

Ref: 0cra82

Craig Y Barcud, Ciliau Aeron, Ceredigion, West Wales, SA48 7SH.

Delightful Country Smallholding of Circa 7 Acres (t.b.c.) with 3 Bed Residence, Stabling for 5 and Pastureland. Edge of Village Location in the Lovely Aeron Valley only 4½ miles from the Georgian Harbour Town of Aberaeron on Cardigan Bay

Ciliau Aeron Village ½ mile, New Quay 9 miles, Lampeter 9 miles, Aberystwyth 17½ miles, Carmarthen 28 miles



Having the flavour of a Welsh longhouse, this attractive residence comprises a period single-storey cottage (with a slate roof) which has been extended into an adjoining former barn (with tiled roof), providing very well presented accommodation with oil-fired central heating and predominantly double glazed windows, including:- Kitchen/Breakfast Room, Conservatory, W.C., Lounge/Dining Room, 3 Double Bedrooms and Bathroom.

There are 5 Stables in total – with a detached timber Double Stable Block and a detached Barn providing a Foaling Box and a further 2 Stables.

The smallholding amounts to approximately 7 Acres in all (to be confirmed), including pretty gardens, a vegetable area and greenhouse, and predominantly gently sloping pastureland, with lovely rural aspects beyond and chances to see a splendid red kite or two overhead.

Ciliau Aeron village is about half a mile away, with a primary school and a bus service along the A482 road, surrounded by the gentle scenery of the Aeron Valley with good walking, riding and cycling routes locally, and an excellent base for touring, being only a few miles from the Heritage Coast of Cardigan Bay with beautiful coves and beaches, coastal walks, and opportunities for sailing, surfing, swimming and dolphin-spotting. Aberaeron is 4½ miles away, a bustling harbour town serving the rural communities of the area, providing essential amenities including a good selection of shops, comprehensive school, doctor's surgery, leisure centre, etc. The National Trust's 18th Century Llanerchaeron Estate is only 2 miles from the property and there is a traffic-free trail from here to Aberaeron along a former railway line following the pretty river Aeron.

Price Guide: £299,950



THE ACCOMMODATION:

- ENTRANCE LOBBY:** A half glazed front door leads into the Entrance Lobby, with parquet flooring, door off to the Kitchen/Breakfast Room, and door into the Lounge/Dining Room.
- KITCHEN/
BREAKFAST ROOM:** 17'4" x 11'. Range of cream wall and base units with granite-effect work surfaces, 1½ bowl stainless steel sink unit with single drainer, tiled splashbacks, oil-fired Rayburn range which provides cooking facilities and serves the central heating and hot water system, cooker control point with space for an electric cooker, plumbing and space for a washing machine, tumble dryer and dishwasher, space for an upright fridge/freezer, built-in double storage cupboard, wood-effect flooring, large window to the front aspect, and two windows and half glazed stable door into the rear Conservatory.
- CONSERVATORY:** 19' x 7'. On a low wall base, with windows around two sides, polycarbonate roof, and fully glazed French door leading out to the rear garden (the fitted blinds are included in the sale). Door leading into a separate W.C.
- W.C.:** With W.C.
- LOUNGE/
DINING ROOM:** 21'6" x 17' max. overall (L-shaped). An open-plan room.
- Lounge Area – 17' x 12'
Fireplace with wood-burning stove on a stone tiled hearth with timber mantel and surround, double glass panelled doors leading out to the rear garden, window to the front aspect.
- Dining Area – 10'6" x 9'6"
Further window to the front aspect.
- Door off to the Inner Hallway.
- INNER HALLWAY:** With small built-in cupboards, door into the Bathroom, two windows to the rear, and doors off to the 3 Bedrooms.
- BATHROOM:** 7'10" x 7' max. Contemporary white suite comprising P-shaped shower bath with curved screen and shower above, wash hand basin unit with drawers beneath, and close coupled W.C. with concealed cistern. Half tiled walls, tiled floor, built-in storage cupboard, obscure-glass window to the rear aspect.
- BEDROOM 1:** 16'1" x 12'10" max. Window to the front aspect.
- BEDROOM 2:** 13'6" x 8'6". Window to the front aspect.
- BEDROOM 3:** 13'2" into recess x 7'. Recess with fitted hanging rails. Window to the rear aspect.

Kitchen/Breakfast Room



Conservatory



Open-plan Lounge/Dining Room





Bedroom 1



Bedroom 2



Bedroom 3



Bathroom with contemporary suite



The lovely outlook to the front of the residence across the property's land and beyond



EXTERNALLY:

THE APPROACH:

The property is approached off a quiet, single track country lane and has a wide entrance driveway that sweeps around to the stable yard and provides plenty of parking and turning space, including horse box parking and gated access into the property's pastureland. (The residence is set at right-angles to the lane.)

Although quietly rural, the property is only a minute or so from the A482 road at the end of the lane, providing easy access to Aberaeron (4½ miles) on the Cardigan Bay coast and to the university town of Lampeter (9 miles) at the foothills of the Cambrian Mountains. There is a bus service along the A482.

OUTBUILDINGS & EQUESTRIAN FACILITIES:

ADJOINING STORE:

12'7" max. x 10'. Open-fronted Store adjoining the house, incorporating a Log Store at the rear.

STABLE BLOCK:

A new Double Stable Block, timber built with an onduline roof:-

Stable 1:

11'5" x 11'7".

Stable 2:

11'5" x 11'7".

DETACHED BARN:

L-shaped block built barn with a profile roof and concrete floor throughout, power and lighting connected. Presently providing further stabling, but could be used as a hay/implement store etc.:-

Foaling Box/Stable 3:

19'5" x 10'2". Stable door at the front and further stable door to the side.

Stable 4:

12'3" x 10'3". Stable door to the end elevation.

Stable 5:

12'9" x 10'3". With interconnecting gateway.

Adjoining Store Area:

10'3" x 4'8".

Adjoining Tack/Feed Room:

10'3" x 7'6".

TIMBER SHED:

10' x 8'. Useful shed within the stable yard area.

TIMBER BUILDING:

8' x 6'. A further timber building, ideal as a chicken house or for storage.

THE GARDENS, GROUNDS AND LAND:

GARDENS:

A charming welcome to the cottage is provided by the pretty front garden facing the driveway, enclosed by a clipped hedge and low stone wall with a central gate and pathway, having small lawns and flower borders either side.

The main garden is to the rear of the residence, being well screened from the lane by a hedgerow of trees and bushes, with neat lawn, patio, and flower beds and borders well stocked with a variety of perennials, shrubs and climbers, plus there is a vegetable garden beyond with raised beds, and also a Greenhouse.

PASTURELAND:

The property's pastureland surrounds the homestead on three sides, being predominantly gently sloping in character and divided into three enclosures.

We are informed that the property amounts to approximately 7 Acres in total (to be confirmed).







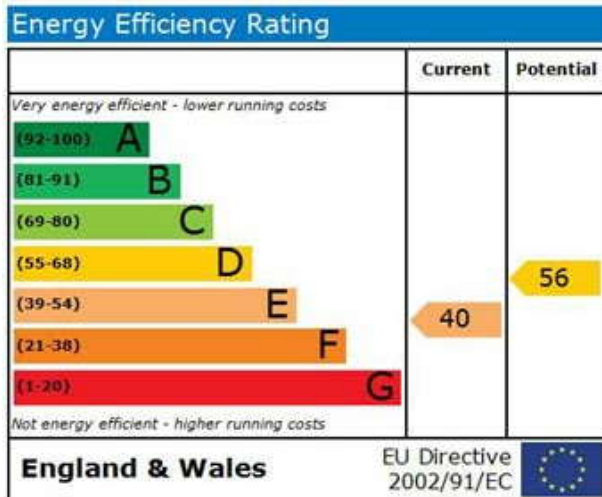


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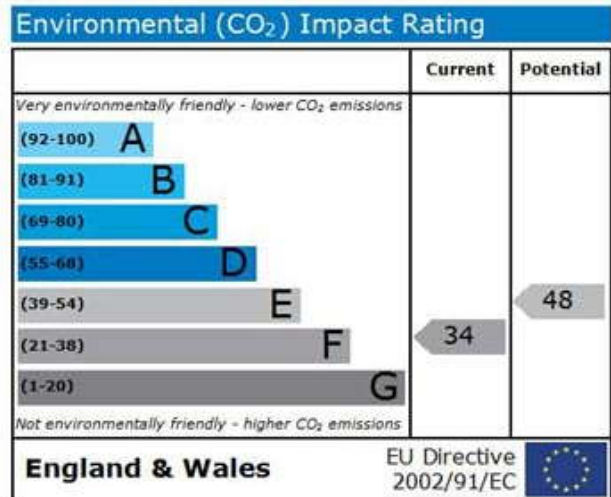


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ENERGY PERFORMANCE:



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 (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 (via the range in the kitchen). 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 "E" (Ceredigion County Council)

FIXTURES & FITTINGS:

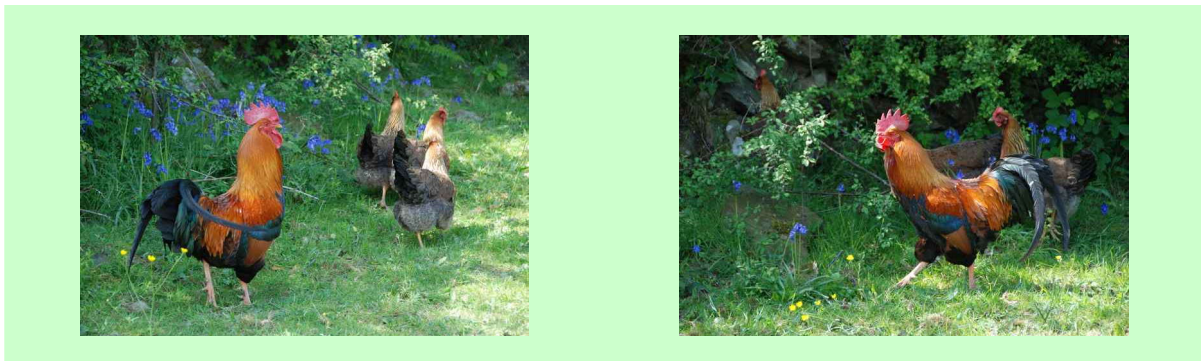
Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

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.



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

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