 1.70m). With plumbing and space for automatic washing machine and tumble dryer, extractor fan, high quality vinyl flooring.



CLOAKROOM

With low level flush wc., pedestal wash hand basin, radiator, high quality vinyl flooring.



PLEASE NOTE

We are informed by the Vendors that there is planning permission approved for a further extension on the ground floor that could provide an additional reception room/sun room or ground floor bedroom.

FIRST FLOOR

LANDING

Having access via a recently built oak staircase, Velux roof window.



FRONT BEDROOM 2

15' 1" x 6' 7" (4.60m x 2.01m). With two windows to the front, radiator.



REAR BEDROOM 1

13' 9" x 9' 4" (4.19m x 2.84m). With Velux roof window, radiator.



BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m). A modern fully tiled suite with a panelled bath with shower over, free standing wash hand basin, low level flush w.c., chrome heated towel rail, Velux roof window.



EXTERNALLY

STATIC CARAVAN

Recently being refurbished with new roof and UPVC windows and hot water system. Currently consisting of



CARAVAN - LIVING ROOM



CARAVAN - KITCHEN AREA

With newly fitted units.



CARAVAN - DOUBLE BEDROOM 1 (TWIN ROOM)

CARAVAN - DOUBLE BEDROOM 2

CARAVAN - SHOWER ROOM

Recently upgraded with low level flush w.c., pedestal wash hand basin and shower cubicle.



RANGE OF OUTHOUSES

Comprising more particularly:

GARAGE

18' 0" x 12' 0" (5.49m x 3.66m). Of cedarwood construction.



STORE SHED

Of cedarwood construction.

HAY STORE

Of cedarwood construction.



STABLE BLOCK

Consisting of four 12' x 12' stables with rubber matting, outside lights and water.



SEPARATE TACK ROOM

With outside lights and water.

CONCRETED HOLDING PEN

With direct access from the stables to the menage.

MENAGE

40' 0" x 20' 0" (12.19m x 6.10m). With rubber surface and having recently been drained, re-surfaced and having new fencing.



MENAGE (SECOND IMAGE)



MENAGE (THIRD IMAGE)



GARDEN

To the rear and side of the property lies a level lawned garden area laid to lawn with raised flower and shrub borders.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PATIO AREA



FRUIT TREE ORCHARD

With one Apple and Cherry Trees.



THE LAND

In total the property extends to approximately 6 ACRES with the land located to the rear. The land is split into three manageable paddocks, being fence and having natural field shelters, all having good access from the stables and offering good healthy productive land.



LAND (SECOND IMAGE)**LAND (THIRD IMAGE)****LAND (FOURTH IMAGE)****YARD AREA****PLEASE NOTE**

We are informed by the current Owners that there lies a public footpath that runs alongside the boundary of the property (Land).

FRONT OF PROPERTY**AERIAL VIEW OF THE PROPERTY****AGENT'S COMMENTS**

A delightful edge of Village smallholding with a refurbished farmhouse, menage and set in 6 acres.

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'. Amount payable £2,066.01.

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.

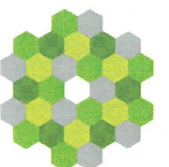
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

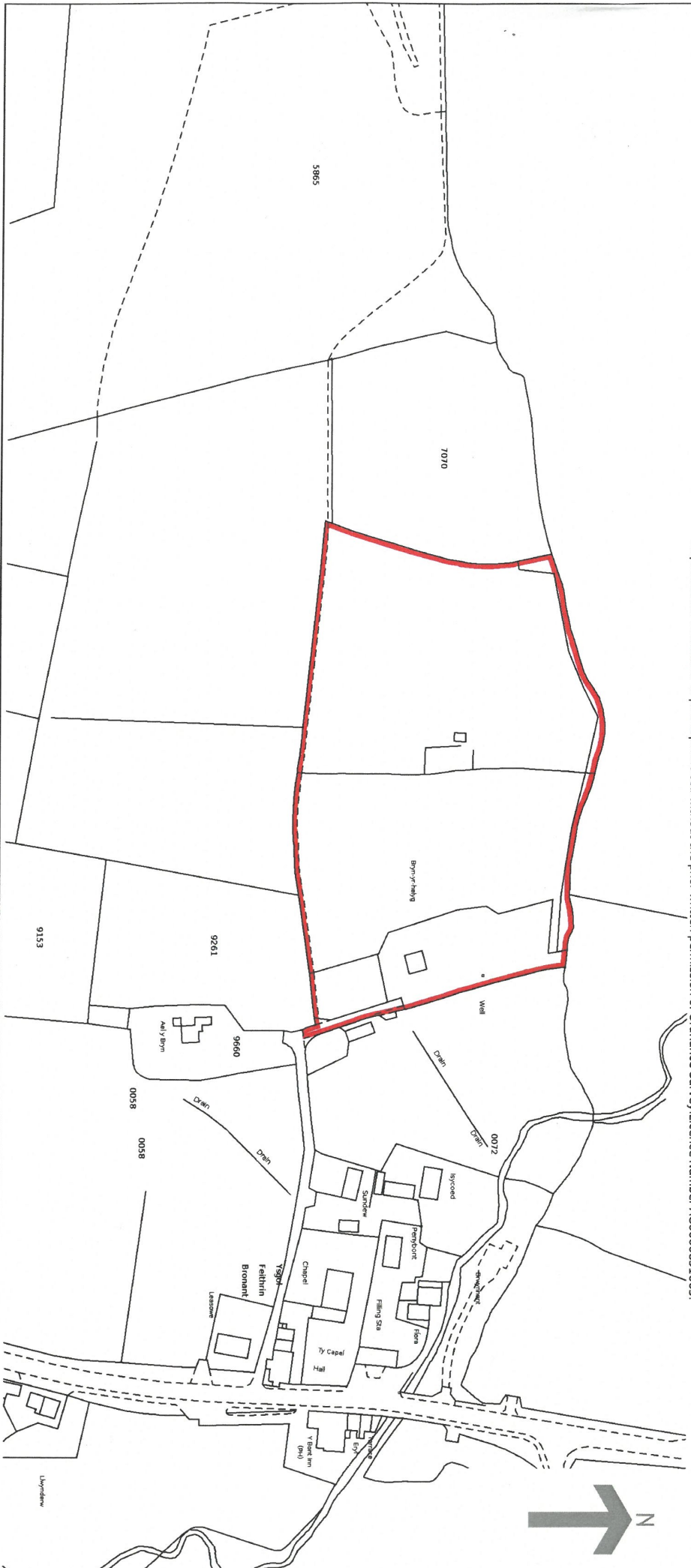
HM Land Registry

Official copy of title plan

Title number **CYM293314**
Ordnance Survey map reference **SN6367NE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



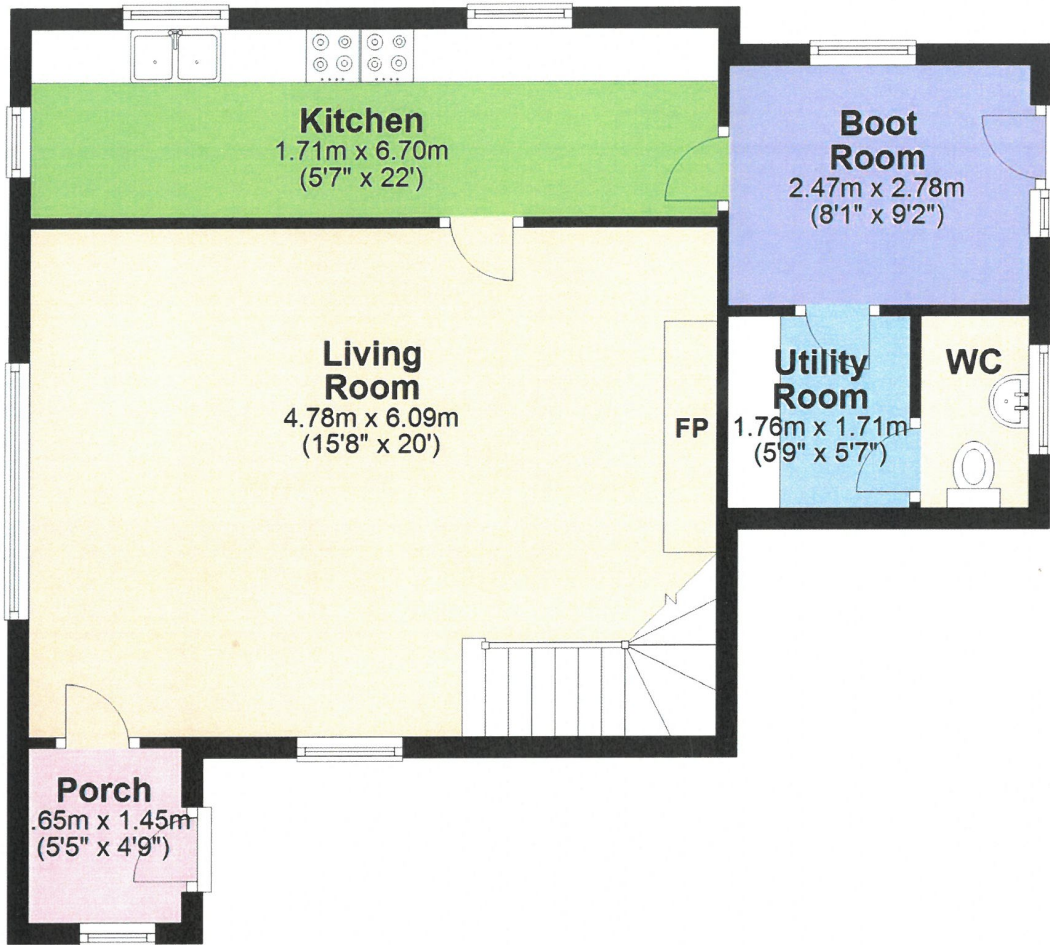
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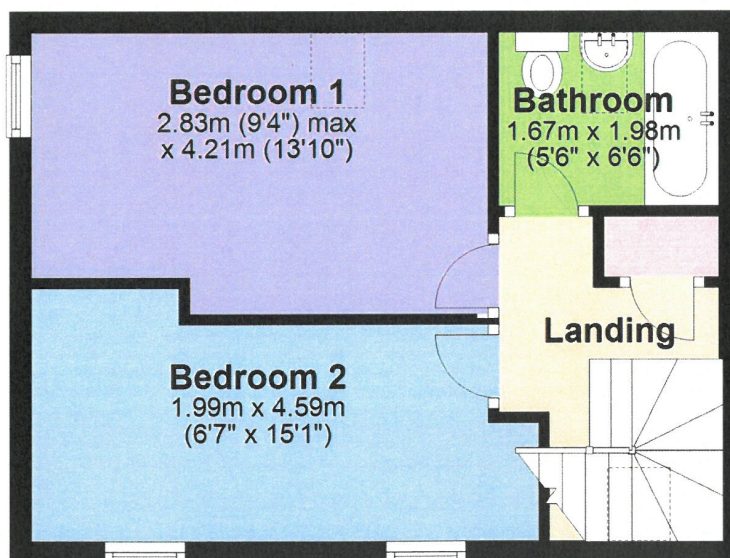
Ground Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



Total area: approx. 90.1 sq. metres (970.1 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.

Bronhelyg, Bronant, ABERYSTWYTH

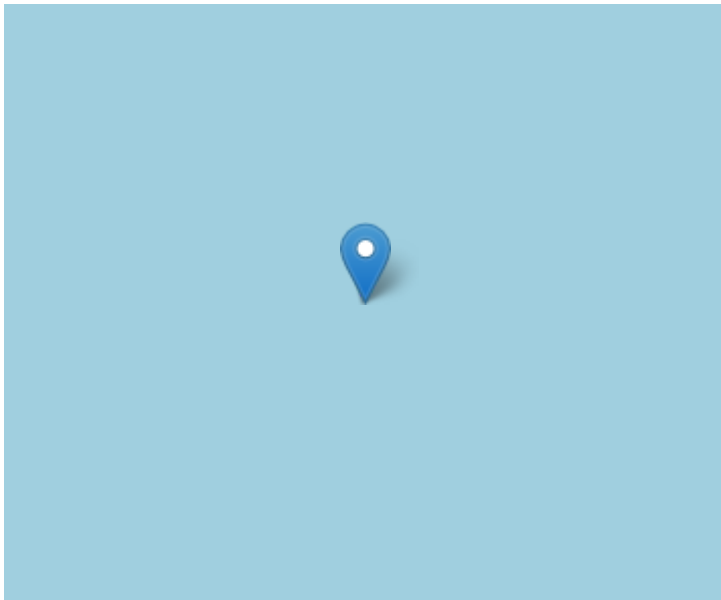
Directions

The property is best approached from the South via Tregaron on the A485. Proceed through the Village of Bronant. As you prepare to leave the Village a Chapel will be on your left hand side. Take the left hand turning beside the Chapel and the entrance to Bronhelyg will be the last on your right hand side, as identified by the name sign on the gate.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(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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