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

**Open To Offers £599,950**

A charming and versatile smallholding extending to approximately 10 acres, Green Park combines character, space and excellent lifestyle potential in a picturesque rural setting.

At the heart of the property is an attractive stone and slate double-fronted former squire's residence dating back to the 1800s, offering spacious and well-presented accommodation with 4/5 bedrooms. The home benefits from oil fired central heating, double glazing and a wealth of traditional character features, creating a comfortable family residence with timeless appeal.

## 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 farmhouse has been well maintained and benefits from central heating and double glazing, while retaining the charm and character expected of a property of its era. The versatile layout offers generous living space, making it equally suited as a family home, lifestyle property or smallholding.

A particular feature of the holding is the excellent range of traditional stone and slate outbuildings, including the former Coach House and Cow Shed. These buildings offer tremendous scope for a variety of uses and may present conversion opportunities, subject to obtaining the necessary planning permissions.

Outside, the property enjoys attractive lawned gardens, a productive orchard, vegetable garden, covered decking area, garage and ample parking. The land extends to approximately 10 acres and is arranged in convenient, stock-proof fenced paddocks with a natural water supply, making it ideal for smallholding, equestrian or hobby farming pursuits. The land lies on both sides of the council-maintained road, providing easy access and practical management.

A rare opportunity to acquire a character rural property with

useful outbuildings, productive land and excellent potential in the sought-after Ceredigion countryside.

## 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)



### Open plan Kitchen/Dining Room

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



### Shower Room



With WC, pedestal wash hand basin, toiletries cabinet.

Door to :

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 Pontsian. 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).

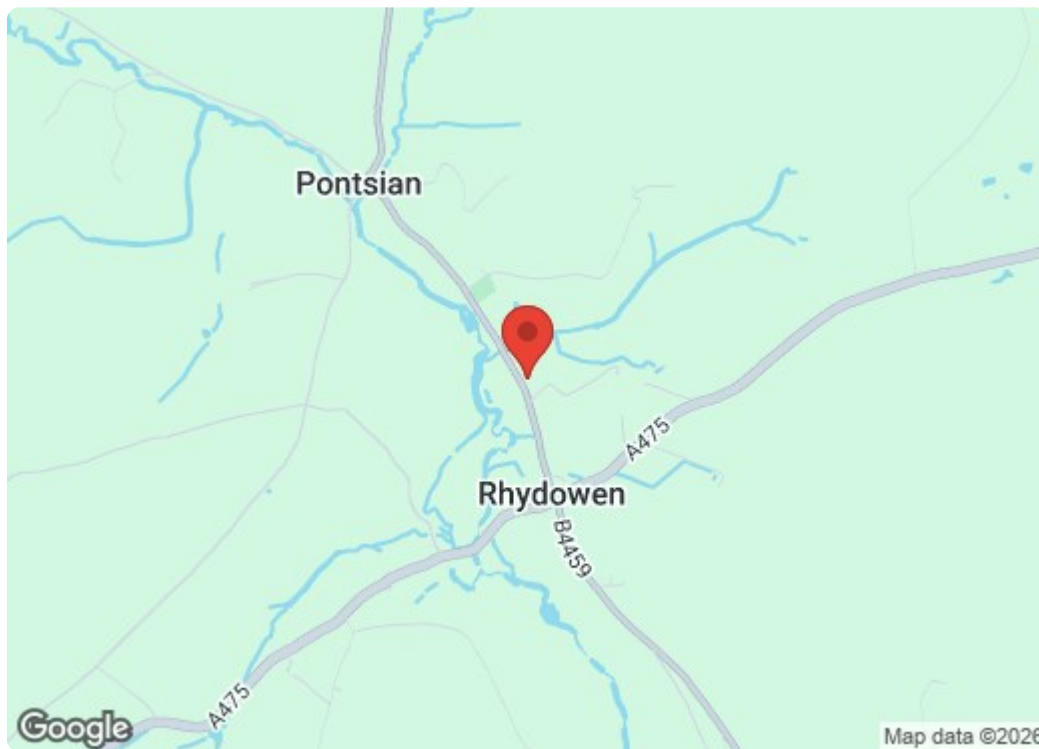
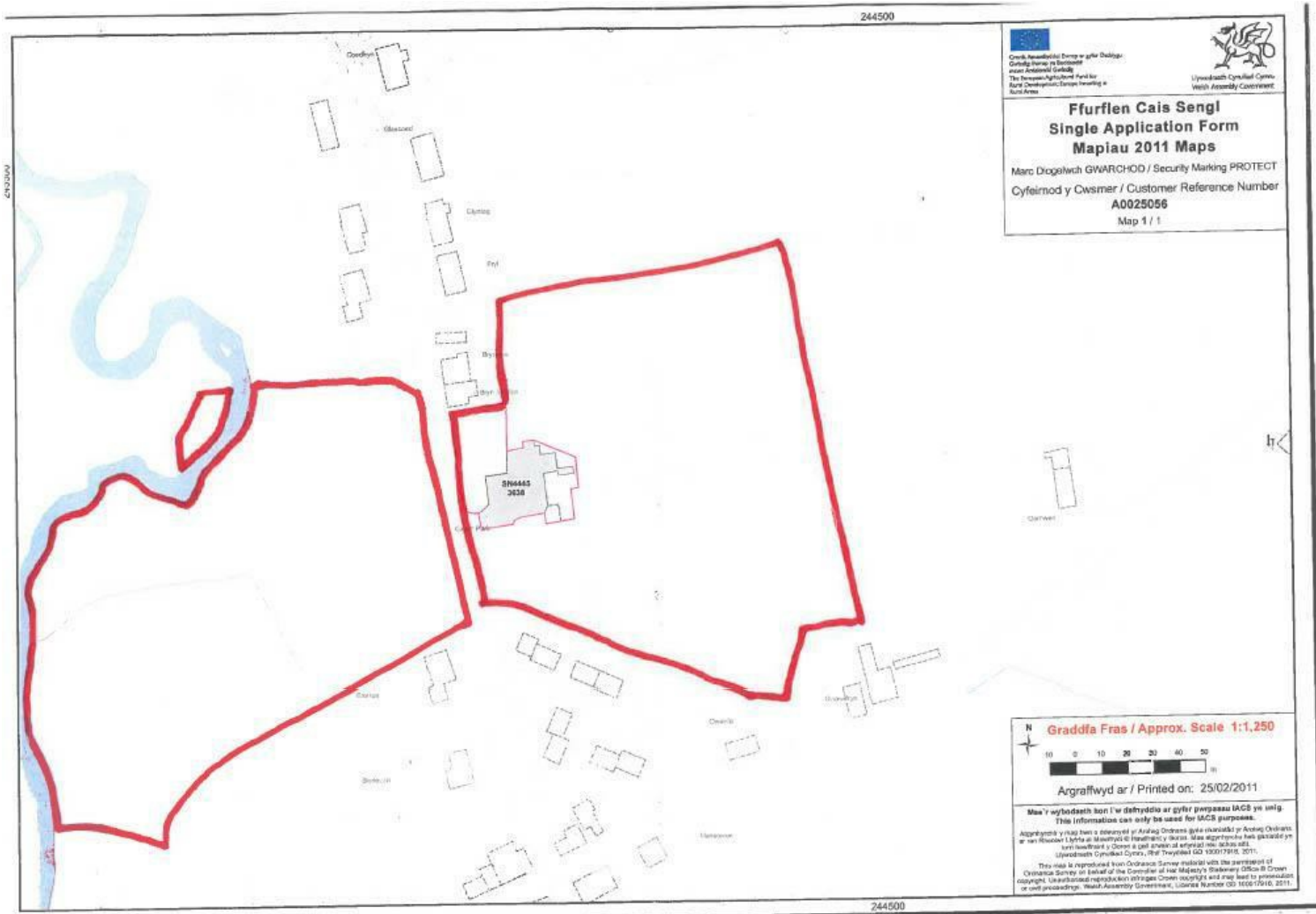
### GENERAL COMMENTS

Not your average run of the mill 10 acre holding!

The residential appeal of the character, imposing, squire 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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