



Tanfawnog Rhosygell, Devils Bridge, Aberystwyth, SY23 4RB

Asking Price £425,000

Nestled in the outskirts of the village of Devils Bridge, this charming smallholding offers a unique opportunity for those seeking a tranquil country lifestyle. Set within a generous 2.4 acres of secluded land, the property boasts a deceptively spacious 5 bedroom cottage that is perfect for families or those seeking a lifestyle change. The cottage features adaptable accommodation with a characterful living room, large kitchen, 3 bathrooms and 5 bedrooms (1 ensuite).

One of the standout features of this property is its eco-friendly air source heating system, complemented by solar PV panels, making it both energy-efficient and environmentally conscious. The expansive grounds are surrounded by picturesque views, offering a peaceful retreat from the hustle and bustle of everyday life.

For those with multiple vehicles or who enjoy outdoor activities, the property provides parking for up to ten vehicles, making it ideal for hosting gatherings or simply enjoying the great outdoors. Additionally, its proximity to the famous tourist attraction at Devils Bridge in the Cambrian Mountains means that you can easily explore the stunning natural beauty and rich history of the area.

Location



Beautifully located in scenic countryside in the rural community of Rhosygell on the outskirts of the Ystwyth Valley village of Devils Bridge famed for its waterfalls and narrow gage railway. The area is located in the foothills of the Cambrian Mountains known for its outstanding beauty and is also convenient to the university and tourist town of Aberystwyth being the main shopping centre with shops such as M&S, Next and major supermarkets together with many employment opportunities including the Bronglais General Hospital, Aberystwyth University, National Library etc., together with the train station.

Description



An appealing country cottage having been extended to provide adaptable accommodation, which has had the benefit of an ECO-4 scheme with air source heating system, together with solar PV panels and internal insulation. The property has potential for multi-generational use and provides more particularly the following:

Front reception vestibule

Bathroom

7'3" x 5'6" (2.21m x 1.68m)



Tiled floor & walls, Velux roof window, contour shaped bath with shower screen and shower over, W.C., wash handbasin and electric heater.

Bedroom 1

15'4" x 13'1" max (4.67m x 3.99m max)



Double aspect windows including French doors to garden.

Inner Hallway

15' x 7' (4.57m x 2.13m)

**Living room**

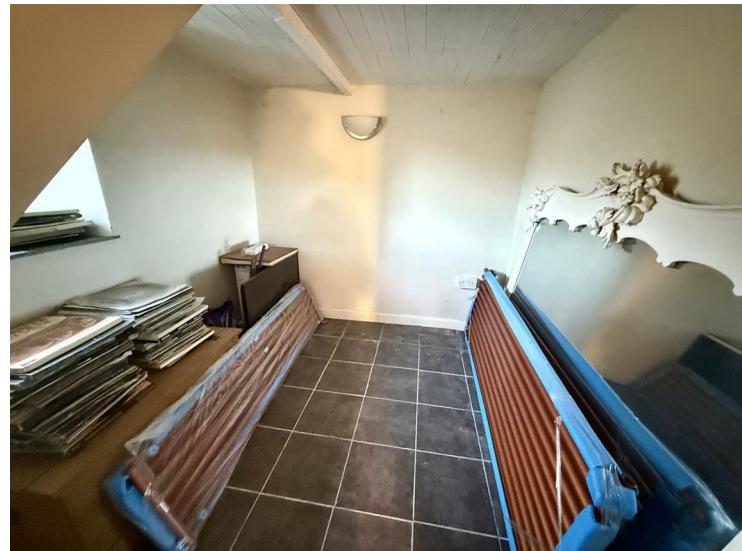
19'10" x 15'5" (6.05m x 4.70m)



Having tiled floor, radiator, side window, tongue & groove ceiling.

Bedroom 2 / Study / Store room

7' x 8' (2.13m x 2.44m)



A characterful room having beamed ceiling, three front windows, exposed stone walling to one wall, feature cottage-style brick fireplace we are informed previously housing a wood burner, stone chimney breast on opposite wall.



Rear window.

Kitchen / Dining room
18'3" x 16'6" (5.56m x 5.03m)



Utility / Conservatory
2'9" x 9'4" (0.84m x 2.84m)



This really is the heart of this lovely home with an open vaulted ceiling having exposed A frames, two Velux roof windows, tiled flooring, bespoke kitchen units incorporating single drainage sink unit, double oven, hob and breakfast bar. Front door to front porch. French doors to side utility/conservatory.



Tiled floor. Utility space with space for washing machine

Bedroom 3
12' x 8'6" (3.66m x 2.59m)



Radiator, rear windows.

Bathroom

6'3" x 8'6" (1.91m x 2.59m)



With tiled walls, having large bath, wash hand basin and toilet.

First Floor

Steps up to:

Landing



Rear window.

Bathroom



An attractive suite with tiled walls, bath with electric shower over, wash hand basin and toilet.

Bedroom 4

15'7" x 13'3" (4.75m x 4.04m)



Two front windows and radiator.

Bedroom 5

15'10" x 6'6" (4.83m x 1.98m)



Front window and radiator.

Externally



The property is approached via an initially shared and then mainly private hard base lane leading to a tarmacadam parking area. The property is surrounded by extensive open gardens and grounds with grassed areas and two wildlife ponds, in all approximately 2.4 acres.

Services

We are informed the property is connected to mains water, mains electricity with solar PV panels, private drainage and air source heating system, telephone connected.

Directions



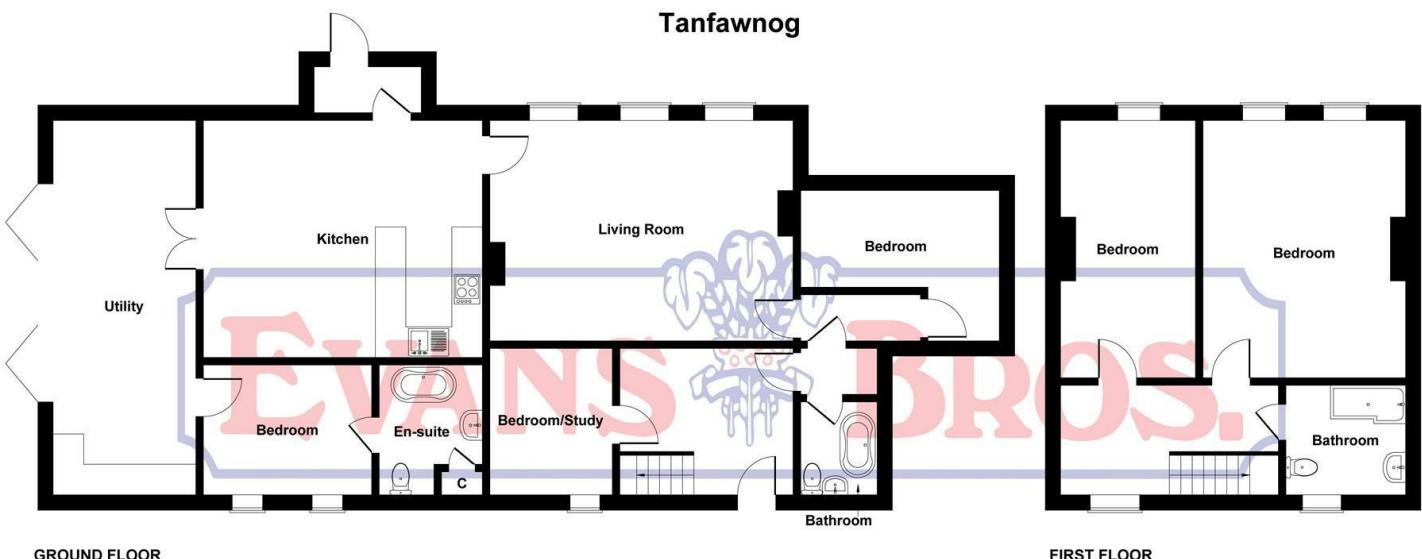
What3words: fewest.verdict.handfuls

From Devils Bridge take the Pontrhydygroes road, continue to Rhosygell and after just passing the first house on your right hand side take the next right hand turning onto a council lane. Then turn left onto a hard base lane just before another cottage and continue along this lane to its termination at Tanfawnog.

Council Tax - D

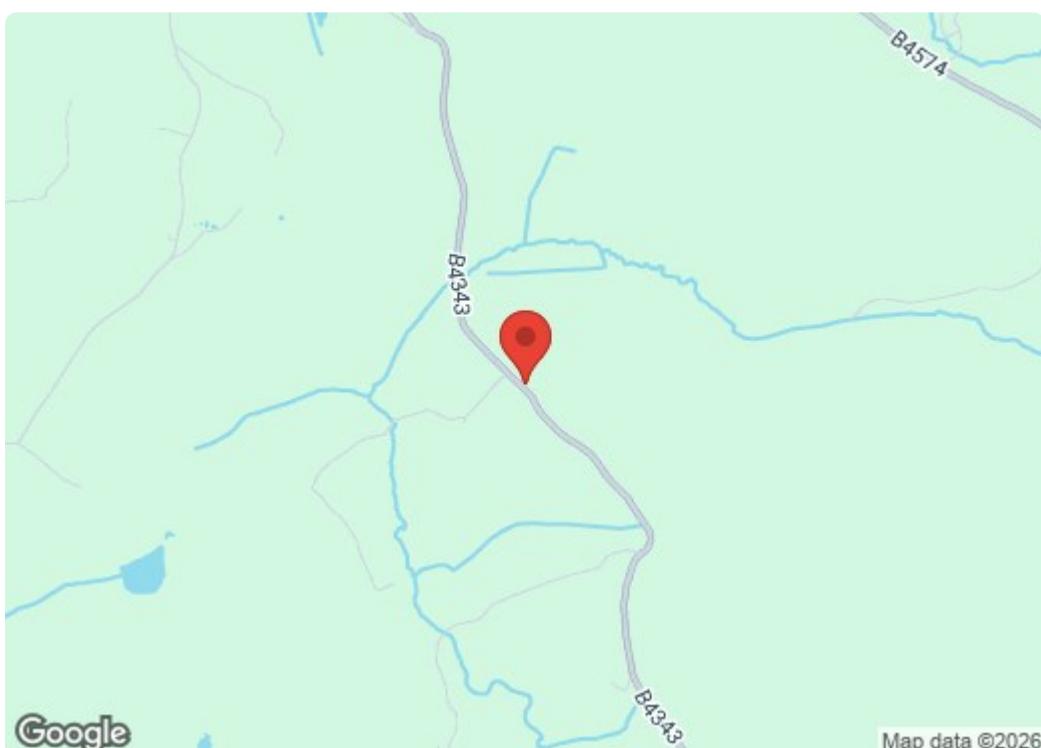
Amount payable per annum - £2,296

Tanfawnog



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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