



Tynfron , Llanafan
Aberystwyth Ceredigion SY23 4BA
Guide price £645,000



A refurbished 4 bedroomed farmhouse with an attractive range of traditional and modern outbuildings set within 17 acres of productive pasture land (with an option of a further 48 acres) with outstanding views over the Ystwyth Valley.

The property is situated 10 miles inland from Aberystwyth towards the upper reaches of the Ystwyth Valley just off the B4340 Aberystwyth to Pontrhydfendigaid road. There are limited local amenities at the surrounding villages to include a primary school and public house. Aberystwyth has a good range of both local and national retailers to cater for the large local and student populations. There is a bus service three times a day into Aberystwyth.

Tynfron has tastefully been refurbished throughout retaining some original character features and offers spacious family accommodation. There is 'Planning Permission' in place for 'Proposed alterations and extension to the existing farmhouse inclusive of a change of use of part of the adjoining outbuilding into residential use'.

Tynfron sits in a central position over looking the 17.7 acres of the adjoining productive farmland which is currently used for grazing and cropping purposes.

TENURE
Freehold

SERVICES
Mains electricity and water. New private drainage system. New electric heating system.

COUNCIL TAX
Band E

VIEWING
Strictly by appointment with the joint selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com OR Morgan & Davies (Aberaeron Office) 4 Market St, Aberaeron. 01545 571600 or aberaeron@margananddavies.co.uk

LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land

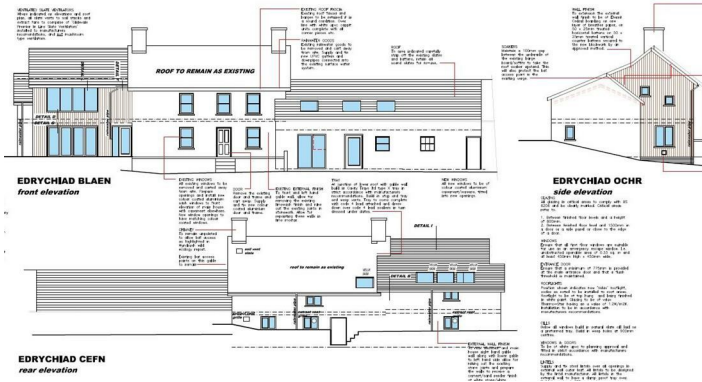
Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

Tynfron provides for the following accommodation. All room dimensions are approximate. All images have been taken with a angle lens digital camera.

The following works to the main house include the following;-

- New mains water connection.
- Electrical re-wiring of all areas apart from the old kitchen area.
- New hot and cold plumbing and wastes.
- New kitchen cabinets and worktop.
- New sanitary fittings apart from ground floor shower and wash hand basin.
- Decorated throughout.
- New black upvc fascias and soffite boards.
- Both chimneys re-pointed in lime with new concrete capping and clay chimney pots.
- New white upvc sliding sash windows to main house front elevation
- New casement white upvc to all other areas.
- New foul drainage and treatment works.
- New concrete paths to rear.
- New white upvc doors to rear and front.

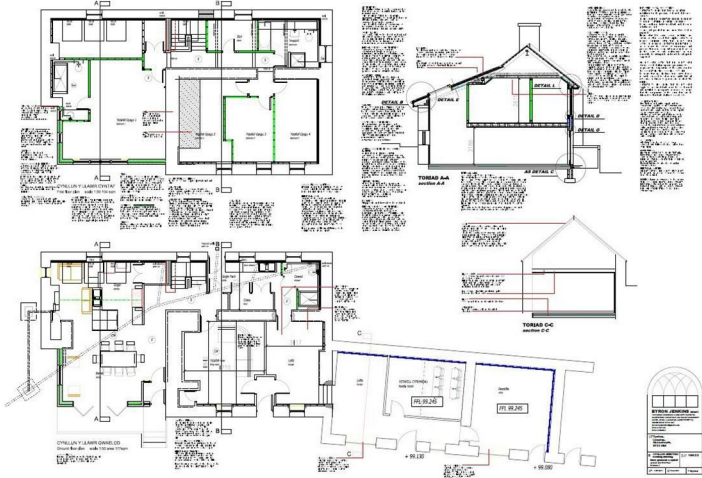
PLANNING PERMISSION



Planning Permission for House Alterations & Extensions

We are advised that planning is in place for "Proposed

alterations and extensions to the existing farmhouse inclusive of a change of use of part of the adjoining outbuilding into residential use." Approved drawings and copies of the planning permission are available for inspection from the selling agents, Ceredigion County Council planning reference A211090 granted 23rd March 2022. Condition 8 of the planning permission has been discharged in order to allow development to take place (ref A230814 granted 18th January 2024). Approved elevations and floorplans are included within these details.



FARMHOUSE



FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with Slate floor and stairs to first floor accommodation. Door to

SITTING ROOM

16'2 x 8'2 (4.93m x 2.49m)



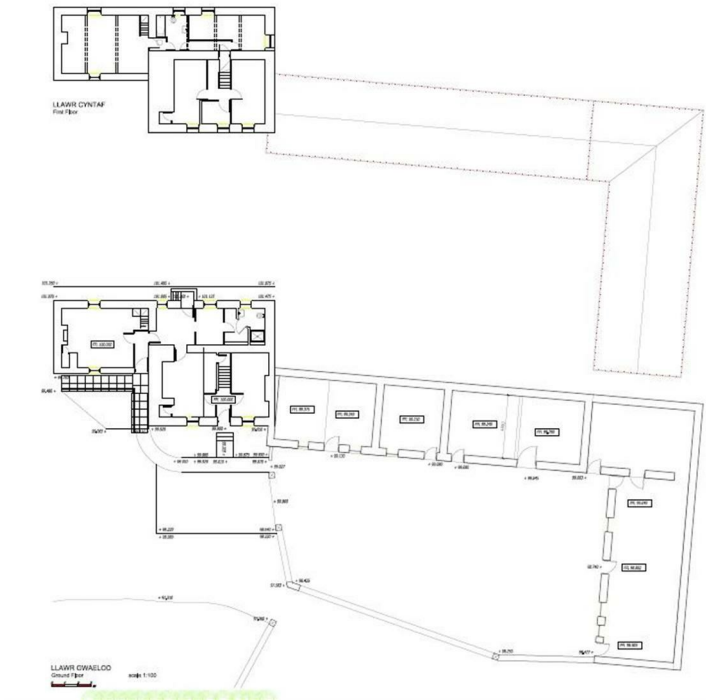
with Sunhouse Night Storage Heater, tiled fireplace and window to fore. Recess with shelving.

LIVING ROOM

16'2 x 10'9 (4.93m x 3.28m)



with Inglenook style fireplace with more modern stove fire and slate floor. Storage cupboard with shelving. Sunhouse Night Storage Heater and understairs storage cupboard.



MODERN KITCHEN

7'9 x 16'9 (2.36m x 5.11m)



comprising base units with integrated Lamona electric cooker and 4 ring Lamona hob with stainless steel extractor fan over. 1½ bowl single drainer stainless steel sink unit with mixer tap. Sunhouse Night Storage Heater. Door and window to rear. Brick wall feature and splashbacks.



UTILITY AREA / SHOWER ROOM

8' x 10'1 max (2.44m x 3.07m max)

with Plumbing for automatic washing machine. WC, wash hand basin, large shower cubicle with Mira shower. Shaver point and light. Night Storage Heater. Obscured window to rear.

INNER HALLWAY

with door to fore.

SECONDARY LOUNGE

18'3 x 14'9 (5.56m x 4.50m)



Retaining original features of Inglenook Fireplace with bread oven and exposed beams. Oil fired Rayburn as seen.



STAIRS TO

LOFT

18' x 14' approx (5.49m x 4.27m approx)

A framed beams, restricted headroom. Windows to fore and rear.

FIRST FLOOR ACCOMMODATION

LANDING

with doors to

BEDROOM 1
8'3 x 16'2 (2.51m x 4.93m)



with Electric heater and exposed wooden floor. Recess cupboard and recess with shelving. Window to fore.

BEDROOM 2 / OFFICE
7'3 x 5'7 (2.21m x 1.70m)



with Electric heater, exposed wooden floor and window to fore.

BEDROOM 3
8'2 x 16'5 (2.49m x 5.00m)



with Electric heater, exposed wooden floor, recess cupboard and window to fore

REAR WING

BEDROOM 4
5'6 min 8'3 max x 19'6 (1.68m min 2.51m max x 5.94m)



(room being L Shaped in nature) with Sloping headroom, exposed wooden floor, electric heater and window to rear.



BATHROOM



comprising bath with mixer tap, low level flush WC and wash hand basin. Exposed wooden floor, heated towel rail. Airing cupboard. Window to rear.

EXTERNALLY



To the fore of the property there is a raised footpath leading

down to a concrete forecourt area from the driveway.

To the rear of the property, there is a new concrete footpath and path leading to one of the steel outbuildings.

TRADITIONAL STONE AND SLATE OUTBUILDINGS



Situated to the side of the main dwelling.

Finished in lime wash render under a traditional welsh slate roof and part box profile clad in places with part first floor loft over. Views from the yard over the front fields and the Ystwyth Valley and Llanafan village providing for;-



STORE AND FEED ROOM
13'6" x 16' (4.11m x 4.88m)



last used for animal housing with window to fore, side stable door and also providing access to

STABLE BLOCK
12'5" x 16' (3.78m x 4.88m)
comprising 2 stables with window to fore.

FORMER COW SHED
15'3" x 16' (4.65m x 4.88m)



with stable door and window to fore. Built in feed trough to rear.

ANIMAL HOUSING UNIT
16' x 34' (4.88m x 10.36m)



with exposed A frames to ceiling, 2 stables/ cubicles and feed troughs to rear. Slate flag flooring.



L SHAPED CORNER UNIT
25' x 54' (7.62m x 16.46m)



currently stone construction, lime washed finished under a box profile roof with exposed A frames to ceiling, last used for animal housing with excellent conversion potential. Water and electricity connection.



FORMER DAIRY
7'9 x 10'2 (2.36m x 3.10m)

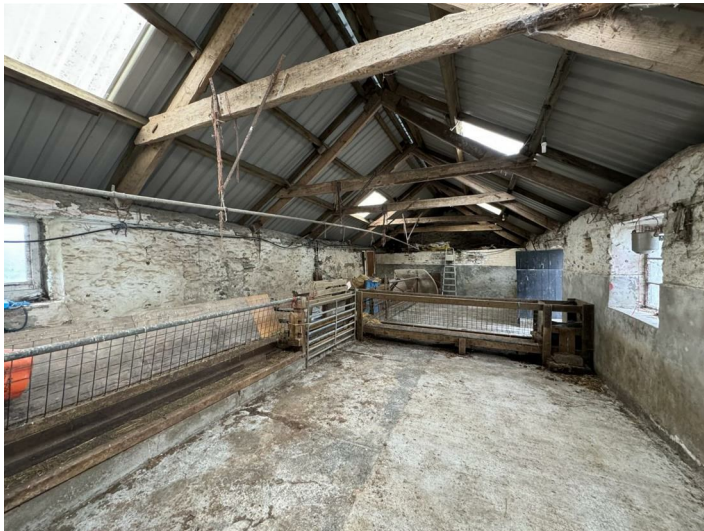


with window to fore, concrete base and water connected.

STONE LEAN TO
16' x 19' (4.88m x 5.79m)



of stone construction with slated roof, open ended to front with concrete base.



SIDE MUCK STORE
with access to adjoining fields.

MODERN STEEL FRAMED BUILDING



of steel framed construction being zinc clad with zinc roof over.



PART BLOCK CUBICLES

currently used as stables, open ended to one end, steel doors to the other side, side open lean to with access to adjoining fields, water and electric connection.

LOG STORE

19' x 25' (5.79m x 7.62m)

of timer framed construction being zinc clad and open ended to front providing excellent dry storage area.

SHEEP DIP AND HANDLING AREA

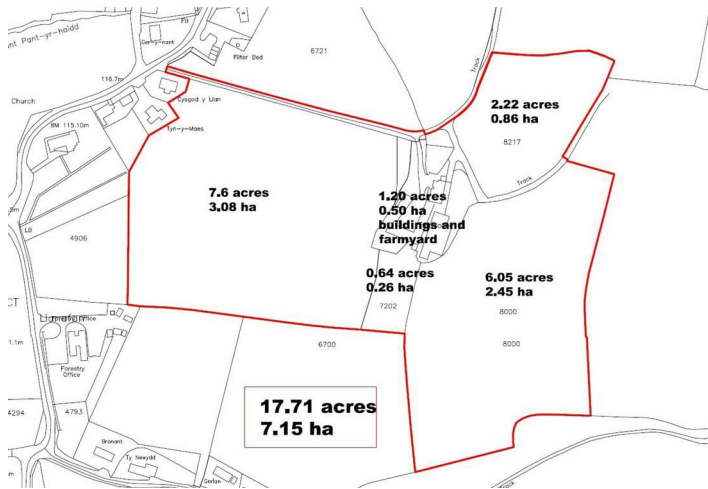
with concrete base and breeze block sheep runs.

THE LAND



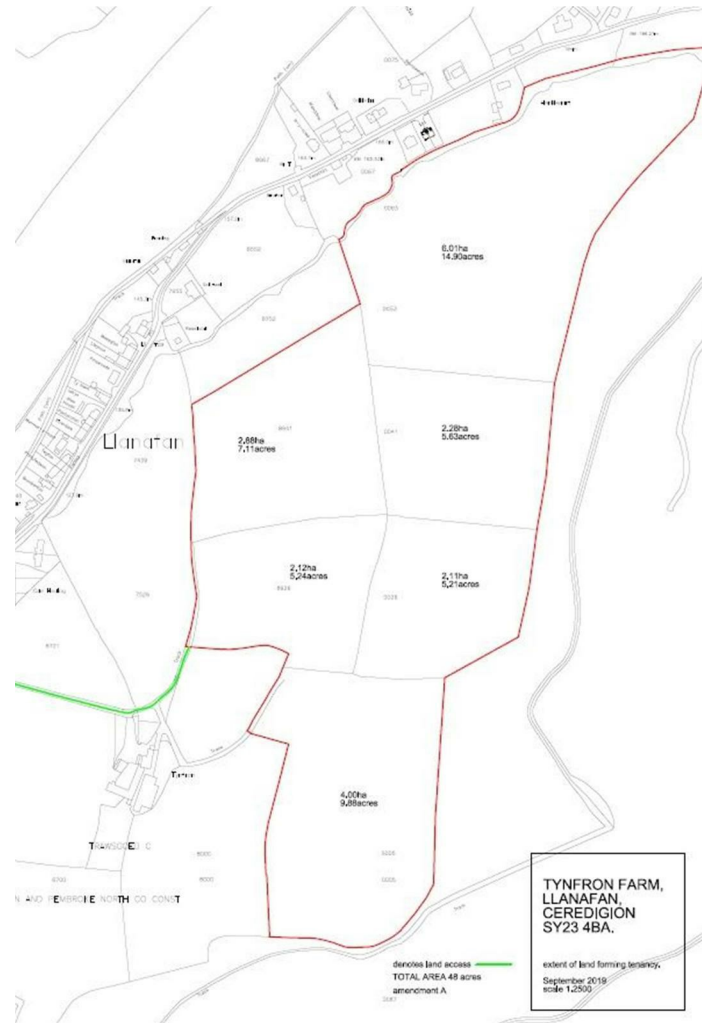
The land is split into 3 large enclosures with a productive 7.6 acre parcel to the front of the property accessed from the adjoining private lane that forms part of the property.

To the eastern boundaries of the property area 2 sloping enclosures measuring 2.22 acres and 6.05 acres respectively providing excellent grazing land to the rear of the outbuildings. These benefit from track access.





ADDITIONAL LAND



DIRECTIONS

From Aberystwyth proceed south to Penparcau after the roundabout turn left onto the A4120 Devil's Bridge Road and then turn immediately right onto the B4340 Pontrhydfendigaid road and proceed through Abermagwr to Llanafan. On entering Llanafan village centre, pass the village hall on the left hand side and continue along the road heading north, wrapping around the church and the entrance to Tynfron Farmhouse is on the right hand side denoted by a for sale board.

Please Note:- There is also an option to purchase an additional 48 acres of grazing and cropping land to the north of the holding and this is currently split into 6 separate enclosures and available to negotiation.



