

Ref: 0dol91

Dolau Gleision, Bronant, Aberystwyth, Ceredigion, SY23 4TG

Attractive Smallholding of Circa 7.33 Acres (t.b.c.) with 4 Bed Farmhouse, Adjoining 1 Bed Annexe & further Adjoining Building (scope extending s.t.p.), plus Modern G.P. Building with 5 Stables (scope various uses), Large Gardens, Pond, Stream, and Pasture Paddocks. Easy Access. Possible Business Potential

Tregaron 6½ miles, Llanrhystyd 9 miles, Aberystwyth 11 miles, Lampeter 14 miles



This delightful smallholding with its range of buildings, gardens and pastureland, offers suitability for a variety of uses and potential for a business enterprise.

The Extended Period Farmhouse is mainly stone built with a slate roof, part rendered elevations, and uPVC double glazing, and includes – Ground Floor: Lounge, Dining Room, Kitchen; First Floor: 4 Bedrooms, Bathroom.

The Adjoining Annexe offers – an Open-Plan Living Room/Kitchen, Double Bedroom, and Shower Room.

Adjoining Building – ideal for auxiliary accommodation or for hobby use, or extending the annexe S.T.P.P.

Modern G.P. Outbuilding 60' x 45' – with 5 Internal Stables or could suit a variety of uses.

Circa 7.33 Acres in all (to be confirmed) – including gardens with vegetable plot, 4 greenhouses, a pond, a stream, and level to gently sloping pasture paddocks.

The property is conveniently located along the A485 road in the rural village of Bronant, which has a small shop, a primary school and a pub. The main west coast and University town of Aberystwyth is 11 miles distant providing excellent shopping and leisure amenities, schools, general hospital and main line railway station, as well as beaches, nearby beauty spots and visitor attractions. The old market town of Tregaron is 6½ miles away with a selection of shops, doctor's surgery, schools and red kite centre. Llanrhystud's extensive beach and large village is about 9 miles distant. This lovely region between the Cambrian Uplands and the Cardigan Bay Coast is ideal for outdoor activities such as walking, riding, cycling, fishing, bird watching, and touring.

Offers in the Region of: £350,000 – No Onward Chain



THE ACCOMMODATION:

The residence has electric heating with night storage heaters, and also a multi-fuel stove in the Lounge.

Ground Floor –

- ENTRANCE:** The front door leads into the entrance lobby with door opening into the Lounge.
- LOUNGE:** 21'10" x 15'. Fireplace housing a multi-fuel Much Wenlock cast iron stove on a slate tiled hearth with feature brick faced back drop, timber mantel, and display shelves to one side, staircase to the first floor, two windows to the front aspect, door through to the Dining Room.
- DINING ROOM:** 14'1" x 7'8". Terrazzo tiled floor, window to the rear aspect, door into the Kitchen.
There is also a door from the Dining Room leading through to the Adjoining Annexe (which also has its own front door), described further below.
- KITCHEN:** 7'9" x 7'6". Terrazzo tiled floor, base units with wood-effect work surfaces, stainless steel sink unit with single drainer, tiled splashbacks, plumbing and space for a washing machine, cooker control point and space for a range-style cooker, half glass-panelled stable door to the rear terrace with window panels to one side and external canopy.

(It would be possible to knock through and integrate the Dining Room and Kitchen into one larger room if required.)

First Floor –

- LANDING:** Staircase from the Lounge leads up to the first floor landing, with airing cupboard and doors off to the bedrooms and bathroom.
- BEDROOM 1:** 12'x 8'7". Window to the rear aspect with lovely views across the property's land and the countryside beyond.
- BEDROOM 2:** 11'7" x 7'3". Built-in cupboard, window to the front aspect with views across the road to rural countryside.
- BEDROOM 3:** 8'5" x 7'4". Window to the front aspect with similar views.
- BEDROOM 4:** 10'9" x 6'7". Window to the front aspect also with rural views.
- BATHROOM:** 7'1" x 8'6". White suite comprising panelled bath with electric shower over, pedestal wash hand basin with shaver point above and dose coupled W.C. Storage cupboard, wall-mounted electric heater, wood-effect tiled flooring, fully tiled walls, obscure-glass window to the side aspect.

Lounge



Dining Room with door into Kitchen



Kitchen



Bedroom 1



Bathroom



THE ADJOINING ANNEXE (Yr Hen Ysgubor):

Single-storey annexe with its own front entrance but can also be accessed from the Farmhouse uPVC double glazing, electric heating and multi-fuel stove.

ENTRANCE HALL: The front door leads into the Entrance Hall, with terrazzo tiled floor, connecting door through to the Main Farmhouse (dining room), and opening out into a Lobby with a deep walk-in store cupboard with shelving, tiled floor, folding door into the Shower Room, and door into the open-plan Living Room/Kitchen.

SHOWER ROOM: 6'7" x 4'9". White suite comprising pedestal wash hand basin, close coupled W.C., and corner shower cubicle with electric shower unit. Fully tiled walls, tiled floor, obscure-glass window to the rear.

OPEN-PLAN LIVING ROOM/KITCHEN: 22'11" x 6' increasing to 14' (L-shaped) Overall.

Kitchen Area:

14'4" x 6'. Range of pine wall and base units with marble-effect work surfaces, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, cooker control point with built-in electric oven and four-ring ceramic hob above, large window to the rear aspect, looking out across the property's gardens to the countryside beyond. Door off to the double bedroom.

Lounge/Dining Area:

14' x 12'3". Fireplace housing a multi-fuel cast iron stove on a slate tiled hearth with stone-faced surround with display niche and slate mantel above, Window to the rear and window to the front aspect.

BEDROOM: 11'7" x 9'2". Built-in double wardrobe, window to the front aspect.

Annexe Open-Plan Living Room/Kitchen





Kitchen Area



Annexe Bedroom



FURTHER BUILDING (ADJOINING THE ANNEXE):

The building adjoins the annexe at right-angles around an attractive courtyard, and can provide storage space or could be useful as a games room, studio or for hobby use etc., or indeed offers scope for integrating with the annexe and extending the accommodation, subject to any necessary planning permission being obtained. The building has uPVC double glazing.

SPACIOUS ROOM: 29'1" x 14'10". From the front courtyard, a half glazed uPVC door leads into a large room, with part vaulted ceiling and part mezzanine floor above, wood-effect flooring, window at the rear and two windows to the front aspect, external door at the rear leading into an Adjoining Barn.

MEZZANINE FLOOR: 15'8" x 14'10". Exposed A-frames and purlins, three Velux roof lights to the front aspect.

ADJOINING BARN: 23'4" x 17'10". Concrete floor, corrugated roof, enclosed to one side and open to the other, providing useful parking or storage space. Outside the barn is the large gravelled rear yard with access into the General Purpose Outbuilding and gated access out onto the road.

Spacious Room with Mezzanine (building adjoining the annexe)





MODERN G.P. BUILDING, APPROACH AND LAND:

MODERN G.P. BUILDING: 60' x 45'. Suitable for a variety of uses as well as equestrian, this large, superb General Purpose Building is steel framed and block built to approximately 6ft., with corrugated side panels and cement fibre roof, and with power and lighting connected. Tall double vehicular steel doors to the front, Reflex roller door to the side and a pedestrian door, and also a steel door at the side that works in parallel with the roller door. Internally there are 5 Purpose-Built Loose Boxes (although the building is presently used for implement and general storage), as follows:-

Stable 1: 12' x 11'6".

Stable 2: 12' x 11'10".

Stable 3: 12' x 11'8".

Stable 4: 12' x 11'8".

Stable 5: 12' x 12'.

THE APPROACH: The property is approached along the A485 road (Aberystwyth-Tregaron-Lampeter-Carmarthen), and has a gated entrance off the road into a gravelled driveway which sweeps round to culminate at the rear of the residence, where there is ample parking and turning space and vehicular access directly into the G.P. Building.

Along the walled boundary to the property there is a pedestrian footpath to the residences and a further vehicular pillared entrance into the tarmacadamed courtyard in front of the Annexe and Adjoining Building, plus there is a third vehicular gated entrance beyond, leading into the rear yard accessing the rear barn and the front of the G.P. Building.

THE LAND: There is a pretty, well stocked walled garden to the front of the farmhouse and a lawned garden to one side, with a pathway that leads round to the rear, where the delightful enclosed gardens include a lawn and flower beds, and a large productive vegetable and fruit garden with raised beds, pathways and **4 Greenhouses**.

A lovely feature is the sizeable pond edged by swaying grasses and reeds, plus a stream (the Afon Talfryn) runs through the property's land, and there are plenty of mature trees – all attracting a variety of wildlife.

We are informed that the property amounts to **circa 7.33 Acres** in all (to be confirmed) including level to very gently sloping pastureland divided into various enclosures bound by stock fencing in the main. The property has been well laid out, with good easy access into the paddocks.

There is a **Field Shelter** in one of the pasture enclosures, ideal for small livestock.





The rear yard – providing further access to the large G.P. Building and to the rear barn



Vegetable/soft fruit and orchard areas







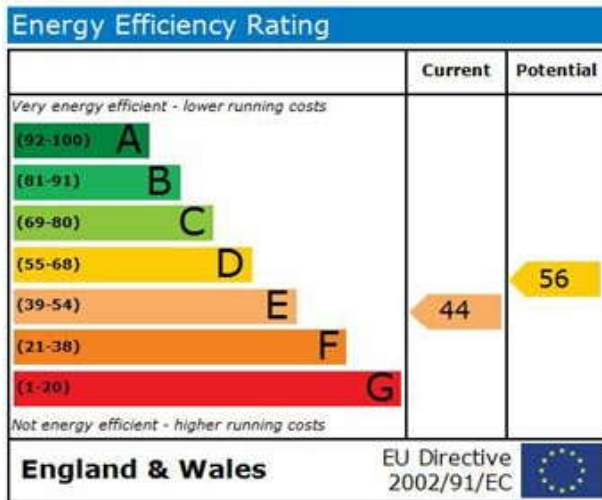
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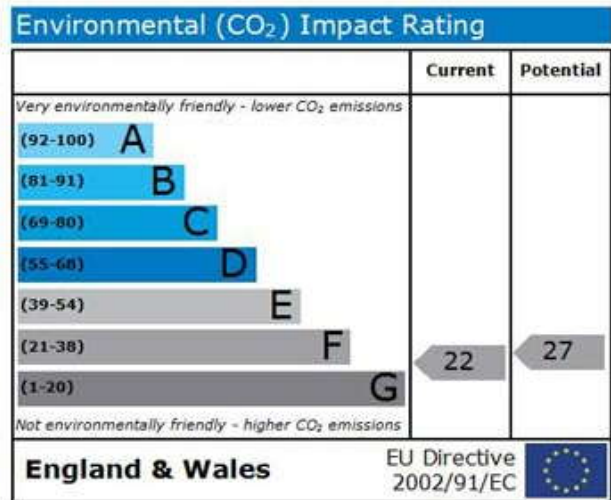
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ENERGY PERFORMANCE:

Main Farmhouse – Dolau Gleision



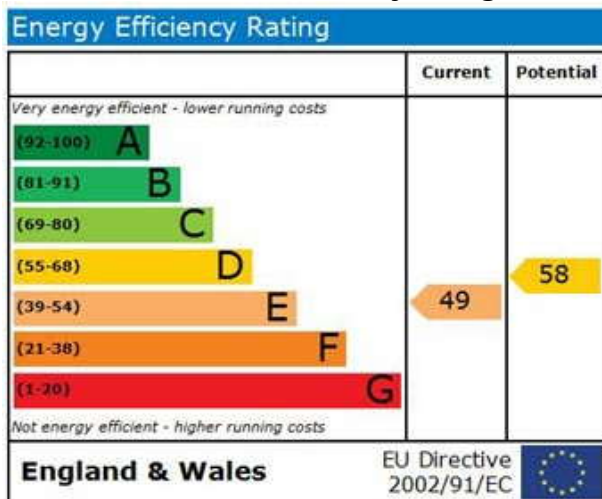
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



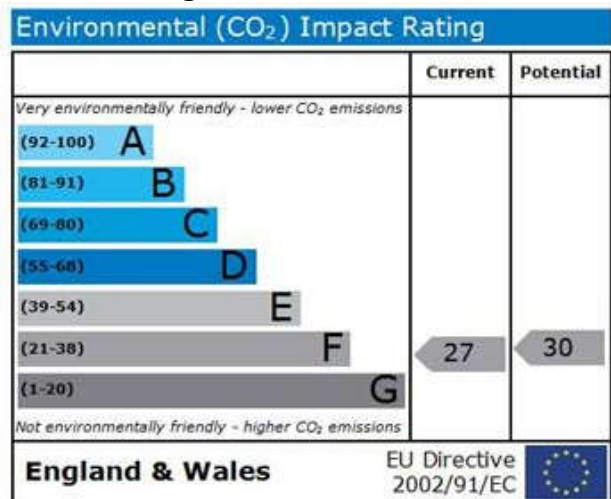
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

ENERGY PERFORMANCE:

Adjoining Annexe – Yr Hen Ysgubor



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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: With reference to Council Tax Bands, we are informed that:-
The Main Farmhouse (Dolau Gleision) is within Band C
The Annexe (Yr Hen Ysgubor) is within Band B
(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.
We understand that a footpath traverses the property's land.

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.

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