

An impressive approximately 2.5 acre residential smallholding with stables, pasture paddock and outstanding views. Rhydownen, near Llandysul, West Wales



Beechwood, Rhydownen, Llandysul, Ceredigion. SA44 4QE.

£565,000

REF: A/5607/LD

*** A highly impressive and deceptively spacious 3 bedroomed, 2 bathroomed country residence *** Recently extended to now offer fantastic accommodation with no expense spared *** Highly efficient and well insulated *** Double glazing and oil fired central heating

*** Set in approximately 2.5 acres of grounds *** Useful range of outbuildings with detached garage, stables and workshop
*** Large paddock ideal for Livestock or Equestrian use with roadside frontage and gated access *** Established fruit tree orchard - Apples, Pears and Plums *** Vegetable garden with privet hedge

*** Fantastic far reaching country views over the Clettwr Valley and the surrounding West Wales countryside *** A peaceful rural location in Rhydownen, near Llandysul *** A stylish home deserving early viewing *** A perfect smallholding with high quality living accommodation and grazing



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

The Hamlet of Rhydowen is approximately 4 miles from the Teifi Valley Market Town of Llandysul which provides for most everyday amenities, approximately 7 miles distant from the larger University Town of Lampeter and a 15 minute drive from the Ceredigion Heritage Coastline at New Quay.

GENERAL DESCRIPTION

A highly impressive and sought after residential smallholding set in approximately 2.5 acres. The property enjoys a delightful rural position in the peaceful Hamlet of Rhydowen near Llandysul. The property comprises of a stunning and modern 3 bedroomed, 2 bathroomed country residence which has been completed to a very high standard and provides the most perfect Family home.

It also provides a range of useful outbuildings with stables, garage and workshop. The paddock offers fantastic grazing whilst also being Stock fenced with roadside gated access point ideal for those seeking Equestrian or Livestock purposes. The gardens also feature an established fruit tree orchard and a vegetable growing area.

A particular feature of the property is its fantastic far reaching views across the surrounding countryside and the Clettwr Valley, this creating a peaceful and highly desirable rural retreat that deserves early viewing.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

An impressive and welcoming room with a vaulted ceiling with two Velux roof windows, staircase leading to the first floor accommodation with understairs storage cupboard, composite wood effect flooring.



LIVING ROOM

14' 2" x 13' 3" (4.32m x 4.04m). With radiator, impressive free standing multi fuel stove on a slate hearth.



GROUND FLOOR W.C.

With a dresser style unit incorporating an enclosed w.c. with ceramic wash hand basin, heated towel rail, further low level storage cupboards along with a walk-in cloak cupboard and separate linen cupboard.



STUDY

11' 9" x 9' 9" (3.58m x 2.97m). With picture window enjoying views over the rear garden, radiator, boiler cupboard housing the Worcester oil fired central heating boiler, separate wardrobe.



DINING ROOM

15' 9" x 15' 8" (4.80m x 4.78m). With an impressive large stone inglenook fireplace with a large cast iron multi fuel stove radiator, spot lighting, composite wood effect flooring.



DINING ROOM (SECOND IMAGE)



KITCHEN

16' 3" x 9' 0" (4.95m x 2.74m). A stylish Shaker style fitted kitchen with a range of wall and floor units with work surfaces over stainless steel 1 1/2 sink and drainer unit, eye level oven and grill, 4 ring gas hob with extractor hood over, integrated dishwasher and fridge, tiled flooring, large pantry cupboard, UPVC side entrance door, spot lighting.



KITCHEN (SECOND IMAGE)



UTILITY ROOM

9' 0" x 9' 1" (2.74m x 2.77m). With Shaker style fitted units with a range of wall and floor units with work surfaces over, stainless steel sink and drainer units, plumbing and space for automatic washing machine, tiled flooring, rear entrance door.



FIRST FLOOR

GALLERIED LANDING

With potential for a small study/snug.



GALLERIED LANDING (SECOND IMAGE)



PRINCIPLE SUITE

Comprising of:-

DRESSING AREA

With walk-in wardrobes.

BEDROOM 1

16' 5" x 11' 8" (5.00m x 3.56m). With an apex style window enjoying breath taking views over the Clettwr Valley, separate Velux window, radiator, built-in wardrobe.



BEDROOM 1 (SECOND IMAGE)



EN-SUITE TO BEDROOM 1

Having a modern 3 piece suite with aqua boarded walls comprising of a panelled bath with shower, low level flush w.c., wall mounted vanity unit with wash hand basin, heated towel rail, extractor fan.



FAMILY BATHROOM

A modern 3 piece suite with part aqua boarded walls comprising of a low level flush w.c., pedestal wash hand basin, panelled bath with shower, heated towel rail, extractor fan.



REAR BEDROOM 3

12' 2" x 8' 7" (3.71m x 2.62m). With radiator, picture window enjoying views over the rear garden, built-in wardrobes.



BEDROOM 2

13' 9" x 11' 6" (4.19m x 3.51m). With picture window enjoying views over the Clettwr Valley to the front, Velux roof window, built-in wardrobes, radiator.



BEDROOM 2 (SECOND IMAGE)



EXTERNALLY

OUTBUILDINGS

Comprising of:-

GARAGE

24' 0" x 12' 0" (7.32m x 3.66m). With double door entrance, side service door, electricity connected.



LEAN-TO CAR PORT

With concrete flooring.

DOG KENNEL AND RUN



STABLE BLOCK

Comprising of:-



TACK ROOM

11' 2" x 9' 2" (3.40m x 2.79m). With electricity connected and fitted cupboards.



STABLE 1

12' 0" x 10' 0" (3.66m x 3.05m).



STABLE 2

12' 0" x 10' 0" (3.66m x 3.05m).

STABLE 3

12' 0" x 10' 0" (3.66m x 3.05m).

TRACTOR SHED/WORKSHOP

24' 0" x 12' 0" (7.32m x 3.66m).



TRACTOR SHED/WORKSHOP (SECOND IMAGE)



GREENHOUSE

10' 0" x 8' 0" (3.05m x 2.44m).



MATURE FRUIT TREE ORCHARD

With a range of Plum, Pear and Apple trees.



VEGETABLE GROWING GARDEN

With a number of established beds and privet hedging.



FRONT GARDEN

To the front of the property lies a lawned garden area with raised flower and shrub beds.

REAR GARDEN

To the rear of the property lies a terraced lawned garden area with a large patio being private and not overlooked.



PADDOCK

The land comprises of a good sized paddock enclosed by secure Stock fencing and accessed via a convenient roadside gated entrance. The pasture is gently sloping and naturally well drained making it well suited for grazing or for Equestrian use. The land is naturally tree lined with an established hedge row boundary providing shelter and privacy whilst enhancing the attractive and rural character of the land. The land also enjoys amazing vista points over the surrounding countryside and especially the Clettwr Valley.



PADDOCK (SECOND IMAGE)**PADDOCK (THIRD IMAGE)****VIEW FROM THE PADDOCK****FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

A highly sought after residential smallholding in a popular rural location.

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'.

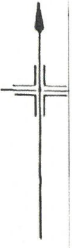
MONEY LAUNDERING REGULATIONS

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.

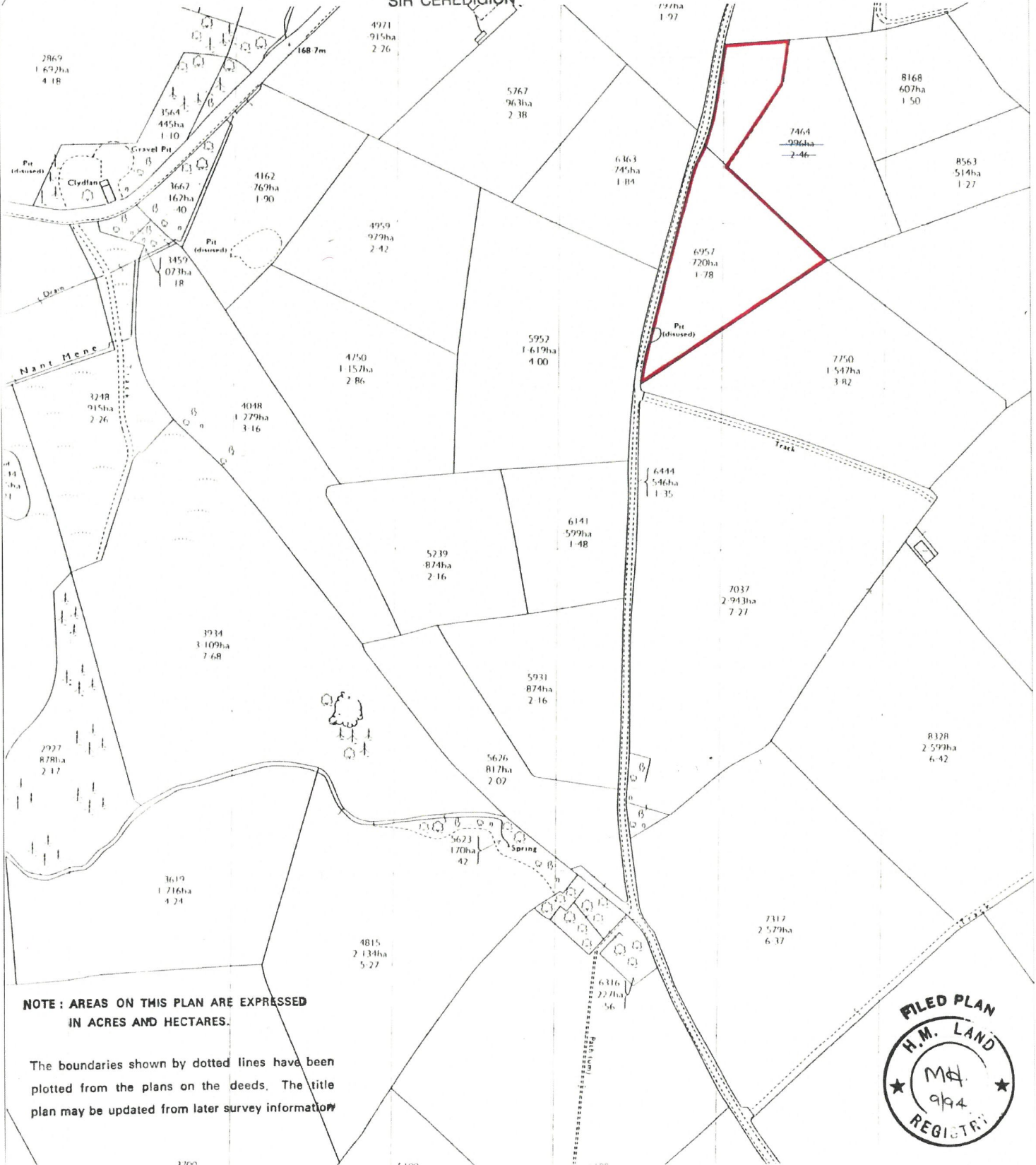
Services

We are informed by the current Vendors that the property benefits from 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.

H.M. LAND REGISTRY		TITLE NUMBER
		WA 723148
ORDNANCE SURVEY PLAN REFERENCE	SN 4344	Scale 1/ 2500
COUNTY DYFED	DISTRICT CEREDIGION	© Crown Copyright



ADMINISTRATIVE AREA CEREDIGION
SIR CEREDIGION

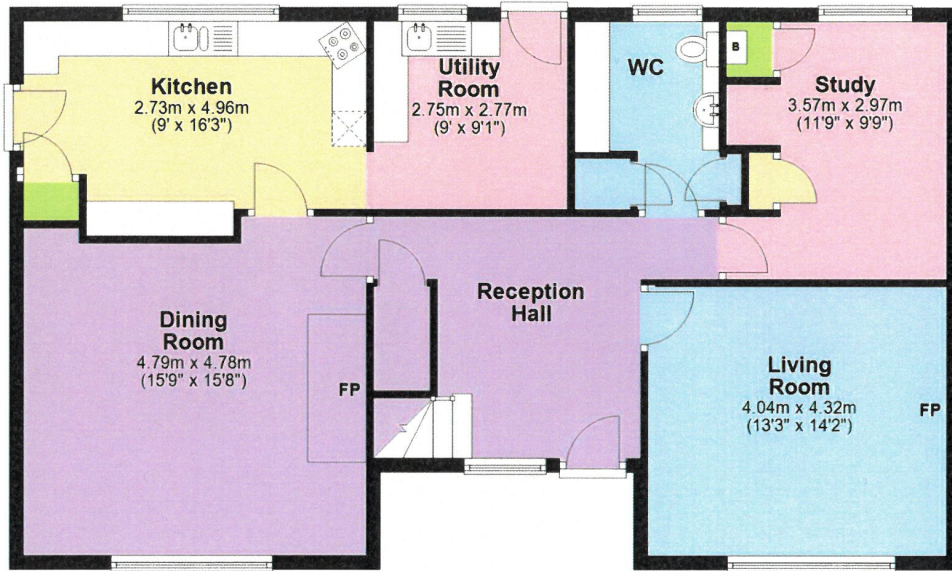


NOTE: AREAS ON THIS PLAN ARE EXPRESSED IN ACRES AND HECTARES.

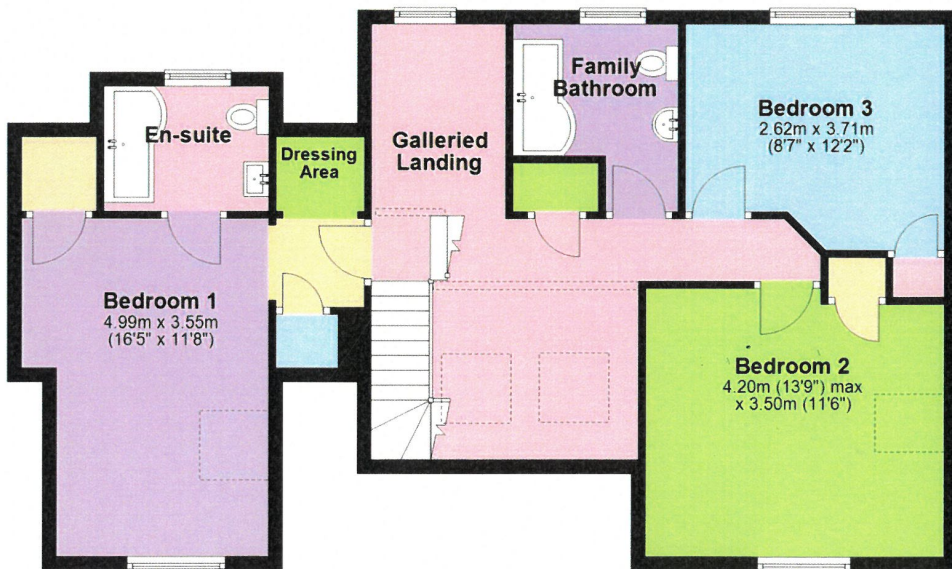
The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



Ground Floor



First Floor



Total area: approx. 180.1 sq. metres (1938.7 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Beechwood, Rhydowen, Llandysul

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (70)

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

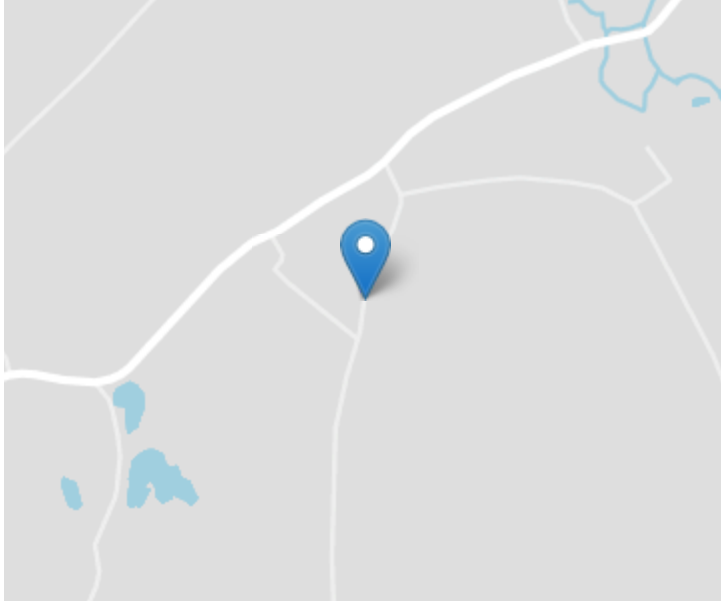
Is the property listed? No

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? No



Directions

From Lampeter take the A475 Newcastle Emlyn road. Continue through the Villages of Llanwnnen, Drefach and Cwmsychpant. Proceed to the Hamlet of Rhydowen. Head over the bridge and take the next left turning, Continue up this road for approximately 300 yards and the entrance to Beechwood will be on your left hand side, as identified by the name sign.

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]