



**Brwyno Farm , Eglwys Fach**  
**Machynlleth SY20 8TF**  
**Guide price £650,000**





### A rare opportunity to acquire

this secluded seven and a half acre smallholding surrounded by outstanding natural beauty. This hidden in the hills gem comprises of a 4 bedroomed traditional cottage together with original outbuildings, meadows and woodland.

Brwyn Farm is a one of a kind type of property.

The picturesque cottage is well presented and is currently a highly rated holiday let, the perfect retreat! The outbuildings are also prime for conversion subject to planning consent.

To appreciate the surroundings, take a look at the drone photos. The views from the top of the woodland are breathtaking.

The property has the benefit of feeling very rural but is less than 2 miles from the main A487 coast road, the approach lane is a newly tarmac, council maintained road and is a short travelling distance to the North to the Market town of Machynlleth. Local amenities can be found There are popular attractions nearby such as the Dyfi Estuary and the Ynys Hir Nature Reserve. The village of Tre'r Ddol is also within a close proximity and has a community run local cafe and shop. The seaside town of Aberystwyth is some 12 miles to the South which is convenient to local and National retailers.

### TENURE

Freehold.

### SERVICES

Mains electricity. Private water and drainage. LPG Gas centrally heated with newly fitted combi boiler. Internal walls have been recently insulated.

### VIEWINGS

Block Viewings by apportionment to take place on Monday 28th of June and Saturday 3rd of July 2021.

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com. Strictly adhering to Covid-19 regulations.

Brwyno Farm provides for the following accommodation. All images have been taken with a wide angle lense digital camera.

### OFFERS

We invite best and final offers by noon on Monday 5th of July 2021.

### THE COTTAGE

#### GROUND FLOOR

#### Front Entrance Door to

#### PORCH

Door to

#### LIVING AREA

20'10" x 16'9" (6.36 x 5.11)



With slate flooring, log burner, exposed wooden beams, radiator and window to fore & side. Stairs to first floor accommodation and doors to





### OFFICE/SNUG

11'0" x 13'10" (3.37 x 4.23)



With laminate flooring, log burner on slate hearth, built in storage cupboards and window to fore.



### KITCHEN DINING

11'2" x 15'9" (3.42 x 4.81)



Comprising a range modern shaker style base and eye level units, fitted electric oven and job over with extractor fan hood. 1 1/2 drainer sink with mixer tap, integrated dishwasher, appliance space and windows to rear. Slate flooring, exposed beams and spotlights.



### INNER HALLWAY

Doors to

### SHOWERROOM

5'2" x 7'1" (1.6 x 2.17)



Comprising walk in double shower, wc, wash hand basin, LED lit mirror and half tiled walls & flooring.

### UTILITY ROOM

7'6" x 3'10" (2.3 x 1.17)

With appliance spaces.

### FIRST FLOOR ACCOMMODATION



## LANDING



With wooden flooring and doors to

## MASTER / BEDROOM 1

16'7" x 14'5" (5.06 x 4.4)



With wooden flooring, radiator, wash hand basin, windows to fore and storage cupboard.

## BEDROOM 2

13'3" x 9'6" (4.04 x 2.91)



With wooden flooring, radiator and window to fore.

## BEDROOM 3

7'3" x 9'1" (2.23 x 2.77)



With wooden flooring, radiator and window to rear.

## BATHROOM

10'11" x 5'3" (3.34 x 1.61)



Comprising panelled bath with shower over, wc, wash hand basin, radiator and partly tiled walls.

Step down to

LANDING



## BEDROOM 4

10'2" x 9'5" (3.1 x 2.88)



With window to rear.

Storage cupboard

## EXTERNALLY



## THE LAND



The land included in the sale is best illustrated in the drone photography and amounts to 7.5 acres or thereabouts. There is a plan included with the particulars showing the extent of the boundaries for identification purposes. There is an area of woodland to the rear of the farmhouse and the river Brwyno intersects the property.

## OUTBUILDINGS



The traditional range of outbuildings are ripe for development subject to planning and can be approached over a separate track to the right lane leading to Brwyno.

## MEADOWS



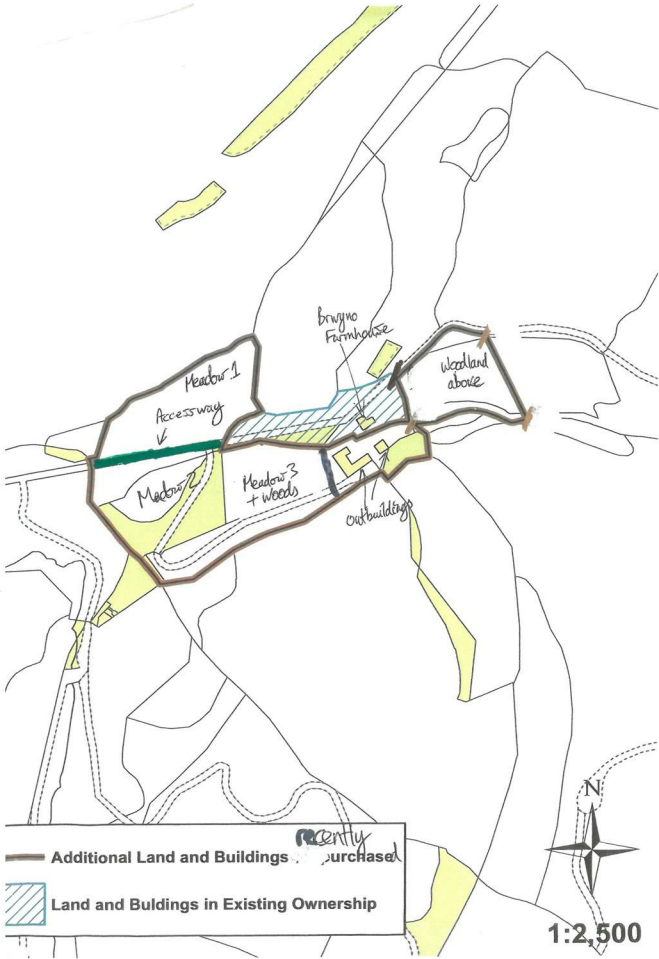
The level front paddock would be suitable for some Glamping pods subject to planning. The immediate grounds are well laid out with ample vehicular hardstanding.





OS Grid Reference SN71019646

From Aberystwyth proceed North on the A487 trunk road for approximately 12 miles to Eglwys Fach. Once you pass the church on your left hand side and after the brow of the hill turn right near the terrace of cottages on your right. Proceed for 1.8 miles ignoring ALL turnings until you get to Brwyno.



**DIRECTIONS**







