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Tynrhos, Cilcennin, Cilcennin, Lampeter, Ceredigion, SA48 8RP

Asking Price £695,000

**** Lifestyle opportunity with income generation ****

Located in the rolling countryside between Aberaeron and Lampeter, this modern 9 acre smallholding presents a unique opportunity for those seeking a versatile property with income generation potential. The detached bungalow features 3 well-proportioned bedrooms, an inviting reception room and a large conservatory together with an impressive kitchen/diner providing ample space for family living or entertaining guests.

Set within a generous plot, the property boasts a delightful holiday cottage, campsite and a tranquil fishing lake, making it an ideal retreat for nature lovers and those looking to capitalise on the holiday rental market. The expansive grounds offer plenty of room for outdoor activities and relaxation, ensuring a peaceful lifestyle away from the hustle and bustle.

Conveniently located just 12 miles from Lampeter and a mere 5 miles from the picturesque Georgian harbour town of Aberaeron, residents can enjoy the best of both worlds - rural tranquillity combined with easy access to local amenities and stunning coastal scenery.

Location



The property is attractively located in rural surroundings with access off a country lane by a hard based track owned by the property, some 2 miles from the village of Cilcennin, approximately 5 miles from the Georgian harbour town of Aberaeron. The property is also convenient to the market town of Lampeter to the south and the larger shopping town and employment centre of Aberystwyth to the north.

Description



This unique lifestyle opportunity provides a modern, comfortable home with solar panels and private water providing an off-grid opportunity.

The property comprises a modern detached bungalow residence originally constructed, we understand, in approximately 1972 of traditional construction offering commodious accommodation with particularly large rooms and a recently upgraded kitchen being the heart of this lively home, with the benefit of oil-fired central heating, PV solar panels with export tariff and uPVC double glazing. The bungalow affords the following accommodation:

Front Porch

9'1 x 8'3 (2.77m x 2.51m)



A character room with double opening doors and exposed brick walling.

Living Room

24'0 x 11'8 (7.32m x 3.56m)



With feature stone fireplace and slate hearth with open flue, patio doors to front and radiator.

Feature Kitchen / Dining Room

23'7 x 11'6 (7.19m x 3.51m)



Having recently been refitted with an excellent range of modern units having quartz work surfaces incorporating a sink unit with grooved draining area, Neff "Slide and hide" oven, Bosch 4 ring ceramic hob with extractor hood over, space for microwave and dishwasher.

Sitting Area



This is directly off the kitchen with wood burning stove and door to:

Conservatory

17'0 x 13'0 (5.18m x 3.96m)



With 2 radiators, French door to rear and timber effect flooring.

Inner Hallway



With doors to:

Bathroom



Being fully tiled with bath, large shower cubicle, wash handbasin set in a vanity unit, toilet and radiator.

Front Bedroom 2

11'4 x 11'9 (3.45m x 3.58m)



With radiator and window.

Rear Bedroom 1

13'10 x 11'5 (4.22m x 3.48m)



With radiator and window.

Front Bedroom 3

11'10 x 8'9 (3.61m x 2.67m)



Currently used as an office space with window.

Utility Room

13'0 x 9'10 (3.96m x 3.00m)



Leading from the Kitchen. With base units incorporating single drainer sink unit, plumbing for automatic washing machine, Worcester oil-fired boiler and access to airing cupboard with copper cylinder.

Store / Boot Room / Office

13'5 x 13'0 (4.09m x 3.96m)



Housing the solar panel inverter with two batteries, radiator and side entrance door.

Externally



The property is approached by an attractive tree-lined hard based lane. To the side of this is a lovely field used as the camping tent field for the campsite with electric hook up points, also with the well having a timber building housing the pump and filters etc.

Surrounding the bungalow are lawn and grassed areas with raised beds for vegetable growing and a polytunnel.

Tynrhos Lake View



An attractive letting unit offering well presented accommodation with a new water system having good reviews and available furnished as a going concern if required.

Living Room

17'5 14'5 (5.31m 4.39m)



With double aspect windows making it a nice light area.

Bedroom

13'2 x 8'9 (4.01m x 2.67m)



With an electric heater and door to shower room.

Kitchen

8'9 x 8'0 (2.67m x 2.44m)



With a range of recently installed kitchen units having sink unit, two ring hob, space for fridge and slimline dishwasher.

Shower Room



Recently refurbished with shower, toilet, wash basin and heated towel rail.

Adjoining Workshop Range



divided into 3 areas:

Workshop 1 (27'0 x 18'0)

Store Shed (18'0 x 13'0)

Machinery Store (18'0 x 13'3) housing the water storage tanks and treatment equipment.

Potting Shed (15'0 x 12'6)

Detached Toilet Block



With two toilets and two shower units.

Camping Site



The property offers sites for motor homes and camper vans

with up to 11 electric hook up points for campers in a lakeside location.

The Lake



A feature of this property is the attractive lake which we are informed is well stocked with a good selection of coarse fish including Grass Carp, Silver Carp, Mirror Carp, Roach, Perch, Tench, and Rud having a number of fishing platforms and a small fishing lodge along with a central island which is a haven for nesting birds.

There is also a second feeder lake being an attractive feature.

The Land



To the rear of the property are 3 paddocks in all approximately 9 acres.

Services

We are informed the property is connected to mains electricity having a 4 KW solar system with two batteries and an export tariff, private water from a well with recently upgraded pump and UV filters etc., private drainage and oil-fired central heating to main dwelling.

Directions

From Aberaeron take the A482 Lampeter roadway and continue through the village of Ciliau Aeron, taking the next left hand turning at a cross roads sign posted Cilcennin. Continue to the T junction turning right, then taking the next left hand fork, continue to a T junction turning left. Continue to the next T junction and turn tight, proceed for approximately half a mile and the property can be found on the right hand side as identified by the agents For Sale board.

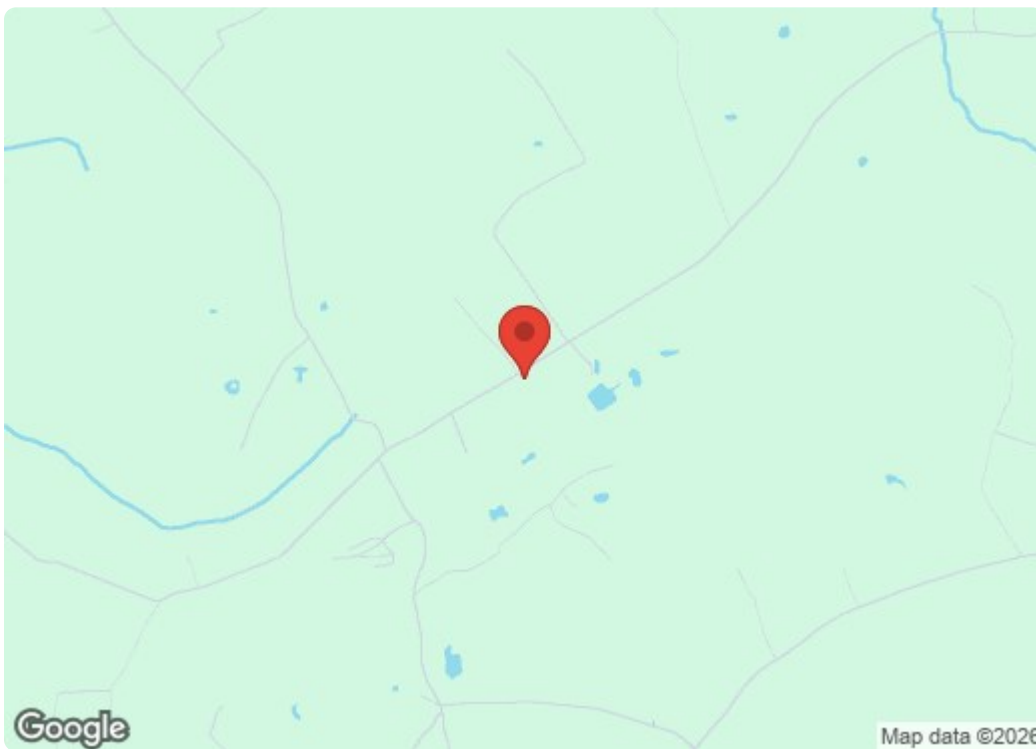
Please Note

The property is bisected by a public footpath.

Council Tax Band E

Main residence is Council Tax Band E.

Tynrhos Lake View is Council Tax Band A.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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