

Ref: 0arn24

Arnant Farm, Rhydowen, Ceredigion, SA44

**Attractive Smallholding with 3/4 Bed Farmhouse, River Fishing, Outbuildings/Stables, and Delightful Grounds (with development hope value) – circa 5 Acres in all (t.b.c.)**

Llandysul 4¼ miles, Lampeter 9½ miles, Newcastle Emlyn 10 miles, Coast 11 miles, Carmarthen 18 miles



Pleasantly situated in the small rural community of Rhydowen, this attractive registered smallholding offers a brick built family house with a slate roof, believed to date back to c.1951, offering well presented accommodation with partial double glazing and oil-fired central heating, including in brief:-

Ground Floor: Kitchen/Breakfast Room, walk-in Pantry, Utility Room, Separate W.C., Lounge, large Conservatory opening on to patio deck; First Floor: 3 Double Bedrooms, Bathroom; Loft Conversion: Large Bedroom/Living Room (space for bathroom).

There is a good range of outbuildings including:- Workshops/Stables, Loose Boxes, G.P. Building with Internal Stables, Foaling Box and Workshop/Store area, plus Hay & Implement Store.

The delightful, predominantly lawned grounds include gardens, a young maze, two orchards, extensive grassland (ideal for creating paddocks if required) a large pond, and a lovely long stretch of trout-fishing river at the boundary – the Afon Clettwr. We are informed that the property amounts to circa 5 Acres in all (to be confirmed), the land having development possibilities (subject to planning permission).

There is a local primary school and a village pub, picturesque countryside, and a good road network with easy access to market towns, visitor attractions along the nearby Teifi River Valley, and to the wonderful Welsh coast. Town amenities with primary and secondary schools are provided by the riverside towns of Llandysul, 4¼ miles, Lampeter 9½ miles, an ancient university town, and Newcastle Emlyn 10 miles. Carmarthen is 18 miles distant with good shopping, general hospital, main line railway station, and access to the A48/M4-link road.

**Guide Price: £389,950**



The trout fishing River Clettwr at the property's boundary (a good distance from the homestead)





## THE ACCOMMODATION COMPRISES:

### Ground Floor –

- ENTRANCE PORCH:** 9' x 6'. Fully glazed uPVC front door leads into the entrance porch with windows to three sides, tiled floor and glass-panelled door into the Entrance Hall.
- ENTRANCE HALL:** 15'4" x 8'. Turning staircase to the first floor with understairs storage cupboard and window off the stairwell to the side aspect with secondary glazing, door to walk-in Pantry, door to Kitchen/Breakfast Room, and door into the Lounge.
- WALK-IN PANTRY:** 7'9" x 3'. Ample shelving, space for fridge/freezer, window to the side.
- KITCHEN/  
BREAKFAST ROOM:** 14'2" x 10'7". Recess with oil-fired Rayburn serving the central heating and hot water system (there is also an immersion water heater), range of medium-oak wall and base units with marble-effect work surfaces, including a large breakfast bar, 1½ bowl composite sink unit with single drainer and mixer tap, tiled splashbacks, five-ring gas hob and concealed extractor above, plumbing and space for washing machine and integral dishwasher, full-height larder cupboard, built-in eye-level double oven, quarry tiled floor, dual aspect with window to the side and window to the rear. Door into Side Hallway.





- SIDE HALLWAY:** 6'5" x 4'4". Partially glazed external door to the front elevation and window to the rear, tiled floor, door off to the Utility Room and further door to W.C.
- UTILITY ROOM:** 6'7" x 5'4". Base units, larder cupboard, matching wall cupboard, plumbing for washing machine, space for a freezer, quarry tiled floor, window to the side.
- W.C.:** 5'5" x 2'9". W.C., tiled floor.
- LOUNGE:** 24'6" (excluding Inglenook and recesses) x 10'. Beautiful Inglenook-style fireplace with exposed stonework, quarry tiled floor and bressumer beam over, housing a wood-burning stove with log stores both sides, solid wood display shelves either side. Former fireplace at the other end of the room (now closed off and covered) with fitted bookshelves either side and display shelf. Double glass-panelled doors lead through to the adjoining large Conservatory.
- CONSERVATORY:** 22'6" x 13'10". Double glazed Conservatory with polycarbonate roof, tiled floor, windows around three sides, double fully glazed French doors leading out to the patio, large decking area and gardens. Enjoying beautiful views across the property's own land, the river at the boundary, and the rolling countryside beyond.

Lounge



Conservatory



## First Floor –

A turning staircase leads up from the Entrance Hall to the first floor landing.

### LANDING:

L-shaped landing with doors off to the following accommodation:-

### BEDROOM 1:

16'4" x 10'3". Fitted wardrobes, dual aspect with window to the side and window to the rear, enjoying a superb outlook across the property's land and the bordering river to the scenic countryside beyond.

### BEDROOM 2:

13'6" x 10'3". Dual aspect with window to the front and window to the side.

### BEDROOM 3:

10' x 8'. With window to the rear.

### BATHROOM:

7'3" x 5'1". Ivory cream suite comprising corner bath with folding shower screen and electric shower unit, pedestal wash hand basin, fully tiled walls, window to the side aspect enjoying far reaching country views.

### SEPARATE W.C.:

5'2" x 2'8". Close coupled W.C., airing cupboard housing the hot water cylinder with immersion heater, window to the side aspect.

### INNER LANDING:

A door from the main landing leads through to the inner landing with window to the front aspect and bespoke turning staircase up to the Loft Conversion.

## Loft Conversion

### BEDROOM 4/ LIVING ROOM:

26'10" x 13'2". A superb, light and airy room with two large Velux roof lights on each side with fitted blinds, enjoying excellent views across the property's land, the Clettwr river, neighbouring properties, and the Ceredigion countryside. There is ample space (and plumbing nearby) to create a bathroom on this floor if required.

Bedroom 1



Bedroom 2



Loft Conversion Bed Sitting Room



Another aspect of the Loft Conversion



View from the loft room across the property's own land and beyond



## **EXTERNALLY:**

### **THE APPROACH:**

The property is approached along the B4459 road at Rhydowen, and has a wide, walled and pillared entrance off the lane with a vehicular gate and a pedestrian gate opening into a large tarmac and concrete forecourt with ample parking and turning space and room for a horse box if required.

Access to the A475 road is a third of a mile southerly (to Newcastle Emlyn and to Lampeter).

### **OUTBUILDINGS:**

#### **DOUBLE STABLE BLOCK:**

Double timber stable block with an onduline roof –

Stable 1: 11'6" x 10'4".

Stable 2: 11'6" x 10'4".

#### **ADJOINING HAY & IMPLEMENT STORE:**

16'4" x 16'3" (internal measurements). Adjoining store with a mezzanine storage floor covering half the area above the ground floor. Timber built with profile cladding, lined onduline roof, partial concrete hardstanding base, two sets of timber vehicular access doors. This building could be used for garaging if required.

#### **G.P. BUILDING with STABLES and ADJOINING STORE:**

17'3" x 10'4". Accessed from the forecourt with an aluminium garage type door to the front. Block built with polycarbonate roof, concrete floor, power and lighting connected. Presently incorporating 4 internal stables together with a foaling box:-

Stable 1: 10'2" x 9'8".

Stable 2: 10' x 8'5".

Stable 3: 10'3" x 9'.

Stable 4: 16' x 9'.

Opening through to an adjoining Storage Area:-

16' x 9'1". Block built storage area with polycarbonate roof and doors either side. This area could be used as one larger stable or partitioned off.

Large central passageway with an inspection pit.

At the rear of the G.P. Building, steps lead down to a Workshop/Tack Room with adjoining Store and Lean-to Tractor Shed.

#### **WORKSHOP/TACK ROOM:**

20'5" x 8'10". Door into Store Room.

#### **STORE ROOM:**

12' x 8'10".

#### **TIMBER LOG STORE:**

Situated to the front arrival forecourt.

#### **GROUNDS & LAND:**

We understand that the property amounts to approximately 5 Acres in all (to be confirmed) and the land may have development potential (subject to planning permission).

The lawned gardens and grounds provide a delightful setting for the house and there is a large patio deck with balustrade and steps down to the garden – a lovely place to relax and enjoy the views. A maze has been planted and is beginning to develop, and there are two orchards, together with extensive grassed areas where paddocks could be easily created if required with the installation of fencing. There is an attractive, sizeable pond. The land is bordered by the River Clettwr, a clear trout river and tributary of the River Teifi to the south. The mix of sweeping grassland, trees and water create an air of tranquillity and habitats for a variety of wildlife.









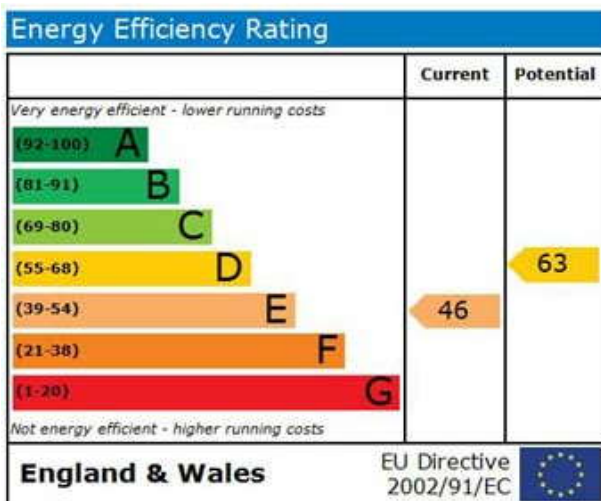
The pond



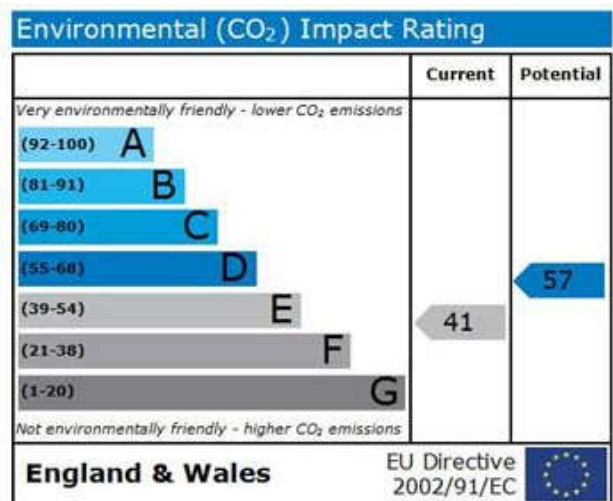
Another aspect of the trout stream



**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.

**SERVICES:** We understand that the property is connected to mains water and mains electricity. Drainage is provided via a private system. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

**COUNCIL TAX:** We are informed that the property is within Council Tax Band "E" (Ceredigion County Council).

**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 – By prior appointment with the Sole Selling Agents –PROFILE HOMES**  
Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com), Website: [www.profilehomes.com](http://www.profilehomes.com)



**THE LOCATION:**

**Approximate Distances:**

Rhydowen village pub quarter of a mile, Llandysul 4¼ miles, Llanybydder 6 miles, Lampeter 9½ miles, Drefach-Felindre 8¼ miles, Newcastle Emlyn 10 miles, New Quay 11 miles, Aberaeron 13 miles, Carmarthen 18 miles, Cardigan 19 miles, Aberystwyth 28 miles, Fishguard Ferry Service to Rosslare in Ireland 36½ miles, Swansea 45 miles, Cardiff 81 miles.

**Schools:** The nearest primary school is about a third of a mile northerly 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** occupies a semi-rural location at the small village of Rhydowen in the Clettwr Valley, a scenic agricultural area. Pontsian village is a short distance northwards with a primary school, village shop and village hall. The little river Clettwr rises in the hills to the north and journeys southwards to join the larger Teifi river a few miles southwards. This surrounding region has 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 4¼ 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 2½ miles 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 easterly from 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 8¼ 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 9½ miles 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 8 miles south-westerly – a 9-hole pay-and-play parkland course of about 50 acres, off the A484 Newcastle Emllyn to Carmarthen road. **Cilgwyn Golf Club** is 13½ miles north-easterly near Llanybi village – a 9-hole, parkland course with trees, streams, ponds, putting green and practising area.

**Newcastle Emllyn** is 10 miles south-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. The Teifi Valley Railway is 7 miles south-westerly, a narrow gauge steam railway travelling for about 2 miles with views across the valley. **Cenarth** is 13 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 19½ 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 18 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 few miles north of town. Carmarthen Showground is on the south-western outskirts, home to the Welsh Dairy Show. The celebrated **National Botanic Garden of Wales** is about 8 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 11 miles northerly, 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 12½ 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 Ynys-Lochtyrn, a splendid bird-watching site where rare choughs can be seen, along with many other species. The Georgian port town of **Aberaeron** is 13 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 19 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.

**Aberystwyth** is 28 miles north of the property in a lovely situation at the mouths of the rivers Ystwyth and Rheidol, with two beaches. Regarded as the "capital of mid Wales", the town is home to the National Library, has a University set near the seashore (founded 1872), and a mix of architecture with several historic buildings, and a new Welsh Assembly showpiece building providing a base for Ministers and VIPs visiting mid Wales. There is a wide promenade and a marina, good shopping and leisure amenities, and an 18-hole parkland Golf Course at the edge of town with sea views. The Aberystwyth Electric Cliff Railway climbs Constitution Hill from the promenade, and stunning views can be enjoyed from the summit, where the famous Camera Obscura with its revolving mirror is sited (a reproduction of the Victorian original). Aberystwyth has an impressive main line **Railway Station** as well as a **Coach/Bus Station**. Trains run to Machynlleth, Shrewsbury and Birmingham. Nearby visitor attractions include the Vale of Rheidol Steam Railway, Devil's Bridge, the Mynach Falls, and the Haford Estate in the upper Ystwyth Valley.

---

**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.

## **PROFILE HOMES**

Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com), Web: [www.profilehomes.com](http://www.profilehomes.com)  
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

---

This document is Copyright © 2005-2012 PROFILE HOMES. All rights reserved. Any unauthorised reproduction or plagiarism will constitute an infringement of copyright.