

# EVANS BROS.

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## Green Park, Rhydowen, Llandysul, Ceredigion, SA44 4UD

**Offers In The Region Of £599,950**

Well presented approximately 10 acre Smallholding comprising a character, stone and slate, double fronted, centrally heated, double glazed, 4/5 bedroom residence dating back to the 1800's.

Good range of stone and slate outbuildings (being the old Coach House and Cow Shed). Ideal for conversion (STC). Garage, ample parking, covered decking, lawn gardens, orchard, vegetable garden etc. 10 acres in compact, convenient enclosures, stock proof fenced with natural water supply. Located on both sides of the Council road.

## LOCATION



Conveniently located in the rural Village of Rhydowen, 9 miles from Lampeter and Newcastle Emlyn. 19 miles North of Carmarthen administrative centre.

## DESCRIPTION



The detached house, which dates back to the 1800's, provides the following LP gas central heating, upvc double glazed, character, homely :-

## ACCOMMODATION

(Dimensions approximate) All principal rooms have adequate power points and central heating radiators.

### Storm Porch

### Front Entrance Door

## Spacious Hallway

18'5" x 5'8" (5.61m x 1.73m)



## Front Lounge/ Living Room

13' x 11'9" (3.96m x 3.58m)



Feature multi fuel stove, fitted cupboard.

## Rear Sitting Room / Bedroom

9'9" x 8'8" (2.97m x 2.64m)



## Shower Room



With WC, pedestal wash hand basin, toiletries cabinet.

Door to :

## Open plan Kitchen/Dining Room

22'3" x 12'4" (6.78m x 3.76m)



Wall and base storage units, working surfaces, sink h/c, 5 ring gas hob with double base oven, dish washer, breakfast bar, timber ceiling, attractive tile flooring, working fireplace.

## Rear Entrance Porch

### FIRST FLOOR

Spacious landing with access to insulated, part boarded loft space.

## Landing



## Shower Room

10'3" x 8' (3.12m x 2.44m)



Shower cubicle with a "Mira" electric shower, WC, pedestal wash hand basin, down lights, extractor fan, fitted cupboard, airing cupboard with louvre doors (houses the central heating boiler).

**Front Double Bedroom**  
13'1" x 11'4" (3.99m x 3.45m)



Fitted cupboard, double wardrobes (hanging and shelved).

**Office/ 5th Bedroom**  
6'9" x 5'9" (2.06m x 1.75m)



**Front Double Bedroom**  
13' x 11'4" (3.96m x 3.45m)



Fitted cupboard, glazed to half.

**Rear Double Bedroom**  
13' x 10'4" (3.96m x 3.15m)



**Cellar**



Being dry and useful for storage, divided into three rooms viz.

**Cellar Room 1**  
12'3" x 9'5" (3.73m x 2.87m)

**Cellar Room 2**  
7'7" x 7'5" (2.31m x 2.26m)

**Cellar Room 3**  
11'7" x 11'5" (3.53m x 3.48m)

**SERVICES**

Mains water & electricity, private drainage.

## EXTERNALLY



A spacious plot with ample parking.

### Front & side Lawned Gardens



### Vegetable Garden



### Orchard

## Ornamental Trees & Shrubs



## OUTBUILDINGS

Conveniently arranged on the periphery of the rear concreted courtyard.

### Stone/slate Coach House

30' x 15' (9.14m x 4.57m)



To include general store room with adjoining stable, all with loft over.

### Lean to Garage at rear

### Garden and Chicken Shed

## Stone/slate former Cowshed

51' x 15' (15.54m x 4.57m)



Now utilised as general storage and utility room, complete with the old wall oven and chimney.

Lean to's

Spacious Side Covered Decking



## THE LAND



Extends, we are informed, to approximately 10 acres in all to include grounds. The land is all laid to pasture, stock proof fenced with natural water supply. Approximately half of the

land adjoins the house and buildings is suitable for grazing or cropping in 4 enclosures. The remaining land is located opposite the Council road, suitable for grazing with the river Clettwr forming the boundary (to include fishing).



## DIRECTIONS

From Llanwnnen, head towards Newcastle Emlyn on the A475. As you reach Rhydowen Village, turn right at the cross roads for Ponsian. Green Park can be seen on your right set back off the road after approximately 200 yards (with an Evans Bros. smallholding for sale board thereon).

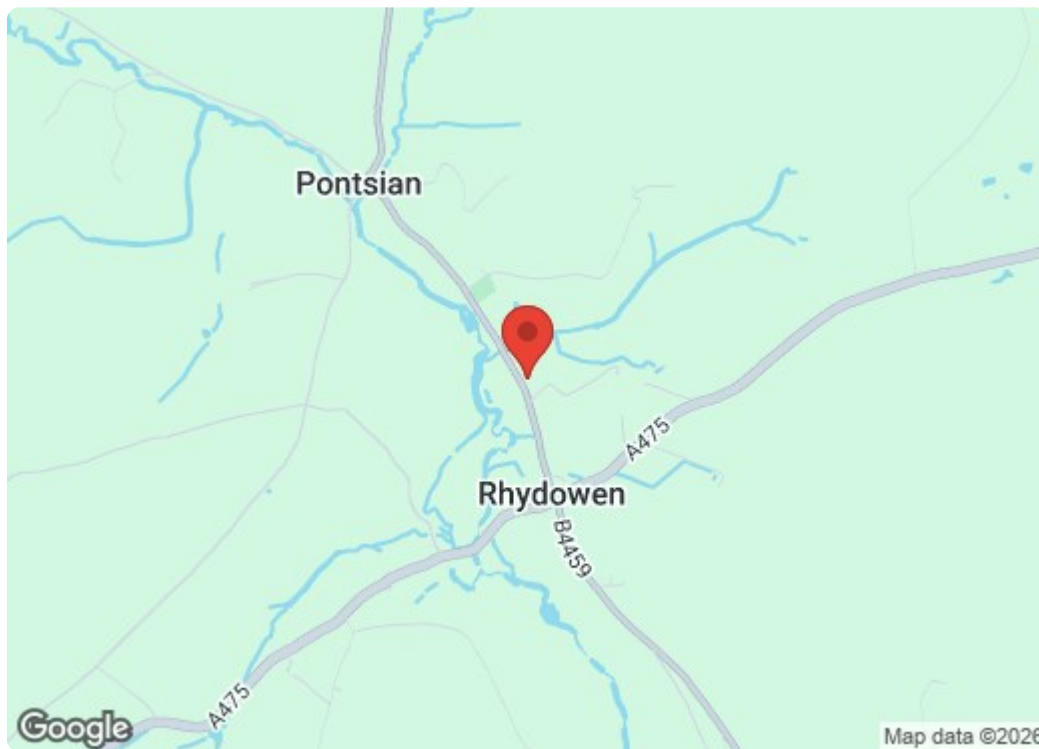
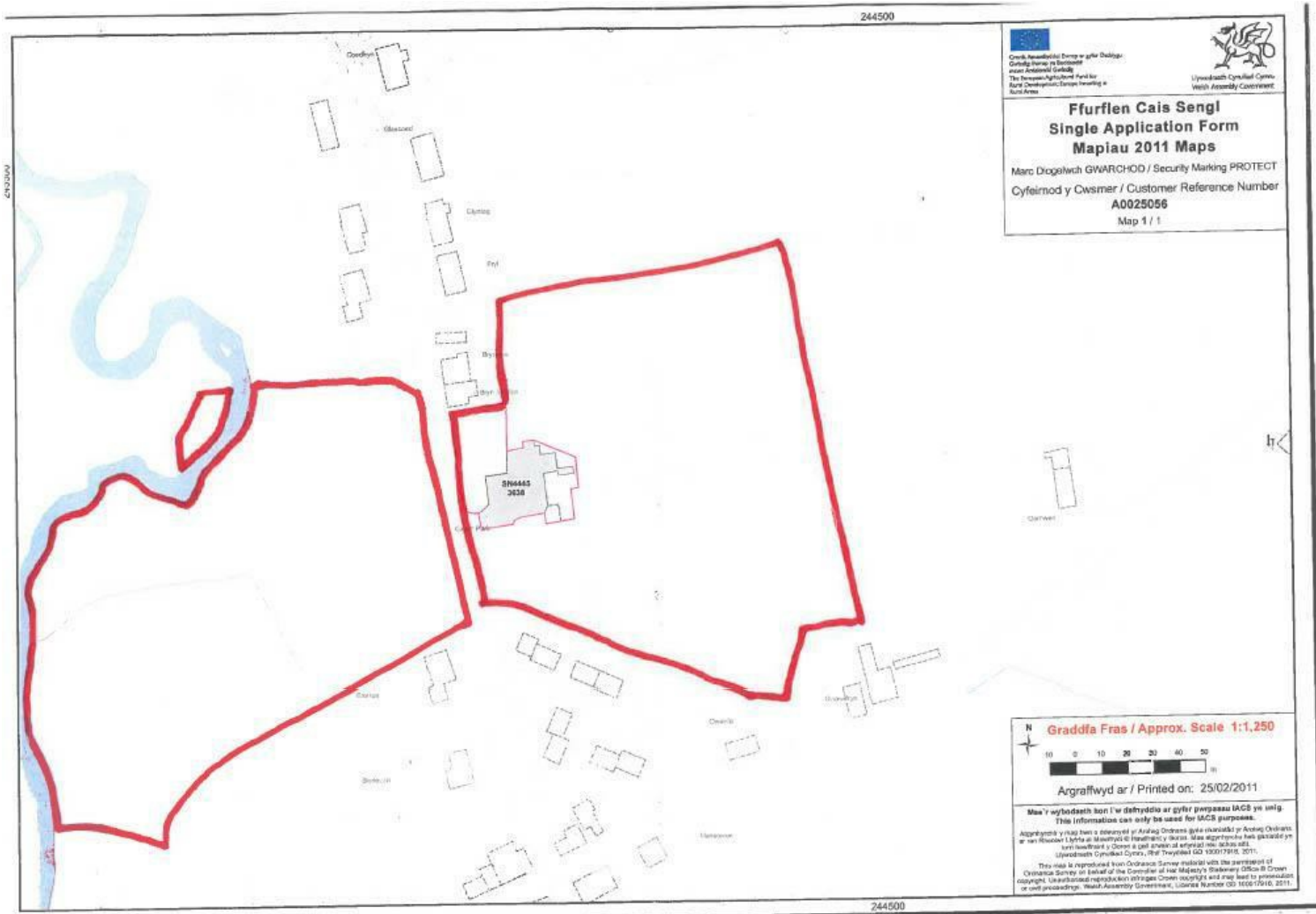
## GENERAL COMMENTS

Not your average run of the mill 10 acre holding!

The residential appeal of the character, imposing, squires residence, coupled with potential for outbuilding conversion makes Green Park a compelling package.

## Council Tax

We understand the property is in council tax band 'F' with the amount payable being £2756 ([www.mycounciltax.org.uk](http://www.mycounciltax.org.uk))



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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