

ID REF: 0622

Bryngwyn, Capel Dewi, Llandysul, Ceredigion, SA44

**Attractive, Privately Situated Country Property with Superb Views, Pony Stabling for 8, Detached Stone Barn, Static Caravan, Gardens, Grounds & Pasture – c.3½ Acres in all Picturesque setting near Capel Dewi village. Llandysul 4 miles, Lampeter 10 miles, Carmarthen 16 miles.**



Hugging the hillside above the scenic Clettwr River Valley, this delightful period property (records date back to 1830) enjoys peace, privacy, clear air and glorious views. The attractive stone built cottage has rendered elevations under a slate roof and has been extended, offering well presented, 3 bedrooomed accommodation with LPG gas-fired central heating and partial double glazing, and scope for a further bedroom and bathroom.

**First Floor:** Master Bedroom with En Suite Bathroom, Double Bedroom, Bathroom, spacious Landing/ Occasional Bedroom;

**Ground Floor:** Boot Room, Kitchen/Breakfast Room, Dining Room, Lounge, Utility Room, W.C., Bedroom 3, Boiler Room (scope downstairs bathroom).

The Outbuildings include a substantial Detached Stone Barn (ideal for conversion to annexe or holiday letting accommodation, subject to planning permission), an Outbuilding with covered inspection pit presently used for pony loose housing, pony Stabling for 8 with store/further loose housing area, and a 2 Bed Static Caravan. We are informed that the property is a Registered Smallholding and amounts to approximately 3½ Acres, including gardens and grounds with a small orchard, and predominantly sloping pasture paddocks.

This is a beautiful region, ideal for nature and outdoor enthusiasts, with opportunities for walking, riding, fishing, canoeing, bird-watching, and visiting attractions along the nearby Teifi River Valley such as the National Coracle Centre, Cenarth Waterfalls & Salmon Leaps, Cilgerran Castle and the Welsh Wildlife Centre. Rhydowen's village pub is 1½ miles away and Pontsian primary school 2 miles distant. Fuller town amenities, primary and secondary schools are provided by the riverside towns of Llandysul, 4 miles, Lampeter, 10 miles, an ancient university town, and Newcastle Emlyn, 11½ miles, a quaint old market town. Carmarthen (and the A48/M4-link road) is 16 miles.

**Offers in the Region of: £299,999 – No Onward Chain**

View from the property across the beautiful Clettwr River Valley



Aerial View supplied by the vendors



## THE ACCOMMODATION:

The magnificent valley landscapes can be enjoyed from most of the front and side facing windows.

- ENTRANCE:** A half glazed stable-style door leads into the entranceway of the Dining Room.
- DINING ROOM:** 14' x 13'8". Exposed ceiling beams, turning staircase to the first floor with understairs storage cupboard, window to the front aspect, door through to the Lounge, and opening through to the Kitchen.
- KITCHEN/  
BREAKFAST ROOM:** 14'2" x 9'8". Range of cream wall and base units with wood-effect work surfaces, ceramic sink unit with single drainer and mixer tap, tiled splashbacks, cooker control point, slot-in LPG gas cooker with LPG gas hob and extractor fan above, multi-fuel Morso stove on a raised tiled hearth, tiled floor, exposed ceiling beam, loft access, window to the front and large window to the side, double fully glazed external French doors to the side elevation, and half glazed door into the Boot Room.
- BOOT ROOM:** 10' x 6'6". Polycarbonate roof, half glazed external door to the side elevation.
- LOUNGE:** 17'2" x 14'2". Exposed stone chimney breast and fireplace housing a multifuel cast iron stove on a raised stone hearth with timber mantel over and feature bread oven door, further exposed stonework to wall, exposed ceiling beams, double fully glazed French doors to the front patio and gardens, and door leading through to the rear accommodation, which incorporates Utility Room, W.C., Bedroom 3, and Utility Room 2/Boiler Room.
- UTILITY ROOM 1:** 9'10" x 6'. Range of base pine units with tiled work surface, stainless steel sink unit with single drainer, tiled splashbacks, space for an upright fridge/freezer, loft access, window to the rear, door of to W.C., door through to Bedroom 3, opening and steps up to Utility Room 2/Boiler Room (easy scope bathroom).
- DOWNSTAIRS W.C.** W.C., window to the rear aspect.
- BEDROOM 3:** 12'6" x 7'4". Presently used as a study. Loft access. Dual aspect with window to the rear and window to the side and half glazed uPVC external door to the front elevation.
- UTILITY ROOM 2/  
BOILER ROOM:** 9'2" x 6'8" max. Built-in airing cupboard, shower unit (unconnected), plumbing and space for a washing machine and tumble dryer, wall-mounted Worcester LPG gas-fired boiler serving the central heating and hot water system, space for an upright fridge/freezer, partially tiled floor.
- This room would be ideal for a ground floor bathroom if required

The Dining Room



Lounge





Kitchen/Breakfast Room





- First Floor –** Turning staircase from the Dining Room leads up to the first floor landing.
- LANDING:** 10'10" x 8'4" overall. Access to the loft, pine latched doors off to Bedroom 1, Bedroom 2, and the Bathroom.
- This spacious landing has a curtained-off area providing an Occasional Bedroom as follows:-
- OCCASIONAL BEDROOM AREA (4):** 10'10" x 6'6". Window to the front aspect with fabulous views. A stud partition wall could be installed to make this a permanent single bedroom if required.
- BEDROOM 1:** 14'3" x 8'6". Window to the front aspect. Step up and opening through into the En Suite Bathroom.
- EN SUITE BATHROOM:** 9'3" x 6'8". Suite comprising panelled bath with tiled surround, pedestal wash hand basin and W.C. Window to the side aspect.
- BEDROOM 2:** 14'3" x 11'3". Window to the front aspect.
- BATHROOM:** 5'8" x 5'3". Deep short (Japanese-style) bath with shower over and curtain rail, vanity unit with inset wash hand basin and tiled splashback, W.C. with original W. Llwyellyn Victorian-style cistern. Window to the rear aspect.

The Occasional Bedroom afforded by the Spacious Landing



Master Bedroom 1



... and En Suite Bathroom to Master Bedroom



Bedroom 2



## **EXTERNALLY:**

**THE APPROACH:** The property is approached off a council-maintained road, having a gated entrance into a long, hard-surfaced/gravelled driveway leading up to the residence and outbuildings.

**DETACHED STONE BARN:** Comprising a former cart house and stables, stone built with a corrugated roof, now providing storage facilities but ideal for conversion to annexe or holiday letting accommodation, subject to planning permission being obtained.

**Former Stable Section:**

22'6" x 13'8" (internal measurements). Two original stable doors and three windows to the front elevation, power and lighting connected.

**Former Carhouse Section:**

15'8" x 8'6" (internal measurements). Double vehicular doors to the front, lighting.

**Loft Room:**

31' x 13'8" approx. (internal measurements). At the side of the building a flight of external stone and concrete steps leads up to a door into the loft room, presently used as a store room, with power and lighting connected.

**STATIC CARAVAN:** 2 bedroomed, fully plumbed and serviced caravan situated in the upper paddock.

## **PONY STABLING BUILDINGS:**

**OUTBUILDING – LOOSE HOUSING:** 27' x 16'4" max. A timber and block building with corrugated roof incorporating a partial lean-to, with covered inspection pit, power and lighting connected – presently providing Loose Housing for the ponies.

**ADJOINING LEAN-TO BUILDING:** 25'10" x 9'6". Adjoining timber and block built lean-to building with corrugated roof, double timber doors on both sides, power and lighting connected, and concrete apron to the fore. Providing 3 separate internal Pony Pens.

**STABLE BLOCK 1:** 12' x 8' overall measurement. With 2 pony stables as follows:

Stable 1: 7' x 6'4".

Stable 2: 7' x 6'6".

**STABLE BLOCK 2:** 22' x 8' overall. Stable block incorporating 3 pony stables, measuring:

Stable 1: 7'2" x 7'.

Stable 2: 7'3" x 7'.

Stable 3: 7'3" x 7'.

**TURN-OUT ENCLOSURE:** Adjoining Stable Block 2 is turn-out enclosure bound by post and rail and stock fencing.

**SEPARATE STABLE BUILDING:** Further pony stabling in a separate yard area – incorporating 5 pony stables and an adjoining store area (which conceals the water tank providing water for this stabling).

Stables are all: 7'3" x 7' approximately.

There is a hard standing area to the fore and gated access to a paddock, which then leads on to a further paddock area.

## **GARDENS, GROUNDS AND LAND**

We are informed that the property amounts to approximately 3½ Acres in total. There is a pleasant tiered garden to the front with patio areas, a small but productive orchard, two level pasture paddocks, and a further sloping paddock. The fabulous views are a feature of this property, looking down the valley to the sparkling little river Clettwr and beyond across the picturesque countryside of Capel Dewi.

Detached Stone Barn



Looking down the property's driveway to the gated entrance off the road ...



... and leading up to the stables





Stable Block 1



Stable Block 2



Aspects of the upper paddocks







The large sloping paddock to the side of the residence



The glorious panorama from the top of the steps between the lower and upper grounds



**SERVICES:**

We understand that the property is connected to mains electricity and to a mains metered water supply. There is a private drainage system. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

**FIXTURES & FITTINGS:**

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:**

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE & POSSESSION:**

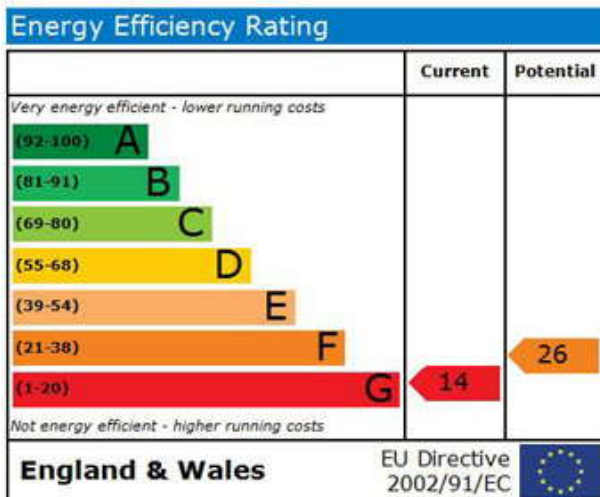
We are informed that the property is freehold with vacant possession on completion, by arrangement.

## VIEWING

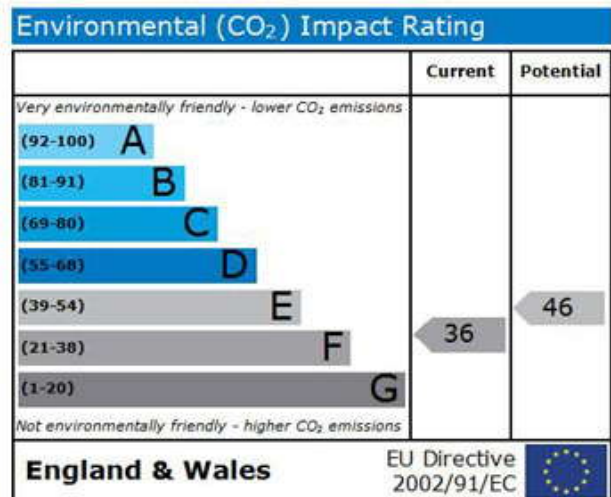


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### ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## **THE LOCATION:**

### **Approximate Distances:**

Rhydownen village pub 1½ miles, Llandysul 4 miles, Llanybydder 6 miles, Lampeter 10 miles, Drefach-Felindre 9 miles, Newcastle Emlyn 11½ miles, New Quay 12½ miles, Aberaeron 14½ miles, Carmarthen 16 miles, Cardigan 20 miles, Aberystwyth 30 miles, Fishguard Ferry Service to Rosslare in Ireland 38 miles, Swansea 44 miles, Cardiff 80 miles.

**Schools:** The nearest primary school is 2 miles distant at Pontsian village. Primary and secondary education is available at Llandysul, Lampeter and Newcastle Emlyn.

**Universities** are located at Lampeter, Carmarthen, Aberystwyth, Swansea, Cardiff, Newport, and Bangor.

**General Hospitals and Main-line Railway Stations** are at Carmarthen (Swansea-Cardiff-London) and Aberystwyth (Shrewsbury-Birmingham).

**The property** enjoys a peaceful, scenic location along the Clettwr valley on the outskirts of Capel Dewi village. The little river Clettwr rises in the hills to the north to journey southwards and join the larger Teifi river a couple of miles south of Capel Dewi. This lovely region is rich in beauty and wildlife, and offers opportunities for walking, riding, cycling, fishing, canoeing, and bird-watching (including red kites and buzzards), and delightful landscapes and riverscapes for artists and photographers. There are numerous places to visit along the nearby Teifi Valley and the magnificent Cardigan Bay coast is within easy driving distance.

**Llandysul** is about 4 miles south-westerly from the property on the banks of the Teifi river, a busy little market town with a selection of shops, post office, banks, doctor's and dentist's services, primary and secondary schools, cafes, pubs, swimming pool, an ancient church, village hall, playing field and riverside park, together with an angling association (the river is well known for its trout, sea trout and salmon), and a canoe centre with a white-water slalom course at Pont Tyweli (a village on the opposite side of the river). The river in this area is diverse and lovely, offering rippling shallows and deep pools, foaming white water and calm woodland stretches.

The region around Llandysul is "woollen mill country". In bygone days, before electricity, the rushing waters of the Teifi and its tributaries powered the waterwheels that served the many woollen and flour mills hereabouts.

**Rock Mill** is about a mile south of the property and is open to visitors in season – set in a narrow, steep sided part of the Clettwr valley, this is said to be the only remaining waterwheel-powered commercial woollen mill still working in Wales.

**Llanybydder** is 6 miles east of the property by the river, famous for its monthly horse fairs held at the market on the last Thursday of each month. This small market town offers good local amenities including a bakery, butcher, convenience stores and post office, newsagent, hairdressers, chemist shop, doctor's surgery, several public houses, Indian restaurant, cafe, primary school, and fishing clubs. **Brechfa Forest** is a few miles south of Llanybydder, one of the largest forests in Wales, with walks and tracks for horse riding and cycling. A stage of the Rally of Great Britain takes place here.

**Drefach-Felindre** is about 9 miles south-westerly – two settlements on opposite sides of the River Bargod – offering a Spar store, post office, chemist, two pubs, primary school, church and a playing field. With its abundant supply of water power, the village became the hub of the flourishing woollen industry in the 19<sup>th</sup> Century when it was famously known as "the Huddersfield of Wales", with textile factories and about 40 mills in the general neighbourhood, with waterwheels driven by fast flowing streams and rivers including the Teifi. Many textiles were produced, including clothing and blankets and, during the First World War, the local weavers supplied strong flannel fabric for military uniforms. At the edge of the village is the **National Woollen Museum**, housed in the former Cambrian Mills, offering information on the history of the industry, and where a working commercial woollen mill can be seen in action, plus there is a shop, cafe and riverside picnic area.

**Lampeter** is 10 miles north-easterly, a traditional market town in the Teifi River Valley, providing a good selection of shops, main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, primary and secondary schools, and a university. The University of Wales at Lampeter is the oldest in the country (1822) and the smallest in Britain, occupying a beautiful setting in the foothills of the Cambrian Mountains. Lampeter's summer events include a Food Festival, the Rhys Thomas James Eisteddfod, the Drovers Arts Festival, and a Carnival. The Welsh language and culture thrive in this small but busy town. Nestling on the border of Ceredigion and Carmarthenshire, Lampeter is the centre of a network of interesting country walks along footpaths, bridleways and quiet roads.

**Saron Golf Course** is about 7 miles south-westerly – a 9-hole pay-and-play parkland course of about 50 acres, off the A484 Newcastle Emlyn to Carmarthen road. **Cilgwyn Golf Club** is 14½ miles north-easterly near Llanybi village – a 9-hole, parkland course with trees, streams, ponds, putting green and practising area.

**Newcastle Emlyn** is 11½ miles westerly, also on the Teifi, officially in Carmarthenshire, but joined to Adpar in Ceredigion by a bridge across the river. This quaint old market town has a good variety of individual shops including antique, craft and book shops, as well as supermarkets, chemists, banks, post office, town hall, library, schools, theatre and art gallery, leisure centre and swimming pool, tennis courts and bowling green, football and rugby facilities, doctor's, dentist's and optician's services, restaurants and cafes, hotels and plenty of pubs. Thursday is market day. The town grew up around a crossing point over the Teifi, which was favoured as a good defensive site because of the loop in the river here. The ruins of an ancient castle stand in a picturesque grassland setting overlooking the river on three sides. The castle was probably founded around 1240, and is the only native Welsh castle built of stone in this region.

**The Teifi Valley** offers delightful places to visit and abundant wildlife. **Cenarth** is 14½ miles south-westerly, the centre of coracle fishing for centuries, and home to the **National Coracle Centre**, with a workshop showing the history and ancient art of coracle making together with a museum housing a collection of coracles from Wales and many other countries. The beautiful **Cenarth Falls and Salmon Leaps** are nearby, as well as a 200 year old bridge, a 17<sup>th</sup> Century flour mill, and a riverside walk and nature trail. Cenarth hosts a river festival each summer. **Cilgerran Castle** will be found to the west of Cenarth, some 21 miles from the property, standing on a rocky outcrop overlooking the Teifi, a charming setting with delightful walks leading down to the riverside. Managed by the National Trust, the 13<sup>th</sup> Century castle is ruinous, although two large towers still remain. Cilgerran famously hosts annual coracle races in the summertime, an event which began in 1950. The little town was once renowned for the high quality slate that was mined in the area and exported via Cardigan. **The Teifi Marshes Nature Reserve (Welsh Wildlife Centre)** is a couple of miles north-west of Cilgerran, near Cardigan – a superb, 264 acre wildlife site providing habitats for a variety of flora and fauna among the meadows, woodland, reed beds and marshes, including water buffalo, otters, water voles, kingfishers, waders, geese, ducks, red kites and buzzards. There is a wood and glass visitor centre near the river, offering panoramic views. The **River Teifi (Queen of Welsh rivers)** flows from its source lake 1500 feet up in the Cambrian Mountains, to journey 70 miles or so down to its estuary at Cardigan. The river forms the boundary between Carmarthenshire and Ceredigion and some of Pembrokeshire.

**Carmarthen** is 16 miles south, a bustling county town and commercial centre in the Towy River Valley, offering a blend of traditional and modern shopping amenities with well known high street stores, leisure centre, theatre/cinema, art galleries, university college, and the West Wales General Hospital and County Museum on the outskirts. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the A40, A48/M4-link, A484 and A485. The ruins of a Roman Amphitheatre are a town attraction, and the remains of a Norman castle overlook the town and the river. Carmarthen's 18-hole golf course is a mile or so north of town, whilst the celebrated **National Botanic Garden of Wales** is about 7 miles east of Carmarthen, featuring the Great Glass House designed by Norman Foster.

**The Cardigan Bay coast** is an easy drive away, famous for porpoises, grey seals, bottlenose dolphins, and abundant bird life, and offering wonderful coastal walks and clean, sandy beaches. **New Quay** is only 12½ miles north-westerly, with wide sandy beaches and a sheltered harbour, popular with holidaymakers and sailing and water sports enthusiasts. The New Quay Cliff Walk climbs steeply above the town giving fabulous views from the top, and there are plenty of boat trips for dolphin-watching. The charming old smugglers' cove of **Cwmttydu** is near New Quay, where basking seals can sometimes be seen on the rocks. **Llangrannog** is about 14 miles north-westerly, set in a lovely cove with two beaches, a waterfall, and a Dry Ski Slope nearby. Jutting out to sea beyond Llangrannog is the National Trust headland of YnysLochtyrn, a splendid bird-watching site where rare choughs can be seen, along with many other species. The Georgian port town of **Aberaeron** is 15 miles north, with elegant, brightly painted houses (many of which are listed), picturesque harbour, beach, good shopping and craft centres, and leisure centre. The **Llanerchaeron Estate** is on the outskirts, a late 18<sup>th</sup> Century National Trust property in the Aeron valley, open to visitors in season. **Cardigan** is 20 miles westwards, an ancient and attractive market town at the north of the Pembrokeshire Peninsula on the Teifi estuary, with good shopping amenities, the remains of a 12<sup>th</sup> Century Norman castle overlooking the river, and an 18-hole Golf Course just north of town offering stunning views over the sea and estuary. **The Cardigan Coastal Farm Park** is also north of town, an island Nature Reserve, where seals, dolphins and sea birds can be seen. The secluded cove of **Mwnt** is near here, with an ancient little church above the beach, once a resting place for pilgrims en route to Bardsey Island at the northern tip of Cardigan Bay. **The Preseli Mountains** lie to the south of Cardigan, famous for being the source of the Bluestones of Stonehenge, for magical legends of Merlin and King Arthur, and for beauty spots such as the oak-clad Gwaun Valley.

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**NOTES:** **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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