

Gwarallt Faerdre
Talgarreg
Llandysul

Guide Price £600,000

- Delightful residential smallholding
- Character refurbished former farmhouse
- Well preserved stone barns
- Attractive Gardens
- Approx. 6 acres incl. Paddock areas
- Woodland and valley with pretty stream
- Picturesque views over wooded valley and country side
- Must be Viewed



A delightful residential approximately 6 acre smallholding with a characterful 4 bedroom, 2 bathroom former farmhouse, with excellent ranges of stone outbuildings, paddocks and woodland, intersected by an attractive babbling stream in the valley, being a peaceful quiet area for "reflection".

The property is located some 15 minutes inland from the Ceredigion Heritage Coastline with its many popular beaches and secluded coves. Convenient to Aberaeron, Lampeter, Llandysul and Cardigan.

Description

An attractive property having been refurbished, offering well presented accommodation that has to be inspected internally to be fully appreciated. The property has LPG gas fired central heating and Upvc double glazing, with the benefit of many retained character features including an impressive inglenook fireplace being high in residential appeal. The property also has the benefit of 2 well preserved stone ranges, the first having been re-roofed and under felted in recent years, previously used for stables and storage accommodation together with a further former cowshed .

Location

The property is located in an attractive private setting, overlooking a pretty wooded valley part of which is included within the property. Continuing down to a secluded valley bottom is a pond with babbling stream, making it a tranquil area.

Farmhouse

The farmhouse provides the following accommodation;

Front Upvc Entrance Door

Leading to

Dining Room

14'6 x 14'4 (4.42m x 4.37m)

With tiled floor, 2 radiators, access to under stairs storage cupboard, painted stone walls, multi fuel stove set on a slate hearth with an oak over mantel.

Living Room

14'6" x 12'7" max (incl. inglenook fireplace) (4.42m x 3.84m max (incl. inglenook fireplace))

With impressive inglenook fireplace with wood burning stove inset, tiled flooring, front and side windows, 2 radiators.

Rear Kitchen

21'10 x 7'7 plus recess (6.65m x 2.31m plus recess)

With an extensive range of kitchen units at base and wall level, incorporating single drainer sink unit, LPG range with cooker hood over, red quarry tiled floor, 2 radiators. stairs leading to Landing / Study.

Shower Room Off

With pedestal wash hand basin having shaver light over, toilet, corner shower with electric shower.

Rear Utility Room

10'6 x 7'10 (3.20m x 2.39m)

With quarry tiled floor, base units incorporating single drainer sink unit, space and plumbing for automatic washing machine and tumble dryer, rear and side windows, rear entrance door.

First Floor

Study / Landing

Radiator, access to loft. Recessed window with views over the front of the property.

Rear Bedroom 1

11'7 x 10'10 max (3.53m x 3.30m max)

Built-in airing cupboard with copper cylinder, electric immersion heater.

Tastefully Refurbished Bathroom

8'8 x 5'8 (2.64m x 1.73m)

Recently over hauled with tiled floor and attractive tiled walls, feature modern bath with shower attachment, wash hand basin set in a vanity unit, toilet.



Front Bedroom 2

9'9" x 9'5" max (2.97m x 2.87m max)

With built-in cupboards, front window, radiator

Bedroom 3

11'3" x 8'8" (3.43m x 2.64m)

Radiator

Bedroom 4

9'5" x 8'3" (2.87m x 2.51m)

Radiator

Externally

A feature of this property is the attractive private setting with a hard based forecourt flanked by 2 substantial ranges. To the rear of the property is an attractive lawn and garden area with enclosed garden with further area having purpose built chicken shed, 2 paddocks and broadleaf woodland below the house, the whole enjoying attractive views over the valley and beyond. In all we understand approximately 6 acres or thereabouts.

Barn Range 1

45' x 18' (13.72m x 5.49m)

Attractive dress stone elevation contained under a slated roof having been re-roofed and under felted. In our opinion being ideal for conversion (subject to any necessary consents).

Granary & Storage Area

15' x 18' + 5' x 18' (4.57m x 5.49m + 1.52m x 5.49m)

Access via steps from Range 1 with feature side window and below this is a further storage area

Barn Range 2 Former Cowshed

45' x 18 overall (13.72m x 5.49m overall)

Of stone construction with box profile roofing, with high double doors allowing vehicle access. Door leading to rear paddock

2 Pasture Paddocks

To the rear of the property.

Broadleaf Woodland

Below the house is a sloping area laid to broadleaf woodland planted in recent years. Leading down to a secluded area at the valley bottom intersected by a stream and with pond, being one of the vendors favourite places for peace and tranquillity.

The Views

Services

We are informed the property is connected to mains electricity, private water, to shared water supply, shared with 1 other property which also has an independent electric supply for its own pump, private drainage, LPG gas fired central heating.

Directions

From Aberaeron take the A487 South to Synod Inn turning left and immediately left again onto the B4338 Talgarreg road, continue to the village of Talgarreg, proceeding straight through towards Pontsain, continue through a small hamlet called Bwlch-y-fadfa taking a right hand bend and the property is the next on the left hand side as identified by the agents For Sale board.

What3Words irrigate.diamonds.landed

Council Tax Band D

We understand the property is Council Tax Band D and the Council Tax payable for 2022 / 2023 financial year is £1775

Floorplan

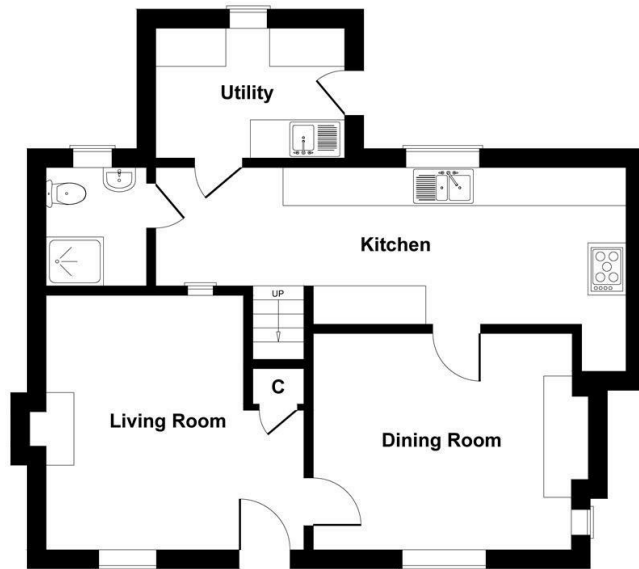




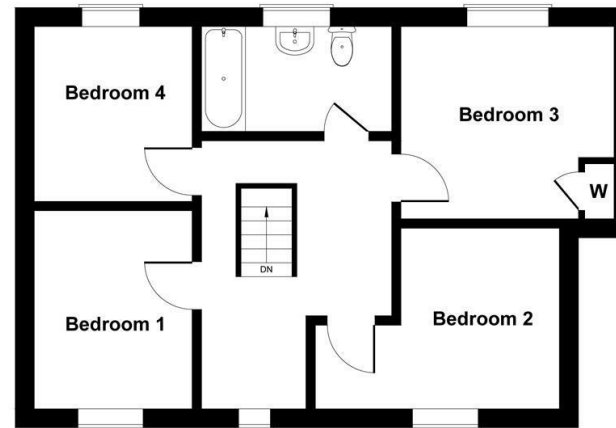
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Gwarallt Faerdre, Talgarreg



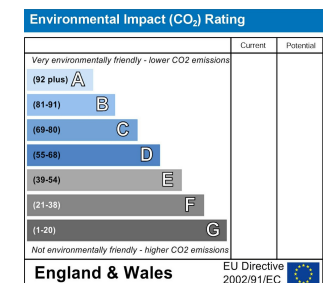
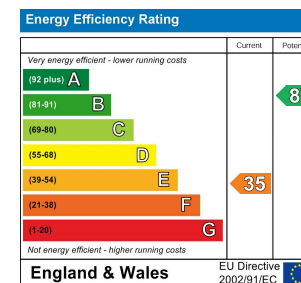
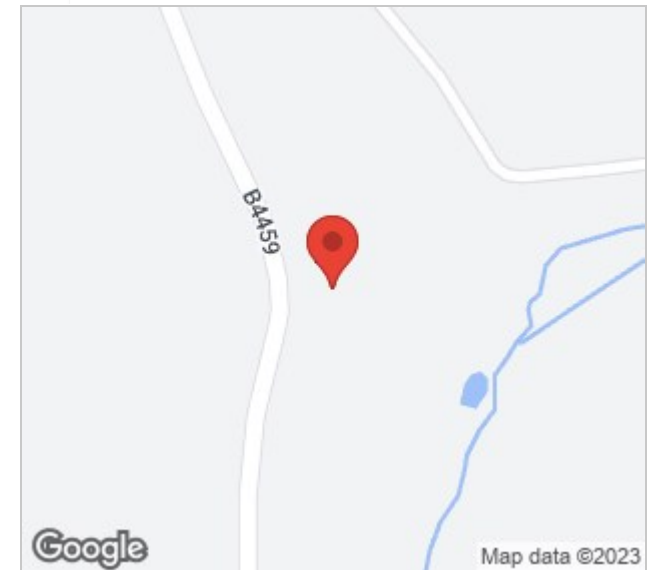
GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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