

Ref: 0gla55

Glandwr, Pontsian, Ceredigion

**Traditional Country Property of Charm & Character set in Circa 12 Acres
4 Bed Residence and Superb Detached Residential Annexe Barn Conversion
(ideal for 1 or 2 holiday lets s.t.p.p.), Further Stone Outbuilding (Former Mill),
Hay Store, 2 Large Stables & 3 Pony Boxes, 2 Large Pasture Paddocks.**

Llandysul 6 miles, New Quay 8½ miles, Aberaeron & Lampeter both 10½ miles, Carmarthen 20 miles



This handsome period property offers fine stone buildings with slate roofs attractively arranged around a large arrival yard. The Main Residence has been extended and offers 4 Bedrooms, 1 En Suite Shower Room, Family Bathroom, Separate W.C., Study, Sitting Room with Inglenook, Dining Room, Kitchen, and Utility Room. The delightful Detached Single Storey Barn Conversion affords a fully self-contained residential Annexe-Cottage with Hall, vaulted Lounge/Dining Room, Kitchen, Double Bedroom, and Bathroom, plus a Separate Guest Suite with its own external entrance, Hallway, Double Bedroom and Shower Room, and an adjoining Office/Craft Room also with a separate access door (scope to integrate with Guest Suite and create another self-contained cottage ideal for family or holiday letting, s.t.p.p.). To the other side of the residence and yard is a sizeable, Grade II Listed Former Mill Building (mill stream no longer exists). The stable building offers 2 Large Stables and 3 Pony Boxes, and another open-fronted outbuilding provides a Hay Store. The sweeping pastureland is divided into 2 very gently sloping paddocks, and a small area of land has been left to nature as a wildlife haven. The whole property amounts to c.12 Acres (to be confirmed) and is privately set, but with two neighbouring properties nearby.

This is a lovely country location, set above the valley of the Clettwr Fach river in the rural district of Pontsian. The local pub is about ½ mile away, and a convenience store/sub-post office, primary school and another pub are some 2 miles distant, whilst the market town of Llandysul is just over 6 miles away with essential amenities and a secondary school. Larger towns and the magnificent Cardigan Bay coast are an easy drive away. *(Fuller details on the location will be found at the end of these particulars)*

Offers in the Region of: £465,000

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THE MAIN RESIDENCE ACCOMMODATION

Well presented, with oil-fired central heating and wood-framed double glazed sash windows.

- ENTRANCE HALL:** A wooden stable door leads into the Entrance Hall, with exposed ceiling timbers, quarry tiled floor, door off to the Study, door to the Sitting Room, staircase, and understairs door connecting through to the Utility Room.
- STUDY:** 14' x 11'8". Exposed ceiling timbers and beams, fireplace with pine timber mantel and surround and new Stovax wood-burning stove. Window to the front aspect.
- SITTING ROOM:** 17'6" into Inglenook x 13'9" (or 12'10" excluding Inglenook x 13'9"). Exposed ceiling timbers and beams, traditional quarry tiled floor. Large Inglenook fireplace with exposed stone wall, former bread oven to one side and display niche to the other, and bressumer beam over. Window to the front aspect. Door to the Dining Room and stable door into the Kitchen at the rear.
- DINING ROOM:** 23'10" x 8'8". Exposed ceiling timbers, ceramic tiled floor. Former fireplace, now a recess with exposed stonework over. Triple aspect with window to the front, window to the side and window to the rear. Half-glazed external stable door to the front elevation. Door into the Kitchen.
- KITCHEN:** 17'3" x 8'10". Quarry tiled floor, one exposed stone wall. Oil-fired Rayburn Stanley cooking range also serving the central heating and hot water. Range of wall and base units with marble-effect work surface over, twin stainless steel sink unit with single drainer, tiled splashbacks. Window to the rear aspect. Opening with step down to the Utility Room.
- UTILITY ROOM:** 18' x 7' increasing to 15'. Exposed ceiling timbers, traditional quarry tiled floor. Door to storage cupboard, which also houses the plumbing for a washing machine. Ample space for freezers, etc. Window to the rear aspect. Half glazed external door to the side elevation.
- HALF LANDING:** From the Entrance Hall a staircase leads up to a half landing with doors off to the Bathroom and Separate W.C., and a Cloaks Area off.
- FAMILY BATHROOM:** 12' x 6'8". Partially exposed A-frames, two exposed stone walls, sloping ceiling (partially restricted head height). Newly fitted white suite comprising bath, pedestal wash hand basin, and W.C. Tiled floor. Window to the side aspect.
- SEPARATE W.C.:** Sloping wood panelled ceiling in varnished TNG (partially restricted head height). Pedestal wash hand basin and W.C. Small window to the rear aspect.
- CLOAKS AREA:** A cloaks hanging space with exposed beam and some exposed stonework.

- FIRST FLOOR LANDING:** From the end of the half landing, a further staircase leads up to a partially glazed door opening to the First Floor Landing, with doors off to the Bedrooms.
- BEDROOM 1:** 13'10" x 12'. Partially exposed A-frames, exposed stone former fireplace, and built-in double cupboards with one concealing a wash hand basin. Window to the front aspect.
- BEDROOM 2:** 9'3" x 6". Partially exposed A-frame, painted TNG wood panelling on two walls, and corner wash hand basin. Window to the front aspect.
- BEDROOM 3:** 14' x 10'8" minimum (of irregular shape). Partially exposed Aframes and timbers, exposed stone chimney breast, access to the loft, and built-in double cupboards with one concealing a wash hand basin. Window to the front aspect. Door leading through to Bedroom 4.
- BEDROOM 4:** 11' x 8'4". Painted wood panelled TNG ceiling and one matching dividing wall with door to the En Suite Shower Room. Window to the front aspect. (*See Note below.)
- EN SUITE SHOWER ROOM:** 8' x 4'6" excluding built-in triple-door airing cupboard with plenty of storage space, and recess to one side. White suite comprising pedestal wash hand basin, close coupled W.C., and corner shower cubicle with Mira electric shower unit. Window to the side aspect.
- NOTE ref access to Bedroom 4:** *Bedroom 4 is currently accessed from Bedroom 3. However, there used to be a separate staircase leading from the Dining Room up to Bedroom 4, so it would be possible to install say a space-saving spiral staircase to provide separate access to Bedroom 4 and its En Suite, if desired.

The Study:



The Sitting Room:



Dining Room:



Kitchen:



Family Bathroom (off the half landing):



Bedroom 1:



Bedroom 3:



Bedroom 4:



En Suite to Bedroom 4:



DETACHED STONE BARN CONVERSION – ANNEXE-COTTAGE
Ideal for 1 or 2 Holiday Lets, S.T.P.P.



THE DETACHED STONE BARN CONVERSION ACCOMMODATION:

This most attractive, substantial Detached Stone Barn Conversion with a slate roof provides a well presented, fully self-contained Residential Annexe-Cottage with Hall, vaulted Lounge/Dining Room, Kitchen, Double Bedroom, and Bathroom, PLUS a Separate Guest Suite with its own external entrance, Hallway, Double Bedroom and Shower Room, PLUS an adjoining Office/Craft Room also with a separate access door. The whole building has oil-fired central heating and wood framed double glazing.

(There is scope here to create another self-contained cottage by integrating the Guest Suite and Office Room and installing a kitchen – ideal for family use or for holiday letting income – all subject to any necessary planning permission being obtained.)

ANNEXE-COTTAGE:

- ENTRANCE HALL:** 15' x 4'3". Half glazed wooden front door leads into the Entrance Hall, with window to the front aspect and doors off to the Lounge/Dining Room, Bedroom and Bathroom.
- LOUNGE/
DINING ROOM:** 21' max. x 16'. Vaulted ceiling with exposed A-frames and timbers, and concealed ceiling uplighters. Fireplace with painted timber mantelpiece and flue in place ready for a wood-burning stove if required. Two windows to the front aspect and double, fully glazed, French doors to the rear patio and gardens. Door off to the Kitchen.
- KITCHEN:** 10'3" x 5'10". Range of beech wall and base units with work surfaces over, built-in Hotpoint electric oven and 4-ring ceramic hob over with concealed extractor hood, built-in concealed fridge and freezer, pull-out larder cupboard, 1½ bowl stainless steel sink unit with swan-neck mixer tap, tiled splashbacks, ceramic tiled floor. Window to the rear aspect.
- DOUBLE BEDROOM:** 15'4" x 8'10". Large built-in wardrobes providing plenty of hanging space and shelving. Window to the front aspect and window to the rear.
- BATHROOM:** 7'6" x 5'. Ivory cream suite comprising bath, pedestal wash hand basin, and close coupled W.C. Predominantly tiled walls, extractor fan. Velux roof light to the rear. Door off into cupboard housing the Worcester oil-fired boiler, serving the central heating and hot water for the whole building.

Lounge/Dining Room:



Kitchen:



Double Bedroom:



Bathroom:



SEPARATE GUEST SUITE:

Adjoining the Annexe-Cottage but with its own separate external entrance door is the Guest Bedroom Suite, as follows:

HALLWAY: Half glazed entrance door leads into the Hallway, with double built-in cloaks cupboard, door to the Bedroom, and door to the Shower Room.

DOUBLE BEDROOM: 12' x 9'6". Window to the rear aspect.

SHOWER ROOM: 5'3" x 5'8". Fully tiled corner shower cubicle with Mira power shower, and ivory cream suite comprising pedestal wash hand basin and close coupled W.C. Fully tiled walls, extractor fan. Velux roof light to the front.

N.B. With modification to the dividing wall, the Guest Suite accommodation could be extended into the adjoining Office/Craft Room if desired.

ADJOINING OFFICE/CRAFT ROOM:

At the end of the barn conversion building, adjoining the Guest Suite, but with a separate entrance door.

OFFICE/CRAFT ROOM: 15'10" x 10'7". External half glazed stable door leads into the Office/Craft Room. Vaulted ceiling with exposed purlins, ceramic tiled floor, Belfast sink with tiled splashbacks. Window to the side (gable end) elevation with high feature round window above. Velux roof light to the rear. High-level access to the large loft space.

The Guest Suite Bedroom:



Rear view of the Stone Barn Conversion:



**GRADE II LISTED
FORMER MILL:**

Situated near and at right-angles to the residence. Stone built former mill with a slate roof – a Grade II Listed Building – with numerous doorways and apertures. (N.B. The building cannot be restored as a working mill, as the original mill stream has long since been diverted.)



OTHER OUTBUILDINGS:

**HAY STORE
OUTBUILDING:** 20' x 18'6". Situated opposite the front of the residence. Open-fronted building of block construction with a corrugated G.I. roof, currently used as a Hay Store.

**STABLES
OUTBUILDING:** Situated to the rear of the residence, of block and brick construction with a domed, corrugated G.I. roof, with large timber door to the front, central passageway, water tap, and opening to the rear allowing access onto the adjoining paddock. The building is divided into two sections, providing two large stables and three pony stables, as follows:-

Section 1: 30' x 20' overall – with 2 Large Stables:-
Stable 1: 20' x 10'8"
Stable 2: 20' x 11'

Section 2: 20' x 19'2" overall – with 3 Pony Stables:-
Pony Box 1: 10'1" x 8'10"
Pony Box 2: 9'6" x 9'6"
Pony Box 3: 9'8" x 9'2"

THE GROUNDS & LAND:

We are informed that the property totals approximately 12 Acres (to be confirmed), which includes circa 9 acres of level to very gently sloping pastureland divided into 2 paddocks, which are bound by stock fencing, natural hedging and trees. The remaining c.3 acres are taken up by the footprint of all the homestead buildings, the arrival yard, and some natural habitat land to one side of the former mill, a haven for a variety of wildlife.

The main residence has a small, stone-walled frontage, with a pathway to the entrance door. There is an enclosed garden at the rear of the barn conversion annexe, with a patio, flower border, rockery and lawn.

There is also a vegetable and fruit garden with a polytunnel, situated off the second access track.

THE APPROACH:

The property is approached off a shared track, which leads to a dual entrance to the property, with one drive leading up to a five-bar gated entrance into a large concrete yard at the front of the residence with ample parking and turning space, and the second access leading to the stabling, where there is an adjoining concrete parking area and access to the property's pasture fields.

There are two neighbouring residences nearby, but in the agent's opinion these do not impinge upon the property's privacy.

N.B. Interested parties should be aware that there is a farmer's right of way along the property's second track, to access some fields beyond the property that belong to the farmer.

Approaching the entrance into the arrival yard ...



... and accessing the stables



The Stables Building





SERVICES:

We understand that the property is connected to mains electricity, mains water and a further spring water supply. Drainage is provided via a private system. The residence and barn conversion building have oil-fired central heating. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

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.

Farmer's right of way along property's secondary entrance track – for a farmer to access some of his fields.

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
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THE LOCATION:

Schools: Talgarreg primary school is less than 2 miles north-west and Pontsian primary school is about 2½ miles south. The Secondary School at Llandysul is about 6½ miles southwards. The Comprehensive School at Aberaeron is 10½ miles northerly and Lampeter's Comprehensive School is 10½ miles eastwards.

Universities are located at Lampeter, 10½ miles east, Carmarthen, 20 miles south, Aberystwyth, 25½ miles north, Swansea, 47 miles south-east, Cardiff, 82 miles south-east, Newport, 84 miles south-east, and Bangor, 104 miles north.

Travel: Access to the B4459 is about ½ mile away giving access to the A475, 2½ miles south at Rhydowen. The A487 coast road can be accessed 4½ miles to the north-west, and the A486 can be accessed 5 miles west – providing good routes across the region.

Main-line Railway Stations are at Carmarthen (Swansea-Cardiff-London) and Aberystwyth (Shrewsbury-Birmingham).

Ferry links to Rosslare in Ireland can be accessed at Fishguard Harbour, 38 miles south-westerly.

Cardiff International Airport is about 79 miles to the south-east.

The property is rurally situated above the valley of the little Clettwr Fach river, which journeys down to join the larger river Teifi a few miles to the south. Villages, larger towns, unspoilt sandy beaches, and numerous places of interest are within easy driving distance, and the surrounding countryside is lovely with rolling hills, wooded valleys, rivers and streams – ideal for outdoor activities such as walking, cycling, horse riding, fishing, canoeing, and bird watching (including red kites).

The Tafarn Bach public house is about ½ mile from the property and **Pontsian** village is about 2 miles to the south, with a general store/sub post office and primary school. **Talgarreg** village is about 2 miles to the north-west, with a shop/sub post office, primary school and the Glanyrafon Arms public house. Harness racing events are held on an open track a couple of miles north of Talgarreg village in the spring and summer. The little village of **Rhydowen** is just over 2½ miles south, with a general store, sub post office, and the Alltyrodyn Arms inn. The hill of Rhos Ymryson rises to 327m (1073 ft) about a mile to the north-east of the property, having a reservoir on the summit. The ancient mound of Castell Hywell lies about 1¼ miles to the south of the property off the B4459 road – in medieval times the Normans built a small fort atop this mound, which was then known as Humphrey's Castle. Later, c.1150, the fort was strengthened by Hywel ap Owain Gwynedd and thence named after him.

Llanarth is 6½ miles north, with a primary school, petrol station, sub post office, convenience store, butcher's shop, and a pub. Llanarth Pottery is on the outskirts of the village, where potters can be seen in action and visitors are welcome to try throwing a pot.

Llandysul is about 6 miles south of the property, a bustling market town nestling on the banks of the Teifi river, with a selection of shops, post office, banks, doctor's and dentist's services, primary and secondary schools, library, cafes, pubs, swimming pool, and an ancient church. The Teifi is popular with fishermen (subject to permits) and canoeists, who come to ride the foaming rapids on this part of the river. In bygone days, before electricity, the rushing waters of the Teifi and its tributaries drove many waterwheels in this region, serving woollen and flour mills.

Drefach-Felindre is about 10 miles south-westerly, with a Spar store, post office, chemist, two pubs, primary school, church and a playing field. The village really comprises two settlements on opposite sides of the River Bargod. With its abundant supply of water power, the village became the hub of a flourishing woollen industry in the 19th 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 were busy supplying 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.

Aberaeron is 10½ miles north of the property, a Georgian port town set along the west coast between Aberystwyth and Cardigan at the mouth of the River Aeron, with a picturesque harbour and elegant, brightly painted houses, many of which were reputedly designed by the famous architect John Nash and are now listed buildings. This charming town offers good shopping and craft centres selling local produce, plenty of pubs and eateries, primary and secondary schools, doctors and dentists, leisure centre swimming pool, 9-hole pitch & putt golf course, regattas, concerts, festivals, carnival, and delightful walks by the river and along the cliffs. The fine, late 18th Century mansion house of **Llanerchaeron**, also built by John Nash, is located on the outskirts of the town in the Aeron valley. Now a National Trust property, the Llanerchaeron Estate is open to visitors in season and offers delightful walled gardens with glass houses, a range of historic outbuildings, extensive grounds and lovely views.

New Quay is only 8½ miles north-west of the property, hugging the hills overlooking Cardigan Bay, with terraces of narrow streets and delightful houses, and a selection of shops, pubs and restaurants. With its sheltered harbour and wide, sandy beaches, New Quay is popular with holidaymakers as well as sailing and water sports enthusiasts. The New Quay Cliff Walk climbs steeply above the town giving fabulous, far reaching views from the top. The bay is renowned for its bottlenose dolphins, seals, porpoises, seabirds, clean sandy beaches and exhilarating walks and vistas. Regular boats leave the harbour for dolphin-watching trips, as these delightful creatures have become quite a tourist attraction. There are many other delightful seaside places to visit nearby – including **Llangrannog**, 10 miles west of the property, 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 YnysLochtyn, a splendid bird-watching site where rare choughs can be seen, along with many other species. About 12 miles or so west of the property are **Penbryn**, with nearly a mile of sands owned by the National Trust, **Tresaith** with a picturesque waterfall tumbling over the cliffs, and **Aberporth** with two sheltered beaches and village amenities.

Cardigan Bay is an important environment for a variety of marine wildlife. The “Heritage Coast” status between New Quay and Tresaith was created in 1992, and the adjacent sections of sea were designated as a Conservation Area in 1996. Even hump back whales have been seen travelling across the bay.

Lampeter is 10½ miles east, a traditional market and university town by the river Teifi, providing good shops, main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, and primary and secondary schools. The University of Wales at Lampeter is the oldest in the country (1822) and the smallest in Britain, occupying a beautiful setting in the Cambrian Mountain foothills. 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.

Newcastle Emlyn is 12 miles south-west of the property on the river Teifi, officially in Carmarthenshire, but joined to Adpar in Ceredigion by a bridge across the river. This charming 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 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. Pleasant walks can be enjoyed by the river and around the castle grounds.

Cardigan is 19 miles westerly, an attractive and historic market town at the north of the Pembrokeshire Peninsula where the Teifi estuary flows into Cardigan Bay, having a rich cultural heritage, Georgian and Victorian architecture, and a friendly air. Once a very busy port before railway transport came to Wales, the town offers good shopping amenities including a large Tesco store at the edge of town, indoor market, schools, college, library, leisure centre, swimming pool, doctors’ surgeries, dentists, opticians, small community hospital, cinema/theatre, galleries and craft shops, food festivals, Guildhall, Heritage Centre on the wharf, and the remains of a 12th Century Norman castle overlooking the river. There is a good selection of pubs, hotels, restaurants, cafes and take-aways.

The Teifi River Valley offers some delightful places to visit, including the **Teifi Valley Steam Railway**, 9 miles south-westerly, the **National Coracle Centre** and beautiful **Cenarth Falls & Salmon Leaps**, 15 miles south-west, **Cilgerran Castle**, 19½ miles south-west, and the **Teifi Marshes Nature Reserve** between Cilgerran and Cardigan, a wonderful, 264 acre wildlife site with designated conservation areas, providing habitats for a variety of flora and fauna.

Carmarthen is about 20 miles southerly in the Towy Valley, offering a blend of traditional and modern shopping amenities with well known high street stores, multi-screen cinema, leisure centre with swimming pool, university college, art galleries, library, heritage centre, plenty of pubs, clubs, hotels, and restaurants, and 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 can still be seen and the remains of a Norman castle overlook the town and the river. Carmarthen's 18-hole golf course is a mile or so north of town, whilst the celebrated **National Botanic Garden of Wales** is about 7 miles east of Carmarthen, featuring the Great Glass House designed by Norman Foster.

Aberystwyth is about 25½ miles north, at the mouths of the rivers Ystwyth and Rheidol. It is the main holiday resort and administrative centre for the west coast, being home to a University and the National Library of Wales. The town has a wide promenade and a marina, good shopping and leisure amenities, general hospital, arts centre, cinema, sports facilities, numerous cafes, bars and restaurants, hotels and pubs, as well as the ruins of an ancient Welsh castle. 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 railway and coach/bus stations. The impressive **Vale of Rheidol Railway** (a narrow gauge steam railway) travels over 11¼ miles between Aberystwyth and **Devil's Bridge** where the spectacular Mynach Falls can be seen.

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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