

Ref: 0bla70

Blaenpant, Felinfach, Near Lampeter, Ceredigion, SA48 8BE

Traditional Country Property of c.3½ Acres (t.b.c.) with Spacious 3 Bed Residence, Large Modern Detached 2-storey Garage Building suitable for conversion S.T.P.P., 2 Bed Static Caravan, Extensive Gardens & Grounds, Scope for Paddocks, 2 Ponds Enjoying Glorious Views across the Vale of Aeron

Felinfach village 0.5 miles, Lampeter 6 miles, Aberaeron 7½ miles, Aberystwyth 19 miles, Carmarthen 27 miles



This attractive, renovated, period country residence is believed to date back to 1911, being stone built with rendered elevations, a slate roof, and later additions, providing spacious, well presented family accommodation.

Ground Floor: Side Porch/Boot Room, farmhouse-style Kitchen/Breakfast Room, Sun Room/Conservatory, Shower Room/Utility Room, Open-Plan Living Room with Sitting and Dining Areas.

First Floor: Master Bedroom with En Suite Shower Room, 2 further Double Bedrooms, Bathroom.

Externally: Detached Modern Outbuilding with Double Garage, Workshop, Shower & W.C., and large Studio Room on the first floor – ideal for conversion to further accommodation, subject to the necessary planning permission being obtained. 2 Bed Static Caravan with services connected. Extensive gardens and grounds to the rear with scope for paddocks, and two wildlife ponds. In total circa 3.5 Acres (to be confirmed).

Setting: Set in the gentle Aeron Valley countryside with superb, far reaching hillside views to the front and lovely rural aspects to the rear.

Felinfach village is half a mile away with a primary school, convenience store/post office, further general store, and bus service, and there is a petrol station and pub in the small neighbouring village of Ystrad Aeron. Full amenities are provided by the university and market town of Lampeter (6 miles) and the Georgian harbour town and popular seaside resort of Aberaeron (7½ miles). There are good walking, riding and cycling routes locally and opportunities for sailing, surfing, and sightseeing along the magnificent Heritage Coast of Cardigan Bay. The National Trust's 18th Century Llanerchaeron Estate is only 5 miles from the property.

Price Guide: £349,000

A rear view of the house and garage outbuilding (with scope for conversion subject to planning consent)



Extensive level grounds – ideal for paddocks if required



THE ACCOMMODATION COMPRISES:

With oil-fired central heating and uPVC double glazing throughout..

Ground Floor –

- SIDE ENTRANCE PORCH/BOOT ROOM:** 11'4" x 4'5". A half glazed side entrance door leads into the Porch/Boot Room, with original red and black quarry tiled floor, window to the side aspect, internal window looking into the Kitchen/Breakfast room, and half glazed stable door opening into the Kitchen/Breakfast Room.
- KITCHEN/BREAKFAST ROOM:** 22'10" max. x 11'. Original red and black quarry tiled floor, range of pine farmhouse-style base units with granite-effect work surfaces, porcelain 1½ bowl sink unit with single drainer and mixer tap, window to the side aspect, predominantly tiled walls to the kitchen area, recess with shelving, plumbing and space for a dishwasher, Rangemaster range-style cooker with electric oven and four-ring LPG gas hob and chimney hood extractor above, space for a fridge/freezer, exposed beams, ceiling downlights, Rayburn oil-fired cooking range in brick-faced recess with tiled inner surround and mantel shelf above, fitted cupboards to one side. Double fully glazed doors into the rear Sun Room/Conservatory, and double fully glazed doors leading into the Dining Room Area of the Open-Plan Living Room.
- SUN ROOM/CONSERVATORY:** 15'6" increasing to 23'8" x 11'2". Enjoying a delightful outlook across the property's grounds, with fully glazed double French doors to the rear, two large windows either side of the doors, and a further window to the side. Door off to Shower Room/Utility Room.
- SHOWER ROOM/W.C./UTILITY ROOM:** 9'2" x 5'6". Fully tiled corner shower cubicle, wash hand basin, and W.C. Plumbing and space for a washing machine, cupboard housing the oil-fired boiler serving the central heating and hot water system, window facing into the Sun Room/Conservatory.
- OPEN-PLAN LOUNGE/DINING ROOM:** 28'2" x 15'7" overall. An open-plan living area having a central front entrance door, partially glazed, with large windows on either side (one in the lounge and one in the dining room) enjoying valley views.
- Dining Area – wood-effect flooring, fitted wall and base units with cupboards, drawers and shelves, staircase to the first floor, further window to the side aspect, and door into the Kitchen/Breakfast Room.
- Lounge Area – painted exposed stone wall with a delightful fireplace housing a multi-fuel cast iron stove on a raised slate hearth with beam above and recesses to both sides, one with fitted shelves, carpeted flooring.

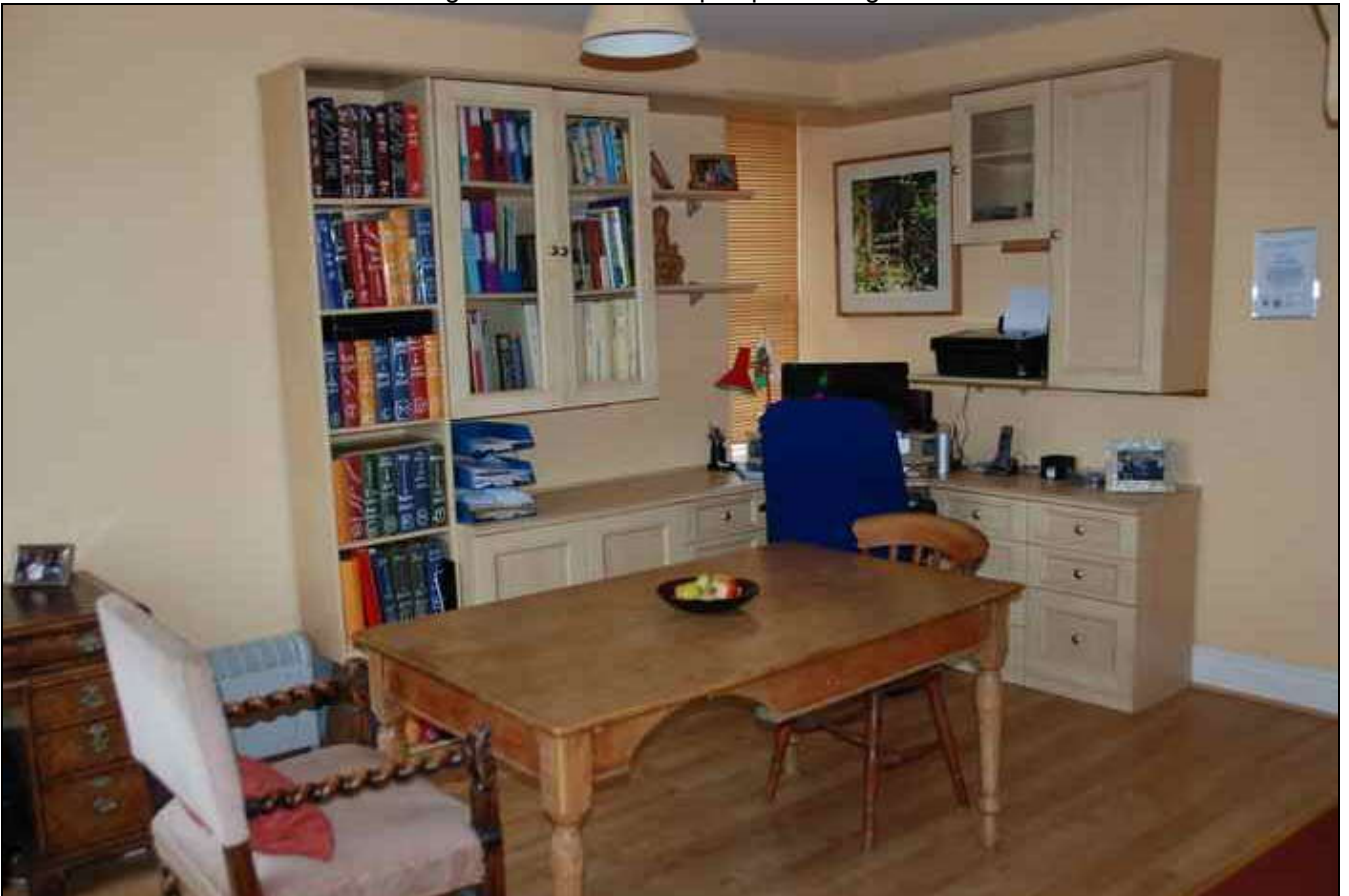
Kitchen/Breakfast Room



Double doors lead through to the Dining Room



Dining Room Area of the open-plan Living Room





Lounge Area



Double doors off the Kitchen/Breakfast Room lead through to the Sun Room/Conservatory



First Floor –

- LANDING:** Staircase from the Dining Room Area leads up to a split landing: Front Landing – with access to the loft and door off to the Master Bedroom Suite and door to Bedroom 2. Door to Rear Landing – with window to the side aspect, door into with large Airing Cupboard with ample storage space and hot water cylinder with immersion heater, and doors off to Bedroom 3 and the Family Bathroom.
- MASTER BEDROOM 1:** 15'6" x 13'3". Built-in shaker-style maple-effect wardrobes, dressing table and matching bedside units, dual aspect with window to the front enjoying wonderful panoramic Aeron valley views and window to the side. Door into En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 6'11" x 6'1". Large fully tiled corner shower cubicle and white suite of pedestal wash hand basin and close coupled W.C. Half tiled walls, shaver point, heated towel rail, window to the front aspect.
- BEDROOM 2:** 15'7" x 8'5". Dual aspect with window to the front also enjoying those superb valley views and window to the side.
- BEDROOM 3:** 11'6" x 11'. Wood-effect flooring, window to the rear aspect with beautiful views across the property's own land and one of the ponds.
- FAMILY BATHROOM:** 7'11" x 6'2". Cream suite comprising bath with shower attachment, pedestal wash hand basin, and close coupled W.C. Half tiled walls, shaver point, heated towel rail, obscure-glass window to the rear aspect.

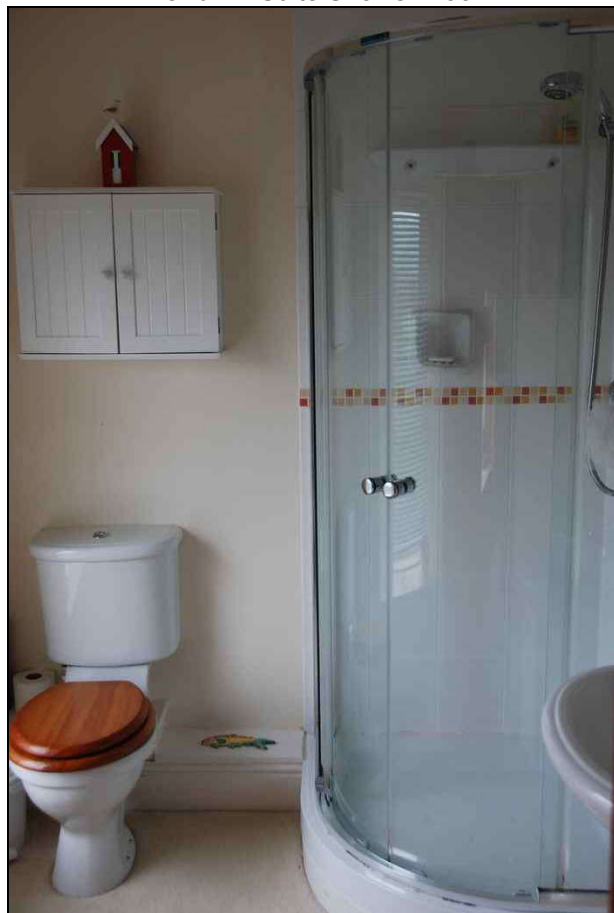
Master Bedroom 1



Master Bedroom again ...



... and En Suite Shower Room



Bedroom 2



Bedroom 3



Beautiful views from the first floor to the front across the Vale of Aeron countryside



EXTERNALLY:

THE APPROACH:

The property is approached along the B4342 road, which turns off the A482 in Felinfach village, and has a wide entrance to one side of the house leading into a large gravelled driveway and parking area culminating at the Garage Outbuilding.

DETACHED MODERN GARAGE OUTBUILDING:

Situated to the rear/side of the residence, an attractive modern building of block construction with rendered elevations in keeping with the house, a slate roof, and power, lighting and water connected. This building offers excellent potential for conversion to further self-contained accommodation if required, subject to the necessary planning permission being obtained.

Garage 1:

20'6" x 10'3". Vehicular up and over aluminium door to the front, window to the side aspect, opening into Garage 2.

Garage 2:

10'6" x 9'10". Vehicular up and over aluminium door to the front.

Workshop:

20'7" x 17'5" max. (L-shaped). Half glazed pedestrian access door at the front, window at the rear and staircase leading up to the first floor loft room.

Shower Room & W.C.:

9'10" x 3'. Accessed at the side via a half obscure-glass door with obscure-glass window to the side. Shower enclosure, wash hand basin and W.C. ceiling downlights, tiled floor.

Store Room:

10'3" x 3'. Also accessed at the side via a half obscure-glass door with obscure-glass window to the side.

First Floor Studio Room:

31'5" x 11'6". Full-length studio or store room with boarded floor, partially boarded walls, lighting, window at either end and two Velux roof lights to the front aspect.

STATIC CARAVAN:

Static Caravan sited in the grounds beyond the Garage Outbuilding, with Lounge/Dining Area, Kitchenette, 2 Bedrooms (one double and one single), and a Shower Room. All services connected. There is a timber decking area at the front. (The caravan is presently used as an office/study.)

STORE SHED:

To one side of the garage outbuilding, a corrugated storage shed with double vehicular doors at the front.

GARDEN CHALET STORE:

Situated to one side of the driveway, a useful timber chalet-style garden store with front patio and lawn area.

GARDENS & LAND:

We are informed that the property amounts to circa 3.5 Acres in total (to be confirmed), with the land being level and well maintained predominantly grassland.

There is a small garden to the front of the house with neat lawn and pretty borders, edged by a low wall and railings with gateway and path to the front door. There is a patio at the rear of the Sun Room/Conservatory and extensive lawns beyond, together with areas of newly planted young trees including mountain ash, oak, crab apple and cherry, and two large wildlife ponds with a timber bridge through a willow archway and a Summerhouse, as well as mature trees and hedgerows to the boundaries – all providing a delightful asset for the property, with pleasant walks and rich habitats for wildlife as well as plenty of space for play. The land could easily accommodate pasture paddocks if required for alternative use.

LOCALITY:

Felinfach village is about half a mile north-westerly with a primary school, convenience store/post office, further general store, and bus service along the A482 road, and there is a petrol station and pub (the Vale of Aeron) in the small neighbouring village of Ystrad Aeron. Surrounded by the lovely gentle scenery of the Aeron Valley, this is a good area for enjoying the outdoor life both in the countryside and along the coast, with the Cambrian uplands a few miles to the east and the Ceredigion coast a few miles west.

Lampeter is 6 miles south-easterly, a university and 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. The University 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.

Aberaeron is 7½ miles north-westerly at the mouth of the River Aeron on the Cardigan Bay coast. With its elegant, brightly painted houses, sparkling water and picturesque harbour, this charming Georgian seaside resort is sometimes known as the “Jewel of Cardigan Bay”. Serving the rural communities of the area, the town offers good shopping and craft centres, plenty of pubs and eateries, primary and secondary schools, doctors and dentist, leisure centre, swimming pool, 9-hole pitch & putt golf course, sailing club, regattas, boat trips and delightful walks and cycle rides. The Llanerchaeron Estate is on the outskirts of town in the Aeron valley (5 miles from the property), managed by the National Trust and open to visitors in season. Popular New Quay is just along the coast with sheltered harbour, sandy beaches, and cliff top walks. Cardigan Bay is famous for its marine life, including dolphins, porpoises, grey seals, and variety of sea birds.

The main towns of Aberystwyth, 19 miles northerly, and Carmarthen, 27 miles southerly, provide excellent shopping amenities, general hospitals, universities, main line railway stations, etc. The A48/M4-link road can be joined at Carmarthen.

Rear View of the House



Garden Chalet Store



Entrance Drive



The Garage Outbuilding (with scope for conversion S.T.P.P.) ... and the Static Caravan nearby



Delightful wildlife ponds



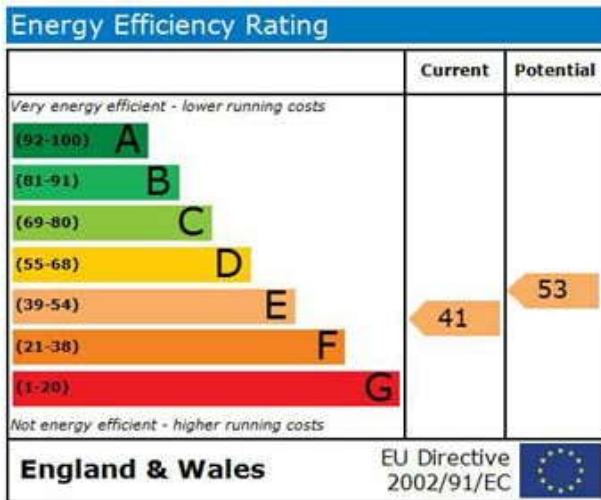
Summerhouse near the ponds



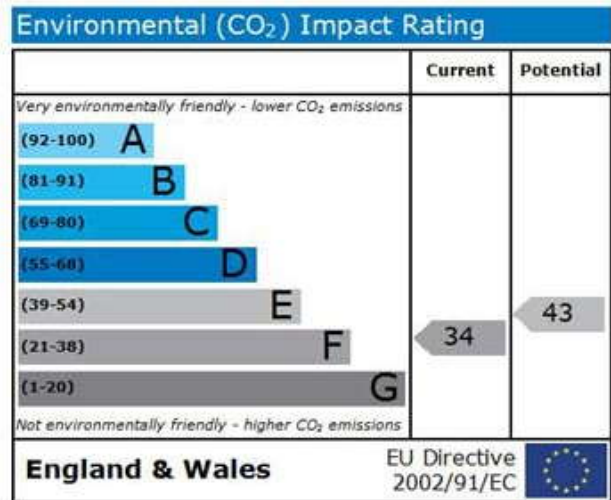
Extensive grounds



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 (CO₂) 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 and has a private drainage system. The residence has oil-fired central heating. Telephone with Broadband 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 "F" (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:

Only by prior appointment with the Sole Selling Agents – PROFILE HOMES
Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com



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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