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*Historic former Gate House Lodge, Grade II Listed of immense character in sizeable grounds in the Upper Ystwyth Valley.*

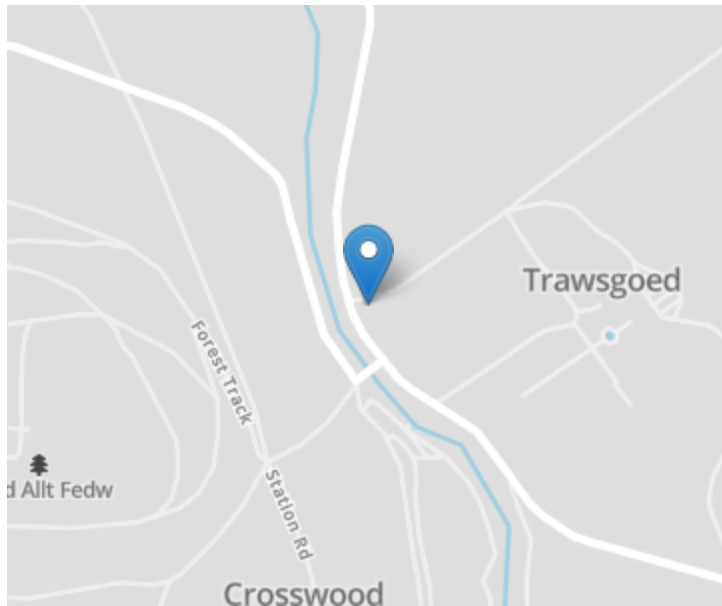


Lodge Fach, Trawscoed Estate, LLanafan, Aberystwyth, Ceredigion. SY23 4HS.

R/3697/AM

£229,950

\*\*\*A charming Grade II Listed former Estate Lodge offering character accommodation of individual design and specification.\*\*\* With two bedroomed accommodation.\*\*\* Electric heating and originally built in 1893 as part of the Trawscoed Estate and located at the end of the Trawscoed Mansion Drive.\*\*\* The property is set within its own extensive grounds with a private lane access.\*\*\* The accommodation providing on ground floor, porch, reception hall, ground floor bedroom, cloakroom with w.c., two further reception rooms and a kitchen. On the first floor there is a large master bedroom, bathroom.\*\*\* Externally there is a private drive, extensive grounds, railed fore garden, rhododendrons and drive and parking facilities and various outhouses.\*\*\*



### Location

Lodge Fach is located set off the B4340 at the end of the private drive to Trawsgoed Mansion and some 8 miles South of the University town and coastal resort and administrative centre of Aberystwyth on the Cardigan Bay. The property is located within the Upper Ystwyth Valley.

### Property Description

This charming estate lodge offers a rare opportunity for the prospective purchaser to acquire an interesting and historic property within the former Trawsgoed Estate of the Earls Lisburne. The Lodge was originally built as a Gate Lodge for the Trawsgoed Mansion Drive and was construction in 1893 and is Grade II Listed by Messrs. CADW.

The accommodation offers character rooms and is spacious and set within a traditional building of stone rendered elevations under a Welsh slated roof. The accommodation provides for electric heaters and family proportioned living and divides more particularly as follows:-



### Ground Floor

#### Storm Porch

#### Entrance Hall

Entrance door to reception hall, part quarry tiled floor, part boarded floor.

#### Reception/ Bedroom 2

11' 0" x 8' 10" (3.35m x 2.69m) with night storage heater, cast iron feature fireplace.



### Understairs Cloakroom

With low level w.c. and pedestal wash hand basin and heated towel rail.



### Reception room



15' 1" x 11' 0" (4.60m x 3.35m) with open fireplace, with country multi-fuel cast iron stove, radiator, storage heater.

### Dining room

9' 8" x 8' 6" (2.95m x 2.59m) with quarry tiled floor to understairs storage cupboards. Steps down to

### Kitchen

15' 1" x 5' 8" (4.60m x 1.73m) in galley style fitted with floor and wall cupboards, cooker space, extractor fan, single drainer sink unit, plumbing for washing machine, side loft hatch.



### First Floor

#### Landing

First floor approached via a timber staircase from hall to landing.

#### Double Bedroom

12' 6" x 11' 0" (3.81m x 3.35m) with electric heater, cast iron fireplace.



## Bathroom

9' 5" x 8' 6" (2.87m x 2.59m) with cast iron painted fireplace. Pedestal wash hand basin, panelled bath, Triton electric shower over. Low level flush w.c., heated towel rail.



## Externally

The property has extensive gardens which are level, laid to lawn largely with various shrubs, mature hedges, giving good levels of privacy. There is a railed fore lawn to the drive. The property is accessed via its own private access to the rear which has a gated entrance to the grounds with private parking. There are various outhouses, outside tap, attractive rhododendrons and the whole providing an opportunity for those desiring character living in a pleasant rural environment of the Upper Ystwyth Valley.

## Services

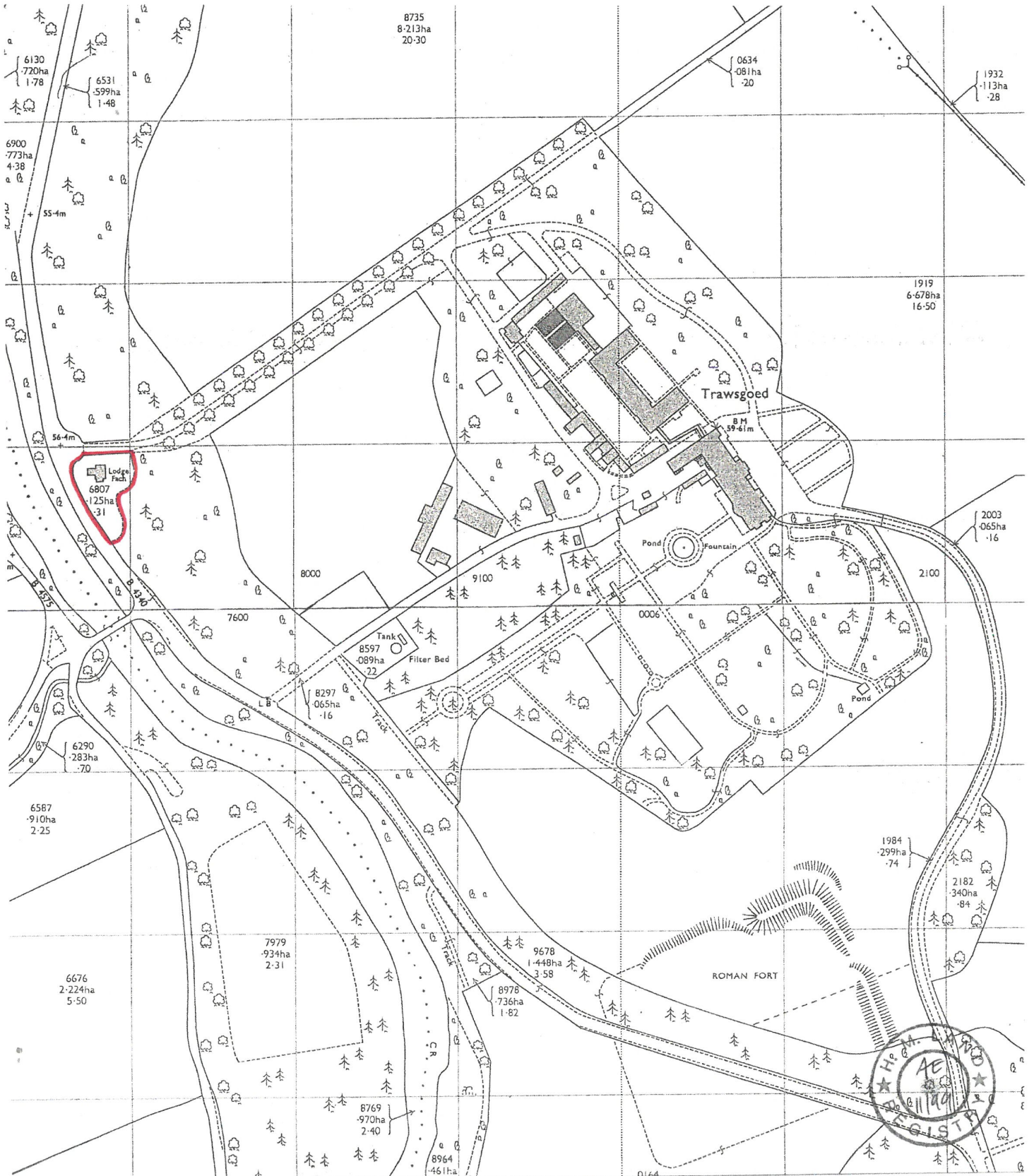
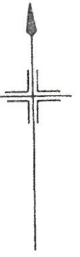
Mains water, private drainage system, mains electricity, telephone subject to Telecom Regulations, electric heaters.

## Directions

The property is best approached by taking the Pontrhyfendigaid B4340 road from Southgate, Aberystwyth South towards Pontrhyfendigaid, continue through the village of New Cross and through Abermagwr, continuing for a further half mile and the Lodge will be seen on the left hand side at the end of the drive to Trawscoed Mansion.

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		<b>WA937833</b>
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