

*A substantial and impressive detached country residence with large multi purpose barn/workshop set in an extensive plot. Near Lampeter, West Wales*



**Penshiettyn, Silian, Lampeter, Ceredigion. SA48 8AU.**

**£575,000**

**REF: R/4048/LD**

\*\*\* A substantial and impressive country residence \*\*\* Offering 4 bedroomed, 2 bathroomed accommodation with high end Kitchen and Bathroom fixtures \*\*\* A multi purpose barn/workshop (measuring 80' x 30') with office space over \*\*\* Set in an extensive plot of approximately an acre overlooking the picturesque Village of Silian

\*\*\* Privately positioned with an extensive tarmacadamed driveway and yard area with ample parking and turning space \*\*\* Useful garage with inspection pit \*\*\* Low maintenance garden area with a lawn, patio and greenhouse \*\*\* Recent upgrade with mancave/studio

\*\*\* A home with great opportunities - Working from home/for light industrial use \*\*\* Are you seeking a home with business potential - Look no further \*\*\* A country property with endless possibilities



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**CARMARTHEN**  
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## LOCATION

The property is positioned in rural surroundings on the outskirts of the popular Community of Silian, only 2 miles from the University Town of Lampeter, a 20 minute drive to the Ceredigion Heritage Coastline at Aberaeron and within easy travelling distance to the larger Towns and Employment Centres of Aberystwyth and Carmarthen.

## GENERAL DESCRIPTION



A substantial and impressive country residence. The property is set within an approximately 1 acre plot and benefits from an impressive 4 bedroomed, 2 bathroomed residence with high end modern fixtures and fittings.

To the side of the property lies the large multi purpose barn that has had many uses over the years and could offer itself nicely for light industrial use, such as a workshop, storage, mechanics, etc.

The property enjoys breath taking views over the picturesque Village of Silian and enjoys an approach leading down to the tarmacadamed yard and parking area.

To the rear of the property lies the low maintenance lawned garden area and the new addition of the mancave/studio.

In all an impressive Family home with fantastic home working capabilities. It enjoys the use of Fibre Broadband, oil fired central heating and double glazing.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a UPVC front entrance door, staircase to the first floor accommodation.

### OFFICE/SITTING ROOM

15' 3" x 8' 3" (4.65m x 2.51m). With radiator.



### LIVING ROOM

16' 1" x 14' 2" (4.90m x 4.32m). With wall mounted electric fire and radiator.



## UTILITY ROOM

13' 0" x 9' 8" (3.96m x 2.95m). With Oak fitted floor units with work surfaces over, sink and drainer unit with mixer tap, plumbing and space for automatic washing machine and tumble dryer, UPVC rear entrance door.



## SHOWER ROOM

13' 0" x 14' 8" (3.96m x 4.47m). With low level flush w.c., pedestal wash hand basin, shower cubicle, radiator and extractor fan.

## KITCHEN

19' 3" x 13' 0" (5.87m x 3.96m). An Oak fitted Kitchen with an extensive range of wall and floor units with breakfast bar and dresser style unit with Welsh Granite work surfaces over, sunken 1 1/2 sink and drainer unit with a mixer tap, Belling electric cooker stove with extractor hood over, space for American fridge/freezer, tiled flooring, double aspect windows, radiator, boiler cupboard housing the Worcester oil fired central heating boiler.



## KITCHEN (SECOND IMAGE)



## FIRST FLOOR

### GALLERIED LANDING

With access to the loft space.



### REAR BEDROOM 4

14' 2" x 13' 0" (4.32m x 3.96m). With double aspect windows and radiator.



## FAMILY BATHROOM

A modern 3 piece suite comprising of a panelled bath with shower attachment, low level flush w.c., hanging vanity unit with wash hand basin, double sided airing cupboard with hot water cylinder and immersion, extractor fan.



## REAR BEDROOM 3

13' 4" x 10' 7" (4.06m x 3.23m). With radiator.



## FRONT BEDROOM 2

16' 7" x 10' 7" (5.05m x 3.23m). With radiator.



## FRONT BEDROOM 1

16' 1" x 12' 0" (4.90m x 3.66m). With double aspect windows and radiator.



## 'HIS AND HERS' WALK-IN WARDROBE

Offering potential as an En-Suite.

## EXTERNALLY

### BAR/STUDIO

20' 0" x 14' 0" (6.10m x 4.27m). With UPVC sliding door, electricity connected. Bespoke bar and fittings available by separate negotiation.



### LEAN-TO GARDEN STORE

### LEAN-TO GREENHOUSE

### PLANT ROOM

With the private borehole water system.

### OUTSIDE W.C.

Being block built with w.c. and wash hand basin.

## GARAGE/WORKSHOP

30' 0" x 15' 0" (9.14m x 4.57m). With inspection pit and fitted work bench, double steel door entrance, electricity connected.



## MULTI PURPOSE BARN

80' 0" x 30' 0" (24.38m x 9.14m). Of steel framed construction. Suiting a range of uses for light commercial use or for those wanting to run a business from home.



## LOFT OVER

With two offices with openings overlooking the barn.

## PARKING AND DRIVEWAY

A gated and extensive tarmacadamed driveway with good access onto all outbuildings and onto the main residence. It also offers extensive parking and turning space.



## GARDEN

A low maintenance walled rear garden laid to lawn with various patio and outdoor dining areas.

## VIEWS

Enjoying picturesque rural views over Silian and the surrounding countryside.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

The perfect Family home with great business capabilities. Rurally positioned near Lampeter.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

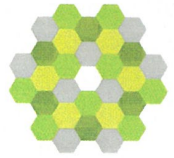
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

## **MONEY LAUNDERING REGULATIONS**

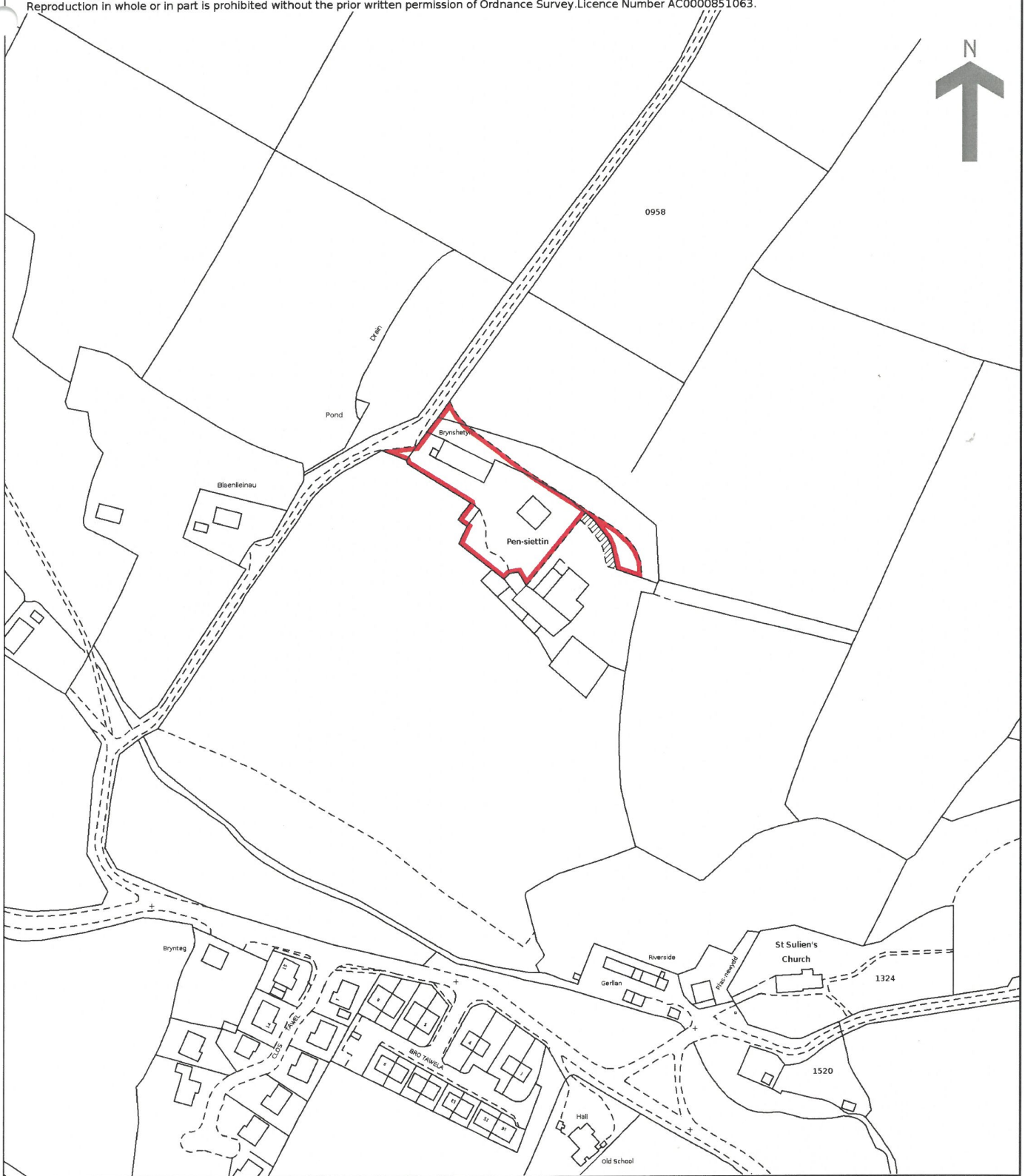
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### **Services**

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



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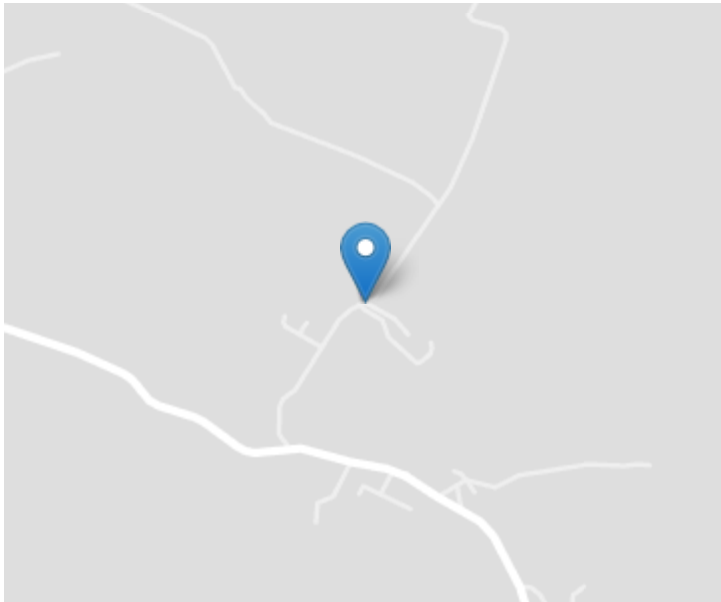
### Directions

From Lampeter take the A485 Tregaron road. Continue out of Town for approximately 1 mile until arriving at the sharp right hand bend. Turn left at the bend signposted Silian. Continue for approximately 0.5 of a mile until arriving at Silian. Continue through the Hamlet and on passing Bro Tawela and Clos Tawela on your left hand side take the next right hand turning and continue on this road for 0.5 of a mile. Pensieltyn will be the third on your right hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>75</b>	
(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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