

# EVANS BROS.

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## Brynllin Bwlchllan, Lampeter, Ceredigion, SA48 8QR

**Reduced To £950,000**

A substantial approx 28.5 acre country property with three residential units, ideal for multi generational use or with income potential with a superbly presented 4 bed farmhouse, two bed cottage/annex and self contained two bed residence, all set within approx 28.5 acres commanding picturesque views over the upper reaches of the Aeron Valley and towards the Cambrian Mountains.

Having great outbuildings including a 140' x 60' barn being a former indoor riding school and further stables, there is something for everyone at Brynllin!



## Location



An enviously located property in an elevated location with extensive views at the termination of a council maintained no through road. The property is some 10 miles from the market town of Lampeter which has a good range of facilities including supermarkets, doctor's surgery, dentists and also being home to the Trinity St. David's University Campus. The Ceredigion coastline is within 10 miles of the pretty sea side villages and towns including the Georgian destination town of Aberaeron and the many sandy beaches and secluded coves. The Larger University and seaside town of Aberystwyth is only some 17 miles North with a good range of shops including Marks and Spencer's, Tesco Morrisons, Next etc together with Bronglais General Hospital and railway station. The property is located adjoining a bridle path for out riding for those with equestrian interests and miles of country lanes to take relaxed walks close by

## Description



Brynllin is an exceptional example of a superbly renovated former farm complex that has diverse potential with three residential units currently with a principle residence and two successful holiday lets that could also be used for multi generational use as we are informed that planning consent is for full residential use.

The property also has significant potential for equestrian use with a superb open span outbuilding being previously an indoor riding school and is complimented by approx 28.5 acres of rolling fields all enjoying un paralleled views over the upper reaches of the Aeron valley and towards the Cambrian mountains.

A property which really does have to be inspected to be fully appreciated and provides more particularly the following -

## Letting Cottages



The current vendors successfully let Dildre and Penceunant as holiday accommodation providing a lucrative income. These are 4 star rated cottages with good reviews both having hot tubs. The vendors are prepared to sell the property as a going concern if required to include future bookings, and fixtures website, etc

## Brynllin House



Comprises a deceptively spacious home, with brand new oil fired Worcester Bosch boiler via under floor heating throughout offering superbly presented and modern accommodation over three storeys with upto 4 bedrooomed accommodation. The accommodation has attractive oak internal doors and good quality kitchen and bathrooms and offers modern living in a country house.



## Hall



with Upvc stable door leading to the living room and kitchen

## Living Room

18'5 x 11'7 (5.61m x 3.53m)



Large front window with window seat, feature fire place with painted chimney breast and wood burning stove, under floor heating

## Fireplace



## Kitchen

18' x 10'8 (5.49m x 3.25m)



A light and bright room with a modern range of kitchen units with breakfast bar, good quality appliances included a fitted double, oven ceramic induction hob with extraction hood over, sink unit and space for dishwasher and washing machine, spot lighting, understairs storage cupboard and French doors to the side terraced garden.

## First Floor

Stairs from Kitchen to Landing rear window

## Bedroom 1

13'2 x 9'8 (4.01m x 2.95m)



Double aspect windows, built in wardrobes

## Ensuite Shower Room



with shower, wash basin and toilet, full length heated towel rail



### Bedroom 2

10'3 x 9'9 (3.12m x 2.97m)



Double aspect windows, door to understairs storage cupboard

### Bathroom

7'5 x 6'4 (2.26m x 1.93m)



With attractively tiled walls and floor, bath with shower attachment, vanity unit with wash basin inset and toilet, heated towel rail

### Second Floor

Landing

### Bedroom 3

11'3 x 11'1 (3.43m x 3.38m)



Feature full length side window and door with panoramic views and designed to have a balcony (not yet built) Fitted wardrobes, and access to under eaves storage areas.

### Bedroom 4/Dressing Room

11'3 x 11'2 (max) (3.43m x 3.40m (max) )



Currently a dressing room with extensive fitted wardrobes and cupboards, double aspect windows.



### Utility room

12'5 x 5'4 (3.78m x 1.63m)



with fitted units having sink unit space for washing machine and tumble drier and door to side hall/boot room with separate entrance door

### Dildre



Is a single storey unit adjoining the main house with access from the utility room or its own hallway that could be used as an annexe or self contained two bed roomed two bathroomed accommodation with independent brand new Worcester Bosch oil fired central heating, having a 300l hot water system, new radiators throughout, double glazing and again offers well presented refurbished accommodation with oak doors and attractive bathrooms

### Hall



### Kitchen/Diner

22'3 x 8'2 (6.78m x 2.49m)



A light room with extensive kitchen units having sink unit, fitted oven and hob with extractor fan and stainless steel splashback, space for washing machine

### Dining Area



with French doors to side leading to the hot tub terrace.



## Bedroom

11'7 x 9'6 (3.53m x 2.90m)



rear window

## Ensuite Bathroom



being fully tiled with bath having shower over toilet and wash basin, heated towel rail.

## Shower room



Again with attractive tiled walls and floor shower cubicle and toilet and wash basin

## Bedroom 2

11'6 x 9' (3.51m x 2.74m)



with rear window



## Living Room

14'7 x 11'2 (4.45m x 3.40m)



with side window and French doors to front

## Ground Floor Bedroom

14'9 x 14'5 (4.50m x 4.39m)



## Penceunant



Is a detached unit set away from the main house arranged over two storeys with independent brand new Worcester Bosch oil fired central heating and 300 litre hot water system having a ground floor ensuite bedroom and then first floor accommodation to take advantage of the uninterrupted views from the property, with a feature balcony to watch the sensational sunsets from.

There are two garages with electric doors and a covered hot tub terrace with shower.

## Hall

Stairs to First floor

## Ensuite Shower Room



with fitted unit housing wash basin and toilet, heated towel rail and shower.

## First floor



### Kitchen area

15'7 x 15'2 (4.75m x 4.62m)



A light room with side 2 windows and velux roof window, extensive units with sink unit, cooker hob and extractor unit. Space for dishwasher and washing machine

### Bedroom 2

12'7 x 10'8 (3.84m x 3.25m)



with fitted cupboards,

### Shower room



with double shower cubicle, wash basin and toilet heated towel rail

### Living Room

16' x 13'3 (4.88m x 4.04m)



A large room with full length windows and French door to side leading to Balcony.



## Balcony



with a railed surround and fantastic views for those al-fresco evenings.

## Hot Tub Terrace



## Externally



The property is located at the termination of a no through road with gated entrance leading to an extensive gravelled courtyard area with ample parking.

## Gardens



The residential appeal of the property is complimented by the lovely gardens with terraced laned areas, extensive kitchen garden with raised vegetable beds and poly tunnel

## Stables

62'4" x 13'1" overall (19 x 4 overall)

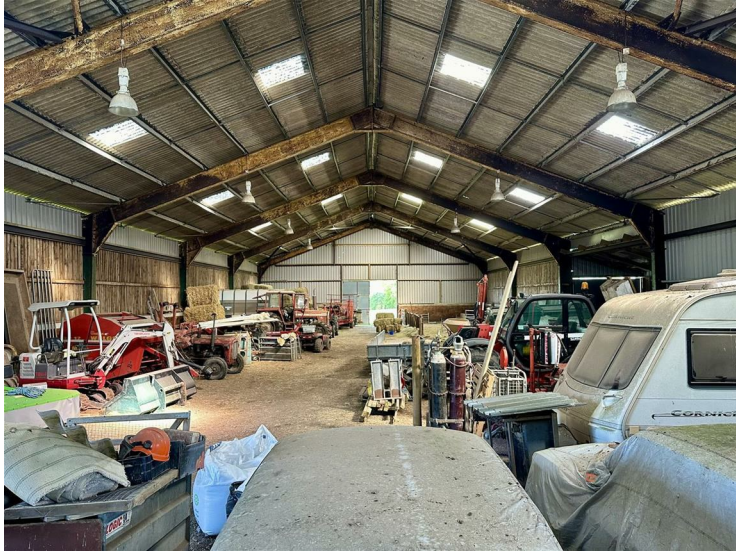


A useful block built range with 6 loose boxes



## Multi Purpose Barn/Indoor Riding School

140 x 60 (42.67m x 18.29m)



An open span building previously an indoor riding school with viewing gallery, but now a large building used for storage and livestock housing but with diverse appeal.

## Garages



To the rear of Dildre is an attached garage 19' x 11'6 with electric door

There are two further garages at Penceunant with electric doors.

13m x 6m Open fronted garage/multipurpose building with green box profile walls and roof currently used as a four car carport and woodstore.

## Workshop/Studio



There is a detached workshop studio building and also a further purpose built galvanized steel frame with concrete base flooring and floor drains, green boxed profile walls and roof with water connected inside along with LED lighting and wall sockets, currently used to house poultry, also could be used as kennels.

## Lands



A feature of the property are its attractive lands that surround the property divided into traditional field sizes with mature hedge boundaries with a stream boundary to one side with further natural springs providing water supplies for livestock. The land has been sympathetically managed and provide traditional hay meadows with a feature lake.

## Services

Mains electricity Mains water, Private drainage.

Broadband currently provided by EE system with 50-75Mbps download speeds

Independent oil fired central heating to each unit with 300 l hot water systems to each residential unit with New central heating systems installed in recent times with underfloor heating throughout the main house with independent thermostats in each room. There are also two new oil tanks being bunded tanks one serving Brynllin and Dildre Jointly and another serving the boiler for Penceunant.

There is a fitted CCTV system at the property that will remain in situ and included in the sale.

## Directions

What3words - teams.registers.drill



FROM LAMPETER take the A482 towards Aberaeron. After 5 miles turn right onto the B4337 for Llanrhystud. Continue through Talsarn and turn right onto the B4342 towards Tregaron - after 2 miles turn left onto the B4576 continue up a steep hill for approx. 3.5 miles and turn left at the 'T' junction - as you leave Bwlchllan you will come to a road to the right signposted Bethania - take this road and keep going past "Teile" on your right and take the next right, then bear left into Brynllin.

FROM ABERAERON take the A487 coast road north to Aberarth and turn right signed to Tregaron. Continue Straight on through Pennant, Cross Inn and Bethania. As you come in to Penuwch take the first right after the village sign - continue for 1.7 miles passing the Yurt farm on the left then its the next left turn - No through road and a sign for Brynllin. Go over the cattle grid and bear left at the next turn - over another cattle grid and the property is then straight ahead of you.

### **Council Tax**

Brynllin House - Band D

Penceunant - Band A

Dildre - Is currently listed for Business rates but was previously council tax band A

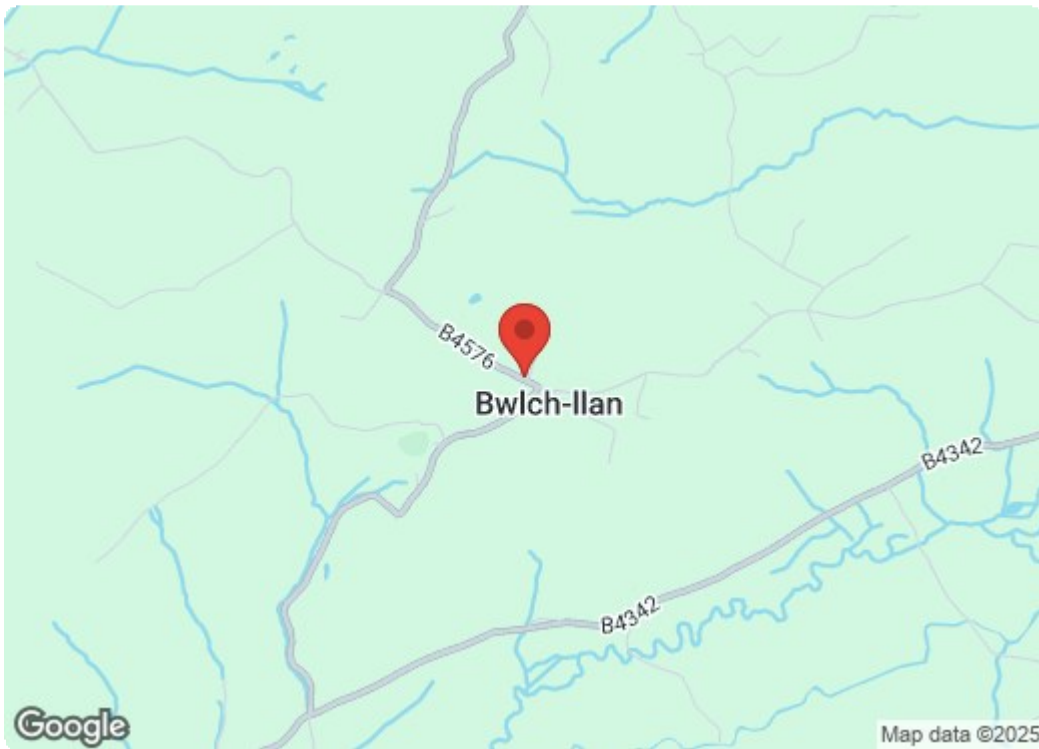
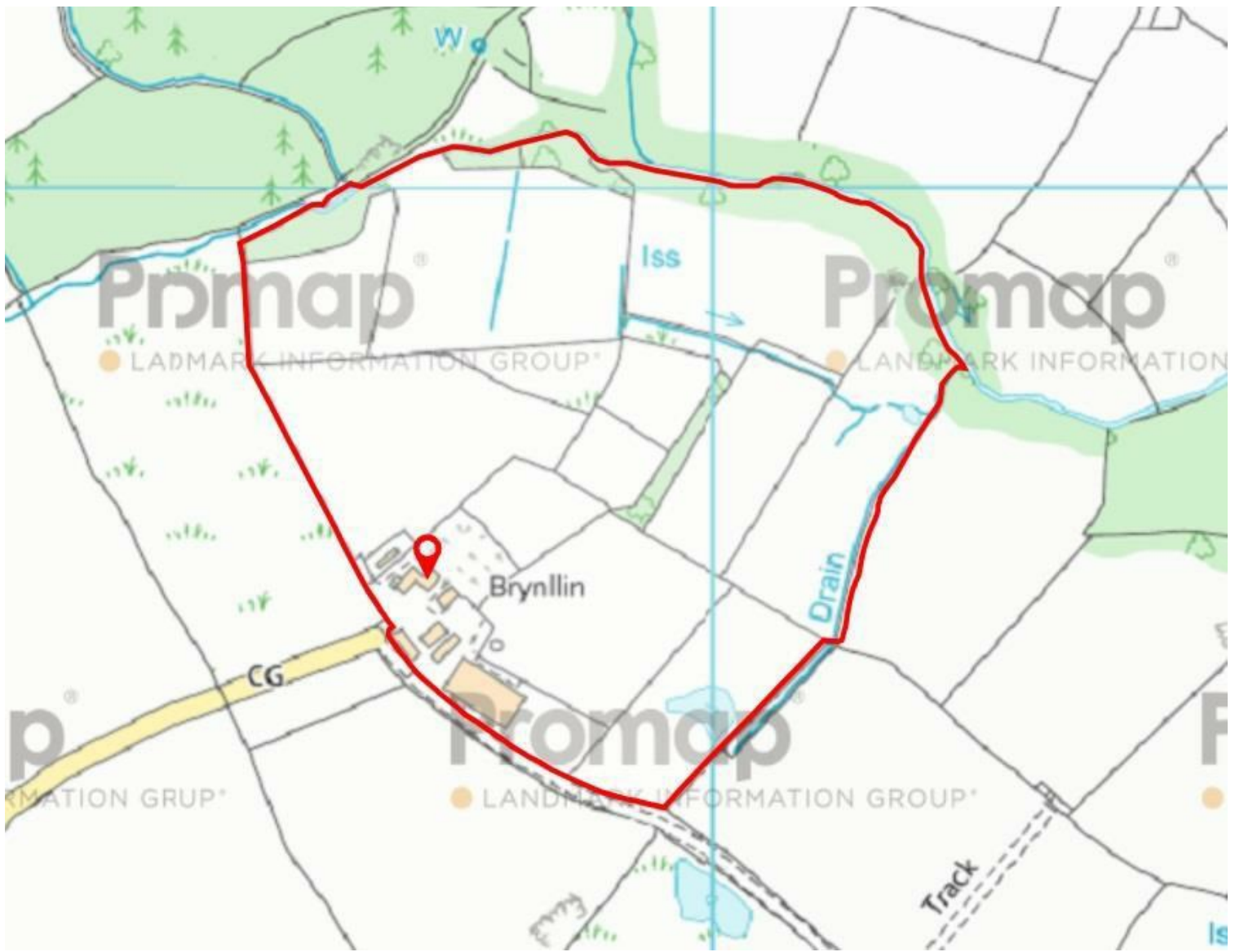
### **Agents Remarks**

We understand that the property may qualify for reduced Land Transaction Tax and interested parties should take their own advice in this respect.

[https://www.gov.wales/land-transaction-tax-relief-multiple-dwellings-](https://www.gov.wales/land-transaction-tax-relief-multiple-dwellings-guide#:~:text=When%20you%20buy%20a%20property%20in%20Wales%20which,meet%20the%20test%20of%20being%20a%20)


[guide#:~:text=When%20you%20buy%20a%20property%20in%20Wales%20which,meet%20the%20test%20of%20being%20a%20](https://www.gov.wales/land-transaction-tax-relief-multiple-dwellings-guide#:~:text=When%20you%20buy%20a%20property%20in%20Wales%20which,meet%20the%20test%20of%20being%20a%20)






**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC 

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC 



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