

EVANS BROS.

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Established in 1895

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Woodlands Alltyblacca, Llanybydder, Ceredigion, SA40 9ST

Offers In The Region Of £525,000

An imposing residential smallholding with an attractive light and spacious 4 bedroom, 2 bathroomed house having a fantastic kitchen being high in residential appeal, attractive gardens and grounds, useful barn, in our opinion with conversion potential (stp) and level easy to manage paddocks, in all approximately 3 acres.

*** 1 mile Llanybydder, 4 miles Lampeter ***

Overlooking the mid reaches of the Teifi valley, adjoining the B4337 Lampeter to Llanybydder roadway, approximately 1 mile from Llanybydder and located on a regular bus route.

LOCATION



Overlooking the mid reaches of the Teifi valley, adjoining the B4337 Lampeter to Llanybydder roadway, approximately 1 mile from Llanybydder and 4 miles Lampeter located on a regular bus route. The property has commanding views over the mid reaches of the Teifi valley and towards the Pencarreg/Llanllwni mountains and is also convenient to the larger town of Carmarthen being some 18 miles south.

DESCRIPTION



An imposing property originally built we understand in 1880 having been extensively refurbished in 2013 by the current vendors to include complete rewiring with lathe and plaster removed and re-plastered, new boiler, plumbing and pressurised water heating system. The property being the site of the original Alltbylacca Arms pub. The front of the property was re-built on new foundations in 1992 .

The property is attractively finished with a feature kitchen and luxurious bathroom and previously had planning consent for the provision of 2 dormer bungalows in the front roof elevation to fully take advantage of the loft accommodation. We understand this expired two years ago.

The property is high in residential appeal with attractive gardens with feature barn/workshop, in our opinion ripe for conversion into further accommodation and also has a County Parish Holding number being a registered smallholding. In our opinion one of the nicest residential smallholdings with good

residential qualities and productive easy to maintain lands and grounds.

FRONT ENTRANCE

The property has a good quality composite double glazed front entrance door leading to -

RECEPTION VESTIBULE

feature original leaded and stained internal door leading to

HALLWAY



with attractive oak flooring, radiator and feature staircase to first floor

LIVING ROOM

26'9" x 13'2" plus bay window (8.15m x 4.01m plus bay window)



Enjoying attractive views over the Teifi valley, oak flooring, this is a nice light room with double aspect windows and having a feature fireplace with multi fuel stove on a slate hearth, recessed alcove cupboard, picture rail, rear and side windows, door to utility room

BEDROOM 4/RECEPTION ROOM 2

13'1" x 11' plus bay window (3.99m x 3.35m plus bay window)



Views over the Teifi valley, picture rail

INNER HALL

with

SHOWER ROOM off



having tiled floors and wall, toilet, wash hand basin, corner shower cubicle with direct fed shower

FEATURE KITCHEN/DINING ROOM

26'5" x 11' max (8.05m x 3.35m max)



An extremely attractive room, fitted with a range of good

quality oak fronted kitchen units with a limestone tiled floor and limestone granite works surfaces incorporating sink unit, feature breakfast bar, good of integrated appliances with a fitted eye level fan oven and matching combination microwave oven plus warming drawer be Siemens, integrated Neff fridge freezer, 5 ring large lpg gas hob with extractor hood over, integrated dishwasher

DINING AREA



This has a tiled floor area with patio doors to side garden, wood burning stove, door to side entrance hall and utility room

UTILITY ROOM



with base units incorporating single drainer sink unit, wall mounted lpg gas fired central heating boiler, storage and space for washing machine,, tumble dryer, rear entrance door

CLOAKROOM off



having toilet, wash hand basin, radiator

REAR LOBBY

10'8" x 4'10" (3.25m x 1.47m)

Rear entrance door, steps down to -

CELLAR

10'5" x 13' (3.18m x 3.96m)



slate slab remaining in situ, side window

FIRST FLOOR



with access via feature staircase having large window for light off the half landing leading to main landing area, radiator,

access to airing cupboard with pressurised cylinder, storage cupboard

FRONT BEDROOM 1

13'5" x 13' plus bay (4.09m x 3.96m plus bay)



Feature bay window with attractive views and side window, radiator, picture rail

STUDY/OFFICE AREA



with radiator, spot lighting

BEDROOM 2

13' x 11' (3.96m x 3.35m)



Feature bay window and side window, radiator, built-in wardrobes with sliding oak door

BEDROOM 3

13'5" x 9'7" (4.09m x 2.92m)



Double aspect windows, radiator

FEATURE BATHROOM

13' x 10' overall plus recess (3.96m x 3.05m overall plus recess)



having a large spa bath, separate shower cubicle, toilet, wash hand basin, spot lighting, heated towel rail, built-in storage cupboard.

LOFT ROOM 1

14'2" x 13'7" (4.32m x 4.14m)



Side window

LOFT ROOM 2

15'3" x 9'6" (4.65m x 2.90m)



side window, access to under eaves storage areas.

EXTERNALLY



The property is accessed via a gated entrance onto a courtyard area. The property is high in residential value having attractive gardens with front forecourt with rose garden, side gravelled patio area leading to further paved patio area, side lawned area with raised BBQ and Pergola.

There is also a productive vegetable garden with aluminium greenhouse.

OUTBUILDINGS



Workshop/wood store/freezer room

On the opposite side of the yard is a useful workshop 18'3" x 15' with sliding door, steps up to secondary workshop area 15'4" x 11'3"., this area has a loft over and in our opinion has potential for conversion into further accommodation subject to

obtaining necessary consents.

Adjoining Leanto/haybarn, storage area 32' x 16', to the rear of this is a stable block 18'7" x 13'6" with two loose boxes and also workshop/further loose box 15' x 10'4".

THE LAND



To the rear of the property are 4 paddocks being productive, well maintained paddock areas.

SERVICES



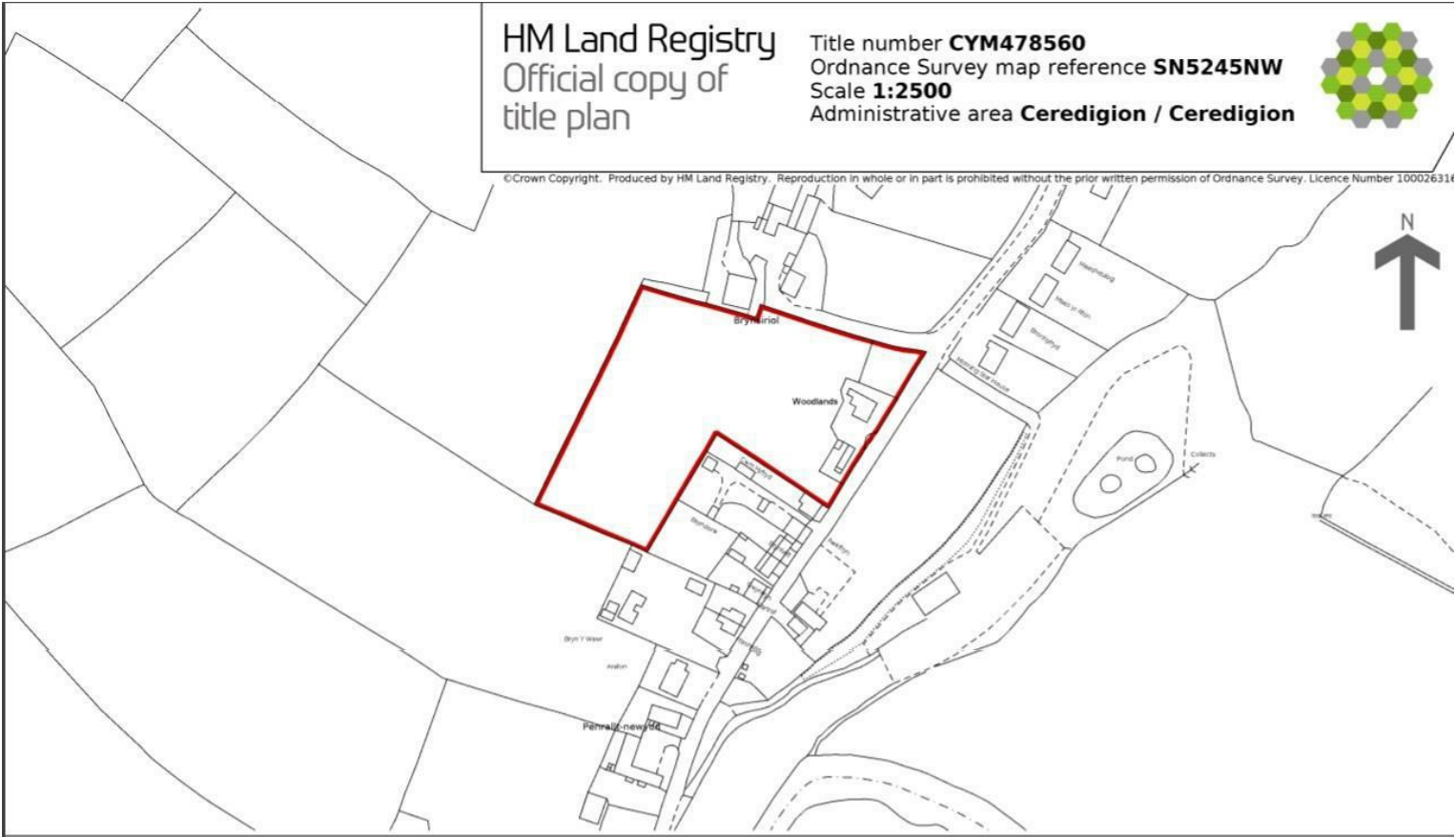
The property benefits from connection to mains water, mains drainage, mains electric, lpg gas fired central heating with underground storage tank in the front lawn, fibre broadband, living room wired for smart 4K TV.

HM Land Registry
Official copy of
title plan

Title number **CYM478560**
Ordnance Survey map reference **SN5245NW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	23	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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