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Brynseir Lledrod, Lledrod, Aberystwyth, Ceredigion, SY23 4SH

Asking Price £640,000

**** Equestrian smallholding with 18 acres of pasture paddocks, menage and extensive stabling ****

An exceedingly rare opportunity to acquire, in our opinion, one of Mid Wales' most secluded and appealing country/equestrian properties. Combining a characterful 4 bedroomed country cottage, extensive stabling, a menage, productive gardens and approximately 18 acres, together with direct access to countless miles of forestry outriding, the property offers an enviable lifestyle opportunity that will undoubtedly appeal to discerning country property and equestrian buyers seeking peace, privacy and freedom.

Location



The property's greatest attraction is undoubtedly its unrivalled access to forestry riding. Miles upon miles of tracks and bridleways extend directly from the property, offering superb hacking without the need to use roads, making this a dream acquisition for endurance riders, leisure riders and those seeking a true equestrian lifestyle.

Despite its wonderfully secluded setting, the property remains conveniently accessible and lies close to the village of Lledrod, with the university and coastal town of Aberystwyth approximately 11 miles distant, providing an excellent range of shopping, educational and recreational amenities.

The property is intersected by a bridlepath adding to the appeal for equestrian buyers.

Description



Occupying an enviably private position hidden deep within a vast commercial forest plantation, this exceptional country property represents a rare opportunity to acquire a genuine equestrian haven. Surrounded by miles of forestry tracks and unspoilt countryside, the property offers an unparalleled degree of peace, privacy and direct access to some of the finest outriding available in Mid Wales. Approached via private tracks and enjoying complete seclusion, the property stands within approximately 18 acres of pasture, gardens and grounds, perfectly arranged for private equestrian use or a small-scale livery enterprise. The setting is truly unique; with no immediate neighbours and thousands of acres of surrounding forestry creating a spectacular backdrop for riders seeking endless hacking and adventure straight from the yard. At the heart of the holding lies a charming and characterful 4 bedroom country cottage combining traditional features with comfortable family accommodation. Exposed beams, a feature

wood-burning stove and generous living spaces create a warm and welcoming atmosphere, while large windows and conservatories provide delightful views across the surrounding countryside.

The accommodation briefly comprises:

- Entrance boot room and utility area with direct access to the yard.
- Spacious open-plan kitchen, dining and living room with exposed beams and feature log burner.
- Two conservatories overlooking the gardens and surrounding countryside.
- Four first-floor bedrooms.
- Family bathroom.

Equestrian Facilities



Exceptional Equestrian Facilities designed with the serious horse enthusiast in mind. The extensive range of equestrian facilities includes:

- Approximately 18 acres of pasture and grazing paddocks
- Menage providing year-round schooling facilities
- Three separate stable blocks
- Principal stable block comprising five loose boxes together with ancillary utility facilities
- Secondary stable block with four further stables
- Additional standalone stable with dual access
- Further outbuildings and storage barns
- Numerous opportunities for private or commercial equestrian use

Boot Room

11'6" x 13'9" (3.53 x 4.2)



A useful and practical room leading into the house to kick off your boots. Having a tiled floor and access to mezzanine

storage area.
Door to hallway that leads to the kitchen area and rear conservatory.

Rear Conservatory
21'5" x 6'2" (6.53 x 1.9)



Having views and access to the rear garden.

Kitchen / Living Room / Dining Room
27'6" x 22'4" (8.4 x 6.83)



Open plan Kitchen, Living and Dining area.

Kitchen



Having a range of attractive kitchen units at base and wall level, incorporating Belfast sink unit, fitted electric oven and hob with extractor fan over, space for washing machine and dishwasher, a lovely red oil fired Stanley Range providing cooking facilities together with back boiler for domestic hot water and central heating supplies.

Living Room / Dining Room



A large, open-plan room being overlooked by the feature fireplace, having a homely wood burning stove together with a beamed ceiling and central staircase leading to the first floor. With door to rear conservatory.

Front Conservatory
7'6" x 7'6" (2.29 x 2.3)



Having views and access to the garden.

First Floor



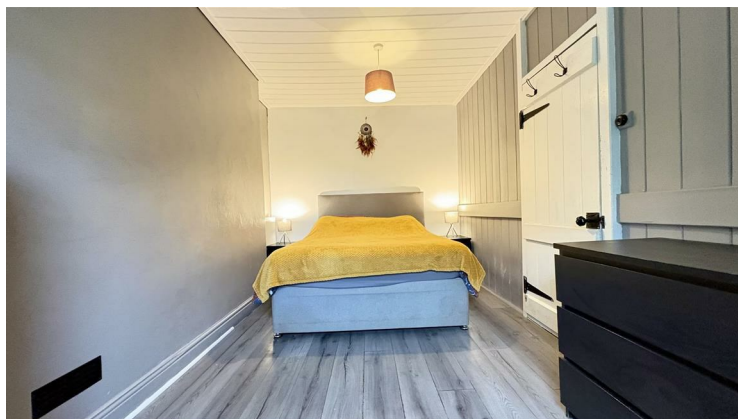
Accessed via a spacious galleried landing with drop down ladder having conversion potential.

Front Bedroom 1
15'1" x 12'11" (4.62 x 3.96)



Large double bedroom with storage and lovely open countryside views to the front.

Front Bedroom 2
15'3" x 8'9" (4.65 x 2.67)

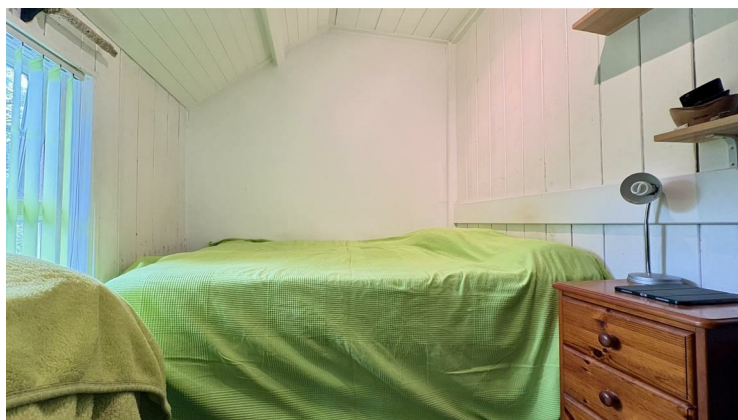


Having lovely views of the country to the front of the property.

Rear Bedroom 3
9'6" x 9'8" (2.92 x 2.96)

With views to the rear of the property.

Front Bedroom 4
8'5" x 6'2" (2.57 x 1.88)



With views to the front of the property.

Bathroom



With a modern suite, having a P-shaped bath with shower screen and shower fittings over, wash handbasin, W.C., heated towel rail and rear window with tiled surrounds.

Externally



A feature of this property are the extensive stabling and gardens along with the array of useful pasture paddocks, all set in 18 acres. The property is initially approached via the forestry track and on to a private drive leading to a tarmac yard with ample parking for several vehicles, stables and sheds to the left, outdoor school to the right and the house at the far end.

Pump Room
8'0" x 6'9" (2.46 x 2.06)

Next to the Boot Room. Having mezzanine storage over and being accessed externally.

The Land



The property benefits from 18 acres of pasture land separated into 8 enclosures, all being well fenced and maintained, with far reaching views towards the sea and inland. The property is bisected by a bridlepath, giving access to miles of wonderful country riding.

Gardens



Surrounding the house are attractive and mature gardens that have been lovingly developed to provide colour, shelter and year-round interest. The grounds also incorporate productive vegetable gardens, a substantial polytunnel and various areas suitable for self-sufficiency, smallholding pursuits or simply enjoying the tranquillity of the surroundings.

Stable Block 1



Incorporating four separate stables and external utility room / feed room.

Stable Block 2



With four separate stables.

Outbuildings



Various outbuildings including storage sheds and further stable.

Menage

65'7" x 131'2" (20 x 40)



Services

We are informed the property benefits from private water via a private borehole, mains electricity and private drainage with oil-fired central heating and uPVC double glazing.

Directions



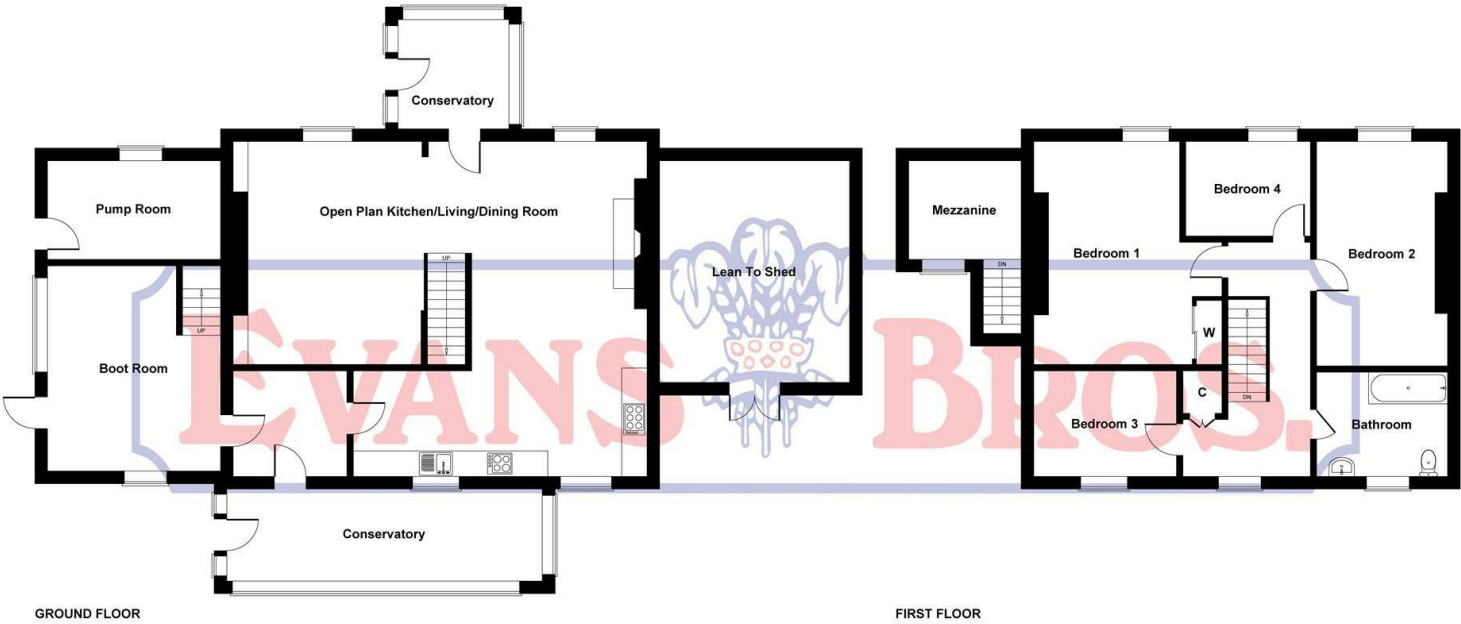
From Aberystwyth, proceed south on the A487 to Llanfarian, turning left onto the A485, signposted Tregaron. Continue on this road passing through Llanilar and turn right onto Rhos Y Garth. After about 1 mile, turn left at the crossroads signposted for Trawscoed. Follow this single track lane for approximately 1 mile then turn sharp right into the forestry opening and over the cattle grid. Keep to the main track uphill through three hair-pin bends for approximately 1.8 miles and Brynseir can be found on the right hand side.

What3Words: ///rotation.holly.resaping

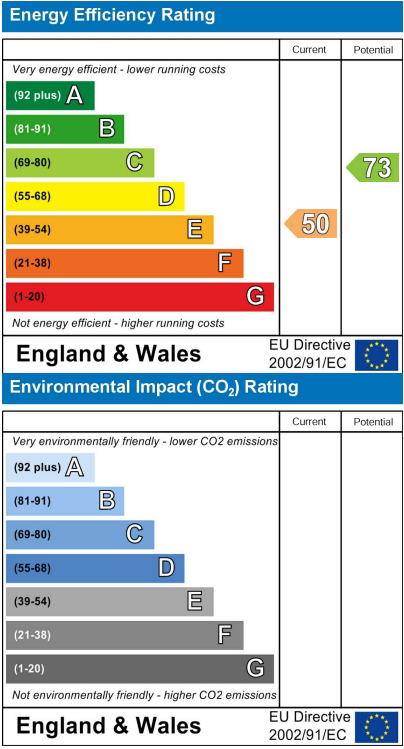
Council Tax Band D

Council Tax for Year 2026/2027 is £2,372.68

Brynseir Lledrod



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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