

Ref: 0bry67 Brynarth Country Guest House, Lledrod, Aberystwyth, Ceredigion, SY23 4HX

**Exceptional WTB 4-Star 9-Bed Licensed Country Guest House/B&B Complex with Owners' Cottage and circa 7½ Acres (t.b.c.), in idyllic peaceful surroundings. Excellent walking and riding trails, beautiful views, numerous places to visit, only 11 miles from the main west coast town of Aberystwyth.**

**A Profitable Business and Lifestyle-Change Opportunity with Potential for Further Expansion**



Away from it all in the magnificent Welsh countryside, the property comprises traditional stone built, slate roofed former farmstead buildings of character in a delightful courtyard setting, converted and adapted to provide charming, well maintained, well appointed and well presented Country Guest House Facilities and Separate Owners' Accommodation. This handsome property has a long history, with some of the buildings believed to date back to c.1684, and is ideally situated for country breaks. In brief, Brynarth offers:-

**9 BED GUEST ACCOMMODATION** (within main farmhouse and large stone barn conversion) –

Farmhouse – Ground Floor: Lounge, Snug Bar, Dining Room, Kitchens; First Floor: 2 Double Bedrooms both with En Suite Shower Rooms, and Bathroom. Barn Conversion – 7 Bedrooms including 2 En Suite Singles, 3 En Suite Doubles, 2 Double/ Twins with shared Bathroom, further Bed/Store Room, Shower Room, Laundry Room.

**ADJOINING OWNERS' COTTAGE** – Ground Floor: Lounge, Dining/Garden Room, Kitchen; First Floor: Bedroom, Bathroom. (N.B. the adjoining Bed/Store Room, Shower Room and Laundry Room could be used as a second owners' bedroom suite.)

**STONE RANGE/GUESTS' FACILITIES** – Games Room & TV Lounge. (Planning Permission has been granted to convert this building to 3 self catering cottages.)

**OTHER OUTBUILDINGS** – Garage, Store Room, Hay Store.

**C.7½ ACRES** in all (t.b.c.) – with formal and informal gardens, vegetable garden, orchard and pasture paddock.

**LOCATION** – Peacefully rural with a nearby nature reserve and local tracks to the Ystwyth Valley. Lovely views. Ideal base for touring. Easily accessible off a quiet lane. Aberystwyth on the west coast 11 miles.

**Price Guide: £599,000**





## **9 BED GUEST ACCOMMODATION** (within the former farmhouse and the large stone barn conversion)

### **FARMHOUSE (Guest Facilities and Bedroom Suites):**

#### **Ground Floor –**

<b>FRONT PORCH &amp; RECEPTION HALL:</b>	Glass-panelled door into the front Porch with slate pitched roof, windows either side, tiled floor – opening out into the Reception Hall, with tiled floor, exposed stonework, staircase to the first floor, oak fire doors to the Lounge and Dining Room.
<b>GUESTS' LOUNGE:</b>	17' x 16'2" max. Tiled floor, Inglenook fireplace with multi-fuel stove on a slate hearth and bressumer beam over, exposed ceiling beams and timbers spotlights, bay window to the front aspect enjoying lovely views across the gardens Step up and opening through to the Snug Bar.
<b>GUESTS' SNUG BAR:</b>	10'7" x 6'. Tiled floor, exposed ceiling timbers, fitted bench seating around three sides, bar counter access, window to the side aspect.
<b>GUESTS' DINING ROOM:</b>	13'10" x 11'. Exposed ceiling timbers, LPG-gas stove on a raised tiled hearth with feature exposed timber above, understairs recess providing a useful office desk area, bay window to the front aspect again with lovely garden and countryside views. Oak fire door through to the Kitchen.
<b>GALLEY KITCHEN:</b>	20'2" x 5'10". A galley-style kitchen with tiled floor, bespoke units comprising wooden base units with solid wood work surfaces, twin stainless steel sinks with twin drainers and mixer tap, matching wall-mounted cupboards, shelved recess, plumbing and space for a dishwasher, space for a fridge/freezer, large window to the rear aspect, door into Owners' Bar Area, and opening through to the Main Kitchen.
<b>BAR AREA:</b>	6" x 5'10". The owners' side of the Snug Bar, with tiled floor, shelving and storage space, and serving hatch through to the Snug Bar.
<b>MAIN KITCHEN:</b>	10' x 10'. The main cooking area, with traditional tiled floor, range of bespoke wooden wall and base units with solid wood work surfaces, large cast-iron range, tiled splashbacks, cooker control point, wood-framed double glazed leaded windows to the front and the side, external door to the front.

#### **First Floor –**

<b>LANDING:</b>	Staircase from the Reception Hall leads up to the first floor landing, with vaulted ceiling, exposed timbers and partial A-frames, Velux roof light to the rear with fitted blind, airing cupboard housing the hot water cylinder and shelving. Doors off to:-
<b>BEDROOM 1:</b>	16'5" x 14' max. (L-shaped). Vaulted ceiling with exposed A-frames and timbers, built-in wardrobes, access to storage space above, triple aspect with sash window to the front, sash window to the side, Velux roof light to the front and Velux roof light to the rear. Door into En Suite Shower Room.
<b>EN SUITE SHOWER ROOM:</b>	6'6" x 5'. Cream suite comprising pedestal wash hand basin with tiled splashback and shaver point, close coupled W.C., and fully tiled corner shower cubicle. Exposed floorboards, exposed timbers, extractor fan, Velux roof light to the front.
<b>BEDROOM 2:</b>	11'5" x 9'10". Exposed ceiling timbers and partial Aframes, two exposed stone walls, sash window to the front aspect. Door into En Suite Shower Room.
<b>EN SUITE SHOWER ROOM:</b>	7'6" x 6'11". White suite comprising pedestal wash hand basin with tiled splashback and shaver point, close coupled W.C., and fully tiled corner shower cubicle. Exposed timbers, partial A-frames, extractor fan, ceiling downlights, sash window to the front.
<b>BATHROOM:</b>	6'5" x 6'4". White suite comprising bath, pedestal wash hand basin, and close coupled W.C., tiled splashbacks, chromium towel rail/radiator, ceiling downlights, access to loft space, window to the side aspect.

Farmhouse – Guests' Lounge





Farmhouse – Guests' Snug Bar



Farmhouse – Guests' Dining Room



Farmhouse – Bedroom Suite 1



Farmhouse – Bedroom Suite 2



**Farmhouse – Bathroom**



**THE LARGE STONE LETTING BARN**



## LARGE STONE BARN CONVERSION – LETTING BARN (Further Guest Rooms):

The two-storey letting barn is divided into two sections with two separate entrance doors, and provides 5 double/twin and 2 single bedrooms, as follows:-

### Ground Floor –

- ENTRANCE HALL 1:** A glass-panelled door leads into the Entrance Hall, with exposed ceiling timbers and staircase to the first floor. Doors off to 2 letting suites, as follows:-
- SINGLE BEDROOM:** 10'7" x 10'1". Exposed floorboards, exposed ceiling timbers, built-in wardrobe with dressing table unit, window to the rear aspect. Door into En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 6'9" x 5'2" max. White suite comprising pedestal wash hand basin with tiled splashback and shaver point, close coupled W.C., and fully tiled shower enclosure. Chromium towel rail/radiator.
- SINGLE BEDROOM:** 10'5" x 10'. Exposed ceiling timbers, window to the rear aspect. Door to En Suite Bathroom.
- EN SUITE BATHROOM:** 6'1" x 5'. White suite comprising bath with shower attachment, pedestal wash hand basin, and close coupled W.C. Half tiled walls, exposed ceiling timbers, wall-mounted electric heater, shaver point, tiled floor.

### First Floor –

- LANDING 1:** Staircase from the Entrance Hall leads up to the first floor landing, with exposed beams and timbers, Velux roof light to the front, and doors off to the following accommodation:
- DOUBLE BEDROOM:** 11'6" x 10'3". Vaulted ceiling with exposed beams and timbers, large Velux roof light to the rear aspect. Door into En Suite Bathroom.
- EN SUITE BATHROOM:** 6'6" x 5'4". White suite comprising bath with shower attachment over, pedestal wash hand basin, and close coupled W.C. Half tiled walls, mosaic tile-effect flooring, wall-mounted electric heater, exposed timbers, Velux roof light to the front aspect.
- DOUBLE BEDROOM:** 11'6" x 10'2". Vaulted ceiling with exposed beams and timbers, large Velux roof light to the rear aspect. Door into En Suite Bathroom.
- EN SUITE BATHROOM:** 6'6" x 5'4". White suite comprising bath with shower attachment over, pedestal wash hand basin, and close coupled W.C. Half tiled walls, mosaic tile-effect flooring, wall-mounted electric heater, exposed timbers, Velux roof light to the front aspect.

## Ground Floor –

- ENTRANCE HALL 2:** Further glass-panelled entrance door at the front of the barn conversion leads into Entrance Hall 2, with staircase to the first floor, doors to the following:-
- DOUBLE BEDROOM:** 10'10" x 10'8". Exposed floorboards, exposed ceiling timbers, window to the rear aspect. Door to En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 6'10" x 5'. White suite comprising pedestal wash hand basin, close coupled W.C. and fully tiled shower enclosure. Chromium towel rail/radiator, ceiling downlights, window to the front aspect.

**N.B.** The following three rooms could be incorporated into the Owners' Accommodation, or would be ideal for overflow guest accommodation if required:-

- FORMER BEDROOM / STORE ROOM:** 11'10" x 11'. (Presently used as a store room.) Exposed floorboards, exposed ceiling timbers, built-in shelving and hanging rails. Door to En Suite Shower Room and further door into Laundry Room.
- EN SUITE SHOWER ROOM:** 6' x 5'5". White suite comprising pedestal wash hand basin, close coupled W.C. and large tiled shower enclosure. Half tiled walls, exposed ceiling timbers, shaver/light point, window to the front aspect.
- LAUNDRY ROOM:** 15'3" x 7'6". Work surface, Belfast sink, plumbing and space for washing machine and tumble dryer, ample shelving, exposed floorboards, exposed timbers, window to the rear aspect, door through to the Owners' Accommodation (Kitchen) – described further below.

## First Floor –

- LANDING 2:** Staircase from Entrance 2 leads up to the first floor landing, with exposed floorboards and exposed ceiling timbers and beam, Velux roof light to the front aspect, door off to Bedroom 3.
- DOUBLE BEDROOM:** 12'6" x 11'8". A twin or double room with exposed floorboards, vaulted ceiling and exposed timbers, vanity unit with inset wash hand basin and cupboard below, tiled splashback and shaver/light point, large Velux roof light to the rear.
- DOUBLE BEDROOM:** 12'6" x 10'9". A twin or double room with exposed floorboards, exposed timbers, vanity unit with inset wash hand basin and cupboard below, tiled splashback and shaver/light point, large Velux roof light to the rear.
- BATHROOM:** 6'1" x 5'6". Serving both double bedrooms above – an ideal Family Suite. White suite comprising bath with shower attachment over, pedestal wash hand basin and close coupled W.C. Half tiled walls, exposed timbers, wall-mounted electric heater, Velux roof light to the front aspect.

## OWNERS' ACCOMMODATION:

A two-storey cottage adjoining the end of the letting barn, with one bedroom and bathroom, although an en suite set of rooms in the letting barn could easily be incorporated into the owners' living quarters if required. The owner's accommodation can be accessed externally or from the laundry room in the letting barn.

### Ground Floor –

- KITCHEN:** 16'3" x 7'3" increasing to 11'6". Exposed ceiling timbers, tiled floor, bespoke wall and base units, stainless steel sink unit with single drainer, recess space for fridge/freezer, internal window to the side looking into the Garden Room, two windows to the rear aspect, door to Laundry Room, doorway through to Inner Lobby.
- INNER LOBBY:** Tiled floor, door off to Cloakroom, door to the Dining Room/Garden Room and door to the Lounge.
- CLOAKROOM:** Close coupled W.C. and corner wash hand basin, tiled floor, ceiling timbers, extractor fan.
- DINING ROOM/  
GARDEN ROOM:  
(Front Entrance Door)** 18' x 8'5". Part tiled and part wood flooring, double glazed wood-framed windows around three sides enjoying beautiful views over the gardens and grounds to the rolling countryside beyond, half glazed external door to the front elevation,.
- LOUNGE:** 16'6" x 13'. Exposed ceiling timbers, fireplace housing a Jotul wood-burning stove with bressumer beam and mantel shelf above, dual aspect with window to the front and window to the side, open-tread staircase to the first floor.

### First Floor –

- BEDROOM:** 15'7" x 13'3". Exposed A-frames and timbers, doors into eaves storage space, built-in hanging rail in eaves space with storage space, window to the side aspect with lovely garden and countryside views, door to En Suite Bathroom.
- BATHROOM:** 8'10" x 6'5" max. Coloured suite comprising panelled bath and close coupled W.C., bespoke wooden vanity unit with inset wash hand basin and cupboard below, tiled splashback, shaver point/light fitting, exposed ceiling beam, half tiled walls, Velux roof light to the rear.

Letting Barn – A Selection of Rooms ...







**Owners' Cottage – Kitchen**



**Owners' Cottage – Dining Room/Garden Room**



Owners' Cottage – Lounge



**Owners' Cottage – First Floor Bedroom**



**THE DETACHED STONE RANGE with P.P. for 3 Self-Contained Holiday Cottages**



## **STONE RANGE – EXTRA GUESTS’ FACILITIES – P.P. GRANTED:**

This substantial detached, single-storey stone range presently provides a Games/Leisure Room and separate TV Lounge as extra facilities for guests, plus there is a Store Room and a Workshop with Hay Loft/Storage above.

**We are informed that Planning Permission has been granted to convert this building into 3 self-contained holiday letting cottages. (Granted in 2009, valid for five years. Full details with the owners.)**

### **GAMES/LEISURE ROOM:**

29’6” x 16’5”. Steps up and double glass-panelled entrance doors at the front, glass-panelled door at the rear and two windows to the rear, vaulted ceiling with exposed A-frames and purlins. Two steps up to the TV Lounge on a slightly higher level.

### **TV LOUNGE:**

16’2” x 14’. Wood-effect flooring, exposed purlins, two windows to the side aspect looking over the gardens and grounds to the countryside beyond.

### **STORE ROOM:**

16’ x 10”. To one end of the range, accessed via a door at the front, window to the front.

### **WORKSHOP/STORE:**

16’4” x 10’. To the other end of the building, accessed via a door at the front with hay loft storage space above.

The Games Room – inside the Stone Range



## **OUTBUILDINGS:**

### **GARAGE:**

Block built with a domed roof, used for garaging and storage.

## LAND and APPROACH:

### GARDENS, GROUNDS & LAND:

We are informed that the property amounts to circa 7.5 Acres (to be confirmed), with lovely gardens and grounds, including lawns, flower beds and borders, an array of specimen shrubs and trees, numerous seating areas and pathways, a vegetable garden with soft fruit area, orchard, dappled bluebell woodland, and a pasture paddock. The property is bordered to the west by a small stream.

The grounds create a picturesque setting and compliment the farmstead buildings beautifully. The courtyard is particularly agreeable with an old world charm, and there is an air of calm and tranquillity about the whole property. The variety of wild birds to see is delightful and views of the surrounding countryside are an added bonus

### APPROACH and LOCALITY:

The property is approached along a quiet country lane and has a wide entrance into a large car parking enclosure at the rear of the farmstead buildings and a further gated tarmacadamed driveway leading into the central courtyard. There are no close neighbours.

The property is 2 miles or so from Lledrod village, which has a primary school and access to the A485 road, providing good access across the region. The A44 trunk road can be joined 8 miles to the north and the M4 Motorway can be accessed from Carmarthen, about 45 miles southerly.

This is a great walking area, rich in beauty and wildlife (Cors Ian Wildlife Trust Nature Reserve is only 400 yards or so from the property.). The approach lane leads northerly to the beautiful Ystwyth River Valley and there is local access to a network of walks and bridleways leading across hills, through forestry, and alongside the river, with superb views to enjoy en route.

The seaside university town of Aberystwyth is some 11 miles north-westerly, providing excellent shopping and leisure amenities, a general hospital, and main line railway and coach stations, and the traditional market and university town of Lampeter is 19 miles southerly. The magnificent west coast is only 9 or 10 miles away with excellent beaches, and there are numerous places of beauty and interest to visit within easy driving distance.



Aspects of the Buildings and Grounds













**Background notes and information supplied by the vendors:-**

Brynarth is believed to date back to around 1684 when it was a working farm of some 160 acres.

In the 1960s and early 1970s, ownership went through several changes and much of the land was sold off – and the property reduced to the acreage it is today, with the farmhouse and barns being converted into a guest house. It has largely been run as a lifestyle business since then and has changed ownership five times in just under 40 years.

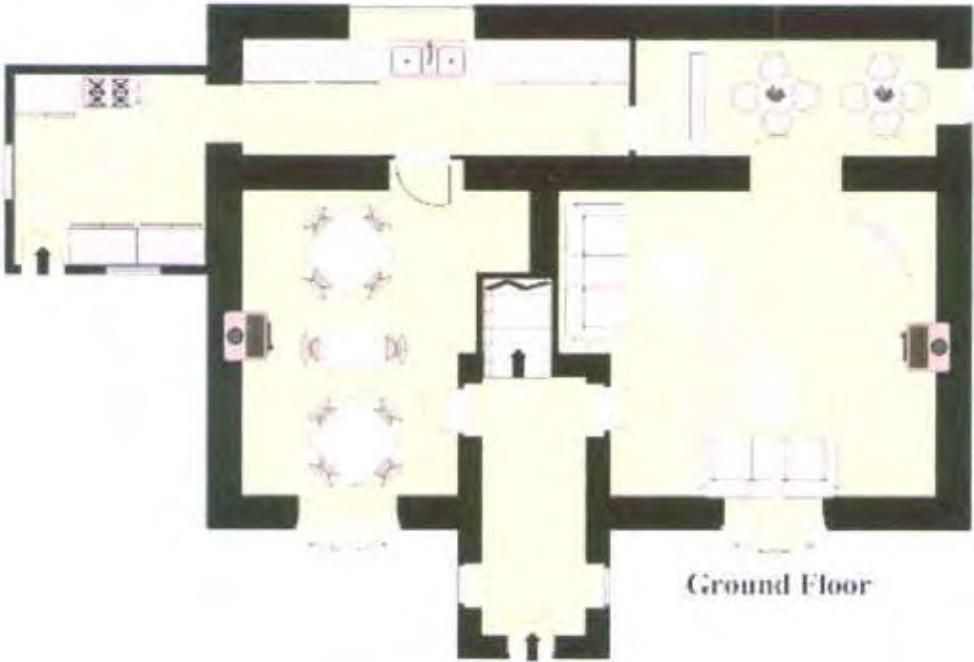
The current owners arrived in December 2006 and have run the business fulltime with the two of them fully-involved and no other staff and have successfully upgraded from a Welsh Tourist Board 3Star grading to a WTB 4-Star grading. Turnover has been more than doubled since 2006 and trade has been just under the VAT threshold for the last three years.

The current owners have developed the business considerably during the last few years but do believe there is room for more expansion. Planning Permission has been obtained for the Games Barn to convert it into 3 self-catering cottages (and it is believed the planning authorities may also consent to a separate owners' house being built to enable the current owners' cottage to revert to letting accommodation, subject to a satisfactory application).

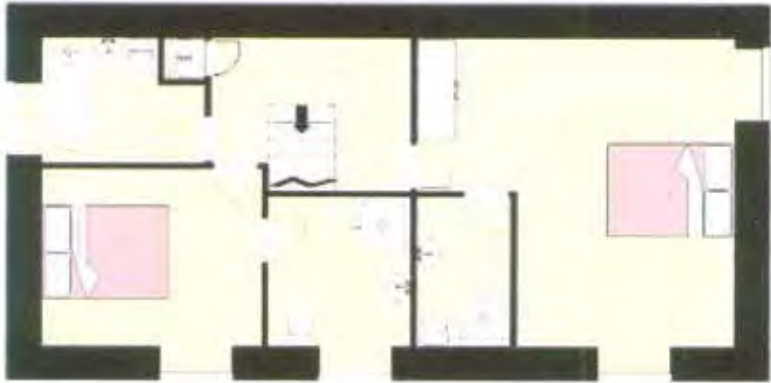
**Floor Plans supplied by the vendors – for illustration purposes only – not to scale**

**Guest Farmhouse**

All Floor Plans are for illustration of the arrangement of rooms only. They are not to scale and thus they are often displayed in quite a small scale; some elements of our plans may be simplified with unnecessary details eliminated. No responsibility is taken for any error, omission, miss-statement or use of data shown



**Ground Floor**



**First Floor**

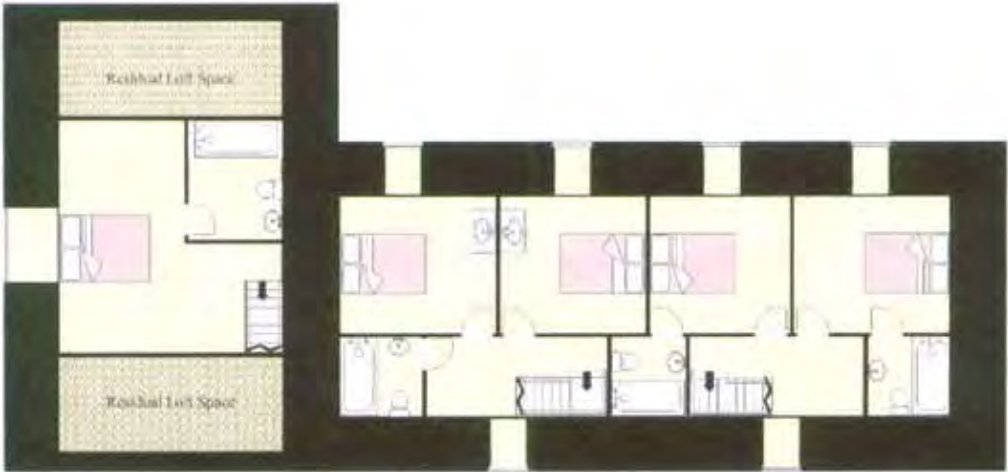
Floor Plans supplied by the vendors – for illustration purposes only – not to scale

Guest Letting Barn and Adjoining Owners' Cottage Accommodation

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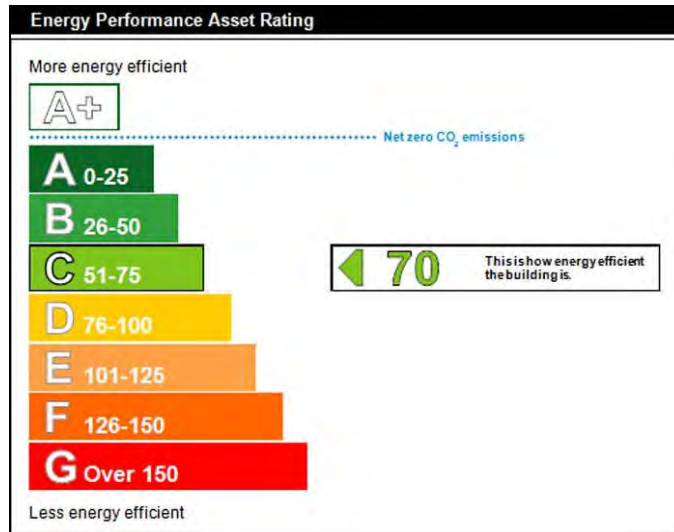
Ground Floor



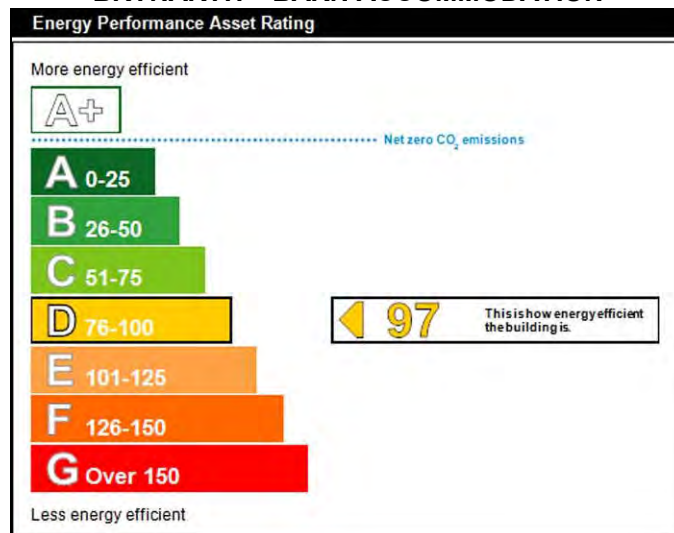
First Floor

**ENERGY PERFORMANCE:**

**BRYNARTH – FARMHOUSE**



**BRYNARTH – BARN ACCOMMODATION**



**SERVICES:**

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

We are informed that there are emergency lighting and fire alarm systems in place, all in accordance with current regulation.

**COUNCIL TAX:**

We are informed that the property is within Council Tax Band "B" (Ceredigion County Council). N.B. We are also informed by the owners that Brynarth receives 100% Rural Settlement Discount from Ceredigion Council, so they pay no business rates.

**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)



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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.

## 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

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