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**Parcau Isaf, Pencae, Llanarth, Ceredigion, SA47 0QW**

**Guide Price £324,950**

A delightfully situated and secluded 8 acre country property comprising of a detached, characterful and well-presented 2 bedroom bungalow with the benefit of uPVC double glazing and LPG gas fired central heating. Standing in approximately 8 acres of mature gardens and grounds being a haven for wildlife and high in conservation and amenity value. Although located in a private secluded location, the property is not remote being only some 2 miles from the village of Llanarth and within a 10 minute drive of the popular seaside fishing village of New Quay renowned for its sandy beaches.

Please note this property is subject to an Agricultural Occupancy restriction.

## Location



The main feature of this property is its tucked away and secluded location being approached via a right of way initially through a farmyard and then along a bumpy track, opening and closing 2 gates and through a stream; making it ideal for those looking to be tucked away. The property stands in its own mature grounds that have reverted to nature in recent years. We are informed that while historically the grounds were clear, the property is now a haven for wildlife and is ideal for those with nature conservation at heart.

Llanarth provides a good range of everyday amenities including, primary school, 2 shops, public house and is on a regular bus route. The property is within a 5 minute drive of the pretty seaside village of New Quay, renowned for its sandy beaches and is also close to the harbour town of Aberaeron providing a wider range of facilities and shops etc.

## Description



We understand the property was built some 50 years ago and now offers refurbished and characterful accommodation of a cottage style, with the benefit of uPVC double glazing and LPG central heating. The property has recently had a wood burning stove installed with lined flue being the heart of this home.

The attractively presented accommodation provides more particularly the following:

### Front Entrance Door

To:

## Open Plan Living Room / Kitchen



### Living Area

19'4 x 9'6 (5.89m x 2.90m)



Central feature fireplace having attractive timber surround with recessed fire, having a newly installed multi fuel stove inset with lined flue set on a raised tiled hearth. Dual aspect uPVC windows to front and side with radiators.

## Kitchen Area



An attractive range of bespoke fitted kitchen units at base and wall level incorporating an antique style ceramic sink with hot and cold taps, newly installed gas cooker with 4 ring gas hob and cupboard housing the LPG gas fired boiler. Double doors to:

## Rear Utility Room



A useful space to kick off your boots before entering the property, with feature red quarry tiled floor, space for fridge and freezer. Dual aspect windows to side and rear.

## Off the Living Room

### Small Inner Hallway

With door to storage cupboard.

## Bathroom

9'10 x 7' (3.00m x 2.13m)



With bath, wash handbasin, toilet, corner shower cubicle with electric shower, exposed timber flooring and windows to rear.

## Rear Bedroom 1

11'9 x 10' overall (3.58m x 3.05m overall)



With radiator, built in wardrobes, rear window and double doors to:

## Bedroom 2

10' x 11'7 overall (3.05m x 3.53m overall)



With built in wardrobes, radiator and front window. Please note there is a set of double doors between the 2 bedrooms meaning they can be used as one large open space if required.

## Externally



The property is approached by a shared right of way initially through a farmyard and then following a stone lane, through 2 gates, over a stream leading to the property. This lane leads on to one other 3rd party property.

The property is approached by a gated entrance, leading to a private parking area with gravel surface, further concreted parking area and an outbuilding.

## Detached Outbuilding



Of block and corrugated iron construction with power and water connected.

## Gardens and Grounds



There are extensive, mature gardens and grounds which surround the property, giving it a private nature, this then leads

to further lands, intersected by small brooks, bordered by the source of the river Llethi, providing a pretty stream border.

## The land



This is ideal for those having nature conservation interests at heart.

## Directions



Viewings Strictly by appointment.

From Aberaeron take the A487 to Llanarth, turning left by the school opposite the Llanina Arms. Continue on this road for approximately 2 miles and after passing through the hamlet of Pencae, take the 2nd entrance on the right hand side by a water reservoir (Iron railings/fence) signposted for Nantmeddal Farm. Continue along this concrete lane to the farmyard bearing left. Continue along this stoned lane closing both gates upon entering the field. Proceed over the ford and continue up the road until you see the property which will be the first on the right hand side.

What3words: regime.ethic.forum

## Services



We are informed the property is connected to mains water, mains electricity, private drainage with LPG gas-fired central heating fully operational.

We have been advised that a telephone line is connected to the property but not switched on. We are informed that Fibre Broadband is available at Super fast rate.

### **Agents Notes - Planning Permission**

Please note

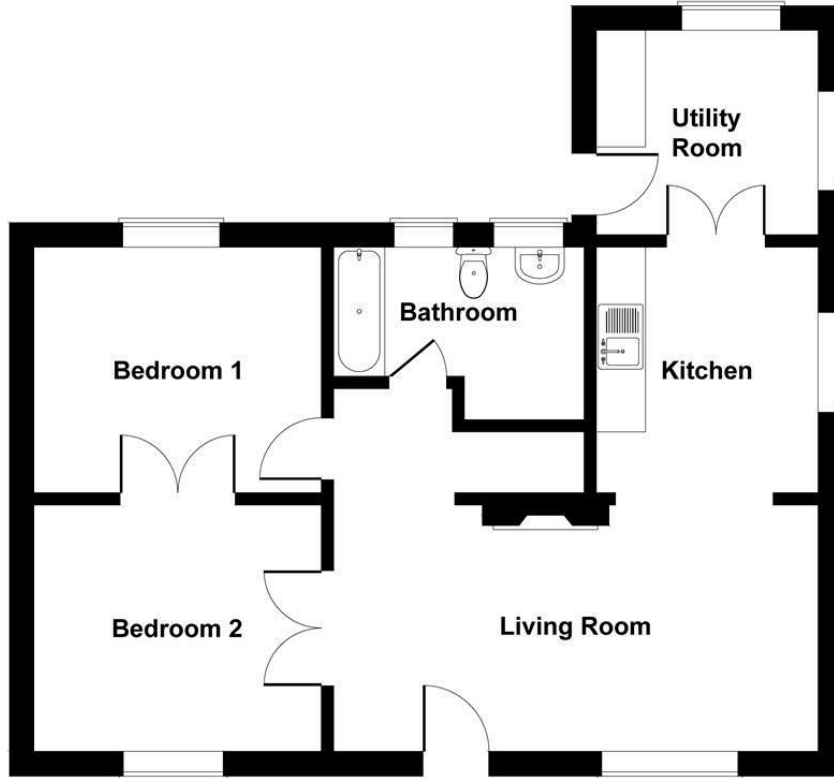
We understand that the property is subject to an Agricultural Occupancy restriction. Further details from the selling agents. We are informed that this has not been complied with for many years.

"The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture/horticulture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such a person residing with him), or a widow or widower of such a person".

### **Council Tax Band D**

Council Tax Band D with amount payable per annum being £2263.90.

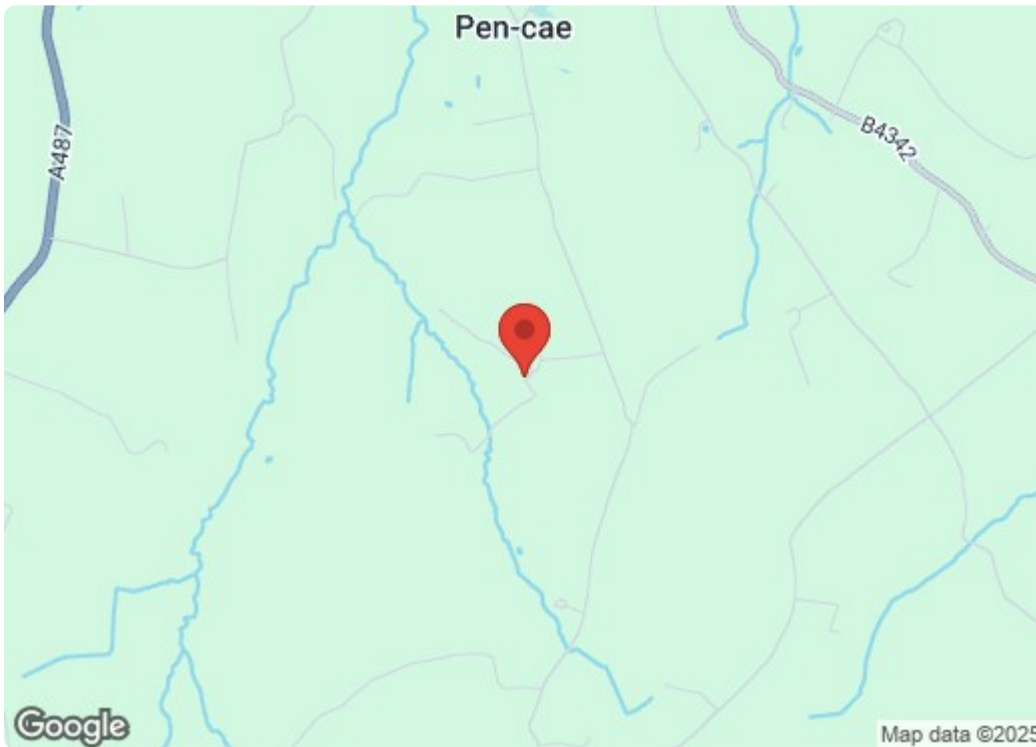
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## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>100</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>42</b>
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>	
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>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>	



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