

Ref: Okit78

Kites View, Llanybydder, Ceredigion, SA40

**Impressive 4 Bed Family Property with P.P. for Loft Conversion.
Also a Registered Smallholding – we are informed circa 4½ Acres in all.
Detached Garage/Workshop, Gardens, Large Barn (ideal stabling), Pasture Paddocks.**
Set in the Teifi Valley Countryside on the outskirts of Llanybydder and only 5 miles from Lampeter



This handsome, substantial residence was built circa three or four years ago and offers very spacious, light and airy, well presented accommodation with delightful rural aspects and the benefits of oil-fired central heating, uPVC double glazing, and electricity supplemented by newly installed SMA Sunny Boy solar panels.

- First Floor:** Master Bedroom with En Suite Shower Room, 3 further Double Bedrooms, Family Bathroom;
Ground Floor: Reception Hall, Cloakroom, Lounge, Study, Kitchen/Dining Room, large Conservatory, Utility Room, and Shower Room;
Loft: We are informed that the loft is already boarded and heated, with Planning Permission for 2 bedrooms and 2 bathrooms.
Externally: Detached Double Garage and Workshop, plenty of off-road parking, 2 Greenhouses, Garden Shed, and a large Barn in one of the paddocks (ideal for stabling or livestock)

We are informed that the property is a Registered Smallholding totalling approximately 4½ Acres in all (to be confirmed), including attractive, productive gardens, chicken houses and enclosures, pasture paddocks, and a small area of woodland.

The large market village of Llanybydder is a ¼ mile or so distant with good local amenities, whilst the university town of Lampeter is 5 miles distant. There are numerous places of beauty and interest to visit within easy driving distance, including the Teifi River Valley, the Cambrian Mountains, Brechfa Forest, and the Cardigan Bay Coast.

Offers in the Region of: £355,000 – No Onward Chain

Country view to the front aspect – across meadowland leading down to the River Teifi



Rear of the residence



THE ACCOMMODATION COMPRISES:

Ground Floor –

- ENTRANCE PORCH:** Attractive, open-fronted, pitched roofed porch with paved floor and half glazed front door with glass panels either side, leading into the spacious Reception Hall.
- RECEPTION HALL:** 19'9" max. x 10'6". Turning staircase to the first floor, doors off to the Cloakroom, Lounge, Study, and Kitchen/Dining Room.
- CLOAKROOM:** 6'2" x 4'7". Pedestal wash hand basin with tiled splashback, close coupled W.C., extractor fan.
- LOUNGE:** 23'1" x 13'. Large, exposed brick fireplace with inset beam above, housing a new multi-fuel cast iron stove on a raised tiled hearth. Triple aspect with window to the front, window to the side and double fully glazed French doors to the rear with lovely views, leading out to the patio and gardens.
- STUDY:** 10'8" x 8'1". Fully glazed door leading into the large rear Conservatory.
- KITCHEN/DINING ROOM:** 23'1" x 11'7". Range of light-oak wall and base units with marble-effect work surfaces, stainless steel sink unit with single drainer and swan-neck mixer tap, tiled splashbacks, tiled floor, ceiling downlights, space and plumbing for a dishwasher, larder cupboards, breakfast bar, ample space for a dining table, exposed brick fireplace with inset beam above, housing an Elan Rangemaster (included in the price) with dual electric oven, six-ring gas hob and concealed extractor hood above. Window to the front elevation, double fully glazed French doors leading into the rear Conservatory, and door into the Utility Room.
- CONSERVATORY:** 20'4" x 10'5". Attractive, substantial conservatory with pitched polycarbonate roof, ceiling fan, windows to sides and rear, and double fully glazed French doors leading out to the patio and garden.
- UTILITY ROOM:** 11'5" x 9'8". Accessed from the Kitchen/Dining Room. Base unit with marble-effect work surface, stainless steel sink unit with single drainer, tiled splashbacks, tiled floor, plumbing and space for a washing machine and tumble dryer, Worcester oil-fired combi boiler serving the central heating and hot water system. Door into the ground floor Shower Room, window to the front aspect and half glazed external door to the side elevation.
- SHOWER ROOM:** 9'8" x 5'7". Walk-in tiled shower with electric Triton shower unit, pedestal wash hand basin, close coupled W.C., half tiled walls, tiled floor, extractor fan, frosted-glass window to the rear.

Lounge



Kitchen/Dining Room





Conservatory



Utility Room



First Floor –

From the Hall, a turning staircase leads up to the spacious first floor landing.

LANDING:

Door into heated airing/linen cupboard with shelving, access to the loft, window to the front aspect with lovely countryside views, and doors off to the bedrooms and bathroom, as follows:-

MASTER BEDROOM 1:

15'5" increasing to 19'4" (excluding wardrobes) x 12'9" max. Built-in mirror-fronted wardrobes along one wall, two windows to the rear aspect overlooking the property's gardens and land. Door into En Suite Shower Room.

EN SUITE SHOWER ROOM:

8'1" x 5'8". White suite comprising fully tiled corner shower cubicle with Triton electric shower unit, pedestal wash hand basin and close coupled W.C., extractor fan, window to the rear aspect.

BEDROOM 2:

13' x 10'7". Window to the front aspect.

BEDROOM 3:

13'8" x 9'9". Two small doors into eaves storage space, Velux roof light to the rear.

BEDROOM 4:

10'9" x 11'4". Window to the front aspect.

FAMILY BATHROOM:

8'4" x 8'. White suite comprising panelled bath, pedestal wash hand basin, close coupled W.C., wood-effect flooring, half tiled walls, extractor fan, frosted-glass window to the rear.

Loft Space –

We understand that the large loft space is already boarded and fitted with radiators ready for conversion to extra accommodation, and we are informed that Planning Permission has been obtained to provide 2 bedrooms and 2 bathrooms in the loft area.

Bedroom 1



Bedroom 2



Bedroom 3



Family Bathroom



The Spacious First Floor Landing



EXTERNALLY:

THE APPROACH:

The property is approached along the B4338 road on the outskirts of Llanybydder and has a wide, walled tarmacadamed entrance off the road with double-gated access into a large gravelled forecourt providing plenty of parking space access into the garage, and leading round the side of the house to gated access into the property's pastureland. The residence is well back from the road.

DETACHED GARAGE plus WORKSHOP:

20' x 20'. Double garage at the front/side of the residence, with electric up-and-over door, power points and lighting, and useful Adjoining Workshop. Newly installed SMA Sunny Boy solar panels on the roof.

OUTBUILDING:

32' x 20'. Within one of the paddocks, a block built barn with domed roof, concrete floor and two internal gated pens – ideal stabling for horses or other livestock.

GARDENS, GROUNDS AND LAND:

We are informed that the property amounts to approximately 4½ Acres in all, of which circa 4 acres are pastureland (to be confirmed). We understand that the property is a Registered Smallholding.

The gardens are both delightful and productive with lovely rural aspects, and include an extensive vegetable and fruit growing plot with a substantial soft fruit cage, apple and pear trees, neatly lawned areas interspersed with saplings, and a pretty rear garden with a paved patio, ornamental pond, and a wealth of plants and shrubs – although this rear area is currently being remodelled to minimise maintenance (the garden photographs were taken during the summer months before this work began.)

There are 2 Greenhouses and a Store Shed.

The pastureland is at the rear, being a mix of level and sloping pasture divided into various enclosures, and there is a small area of woodland. The pastureland has gated access from the road and from the garden.

The garage with solar roof panels



The property's entrance from the B4338



The garden photographs were taken during the summer months











The property's outbuilding

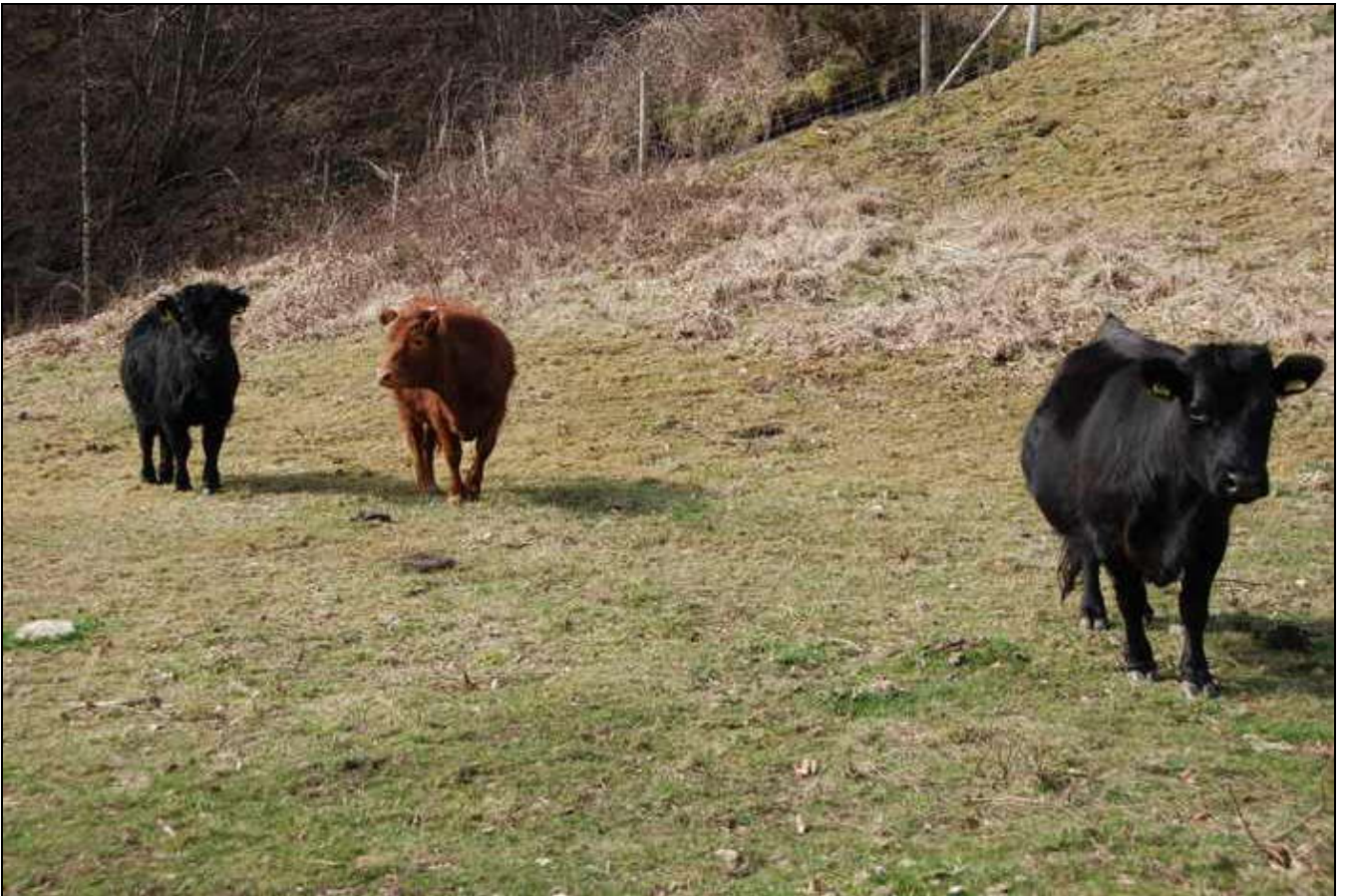


Looking towards neighbouring houses from part of the property's land

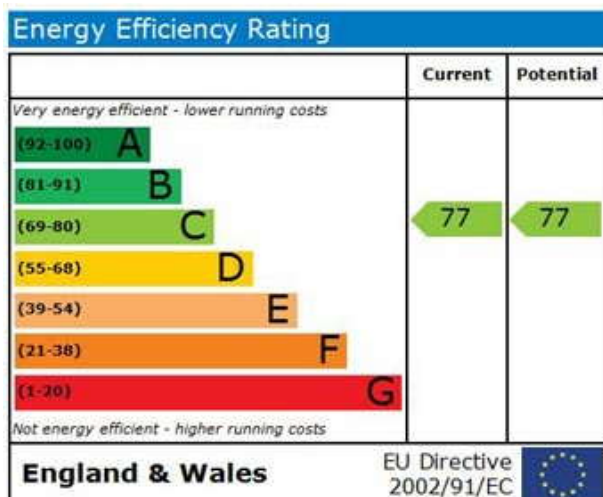


The property is a Registered Smallholding

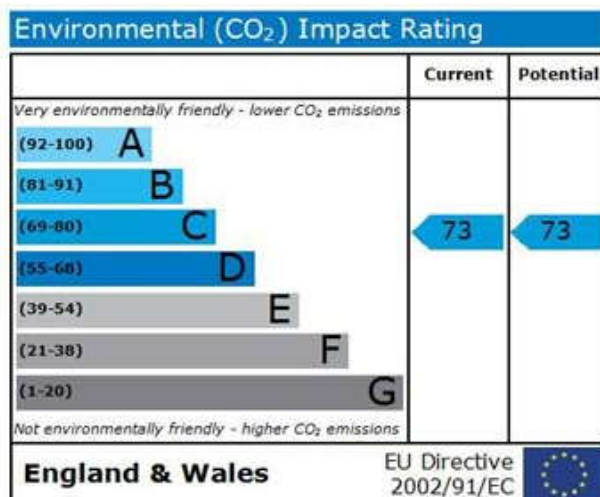




ENERGY PERFORMANCE:



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 metered water and mains electricity – electricity supplemented by newly installed SMA Sunny Boy solar panels (more details available from the vendor). Drainage is provided via a private bio-digester system. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We understand 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.

	<p>VIEWING:</p> <p>By prior appointment with PROFILE HOMES Tel: 01550 777790 Email: contact@profilehomes.com Website: www.profilehomes.com</p>	
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THE LOCATION:

Approximate Distances:

Llanybydder ¼ mile south-easterly, Lampeter 5 miles north-east, Llandysul 9 miles south-west, Newcastle Emlyn 15 miles south-west, Aberaeron 15 miles northerly, New Quay 15½ miles north-west, Carmarthen 18 miles southerly with A48/M4-link road, Cardigan 24 miles west, Aberystwyth 27 miles north, Fishguard Ferry Service (to Cork) 42 miles west, Swansea 42 miles, Cardiff 75 miles south-east.

Schools:

Llanybydder Primary School is about a mile from the property easterly and Llanwenog Primary School is about 2 miles north-west of the property. Lampeter is about 5 miles north-eastwards with Primary and Comprehensive schools, and a University.

The property is situated along the B4338 road in the lush green countryside of the Teifi Valley on the outskirts of Llanybydder, which is a ¼ mile or so away south-easterly on the other side of the river. There is a local footpath that leads down to the riverside and then along to the village. Access to the A485 main road (Aberystwyth-Tregaron-Lampeter-Carmarthen) is less than ½ mile away in the village.

Llanybydder is famous for its monthly horse fairs held at the market on the last Thursday of each month. This small market town offers good local amenities including a convenience store, post office facilities, and various individual shops and businesses, doctor's surgery and chemist shop, pubs and eateries, primary school, rugby team and fishing clubs. East of Llanybydder, Mynydd Pencarreg is a prominent feature of the landscape, rising quite steeply from the valley floor (the highest point being about 415m) and there are paths and tracks to explore the area. Llyn Pencarreg is a lake 1¼ miles north-eastwards from the property – a local haven for a variety of ducks and other water fowl, especially important for over-wintering birds. To the south Mynydd Llanllwni reaches some 408 metres in height, beyond which stretches the vast **Brechfa Forest**, with walks and trails for horse riding and mountain biking (a stage of the Rally of Great Britain takes place here).

Lampeter is 5 miles north-east of the property, a traditional 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, and a University – the oldest in Wales (1822) and the smallest in Britain, occupying a beautiful setting in the foothills of the Cambrian Mountains. 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 country walks along paths, bridleways and quiet roads.

Cilgwyn Golf Club is 10 miles from the property north-easterly near Llanybi village – an enjoyable 9-hole, level parkland course with trees, streams and ponds. There is a putting green and practising area.

Llandysul is 9 miles south-west of the property, a small market town on the banks of the Teifi, with a selection of shops, cafe and delicatessen, pubs, and swimming pool. Canoeists come to ride the foaming rapids near here. Before electricity, the rushing waters of the Teifi and its tributaries drove many waterwheels in this region, serving wool and flour mills. A working woollen mill can be seen at the **National Woollen Museum** at Drefach Felindre, about 14 miles to the south-west of the property, known as "the Huddersfield of Wales" in the 19th Century. **Newcastle Emlyn** is 15 miles south-westerly, also by the Teifi, a quaint old market town with a good variety of individual shops including antique, craft and book shops, as well as a theatre and art gallery, restaurants and cafes, hotels and plenty of pubs. The ruins of an ancient castle overlook the river – probably founded around 1240, and the only native Welsh castle built of stone in this region.

The Teifi Valley offers delightful places to visit and abundant wildlife. The **Teifi Valley Steam Railway** is 12 miles south-west of the property, whilst the **National Coracle Centre** is 18 miles to the south-west at Cenarth, the centre of coracle fishing for centuries. The beautiful **Cenarth Falls and Salmon Leaps** are nearby, as well as a 200 year old bridge, a 17th Century flour mill, and a riverside walk and nature trail. Cenarth hosts a river festival each summer. Travelling along the valley to the west, **Cilgerran Castle** is 24 miles from the property, on a rocky outcrop overlooking the Teifi, with walks leading down to the riverside. Managed by the National Trust, the 13th Century castle is ruinous, although two large towers still remain. Cilgerran famously hosts annual coracle races in the summertime, an event which began in 1950. The town was once renowned for the high quality slate that was mined in the area and exported via Cardigan. **The Teifi Marshes Nature Reserve (Welsh Wildlife Centre)** is a couple of miles north-west of Cilgerran, near Cardigan – a superb, 264 acre wildlife site providing habitats for a variety of flora and fauna among the meadows, woodland, reed beds and marshes, including water buffalo, otters, water voles, kingfishers, waders, geese, ducks, red kites and buzzards. There is a wood and glass visitor centre near the river, offering panoramic views. **The River Teifi** flows from its source lake 1500 feet up in the Cambrian Mountains to journey down over 70 miles to its estuary at Cardigan. The river forms the boundary between Ceredigion and Carmarthenshire and is popular with fishermen (subject to permits) and canoeists.

Tregaron is in the upper part of the Teifi Valley, some 15½ miles north-east of the property, at the fringe of the Cambrian Mountains, being a walking/cycling/fishing/bird-watching tourist centre and Ceredigion's smallest town. There is a Red Kite Centre and a Welsh Gold Centre where goldsmiths can be watched at work. Just north of town is the remarkable **Cors Caron National Nature Reserve** (Tregaron Bog) by the Teifi, a huge red-tinged marshland, supporting a wide variety of birds (including red kites) and other flora and fauna, offering walks and information boards. It is one of Europe's largest peat bogs and an important wetland reserve. Further into the uplands, **Strata Florida Abbey** is 22 miles north-east of the property on the banks of the Teifi, dating back to the 12th Century – the 'Westminster of Wales' – where many Welsh princes are buried. The Cistercian monks controlled the economy of this region in the Middle Ages. The Cambrian Way Footpath can be accessed near Strata Florida, offering great ridge walking.

The Cardigan Bay Coast is within easy driving distance, famous for grey seals, bottlenose and common dolphins, porpoises, abundant bird life, exhilarating walks, sandy beaches and delightful coves and harbours.

Aberaeron is 15 miles northerly, a Georgian port town at the mouth of the River Aeron on the coast between Aberystwyth and Cardigan, with elegant, brightly painted houses, many of which are listed, and a picturesque harbour. This charming town offers good shopping and craft centres selling local produce, plenty of pubs and eateries, primary and secondary schools, 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 Llanerchaeron Estate** is located on the outskirts of town in the lovely Aeron valley, a National Trust property with a fine, late 18th Century mansion house designed by John Nash, walled gardens with glass houses, range of historic outbuildings, and extensive grounds.

New Quay is about 15½ miles north-west of the property, hugging the hills overlooking the 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. Regular boats leave the harbour for dolphin-watching trips, as these delightful creatures have become quite a tourist attraction.

Carmarthen is about 18 miles southerly, with traditional shops and bustling markets as well as modern shopping amenities including well known high street stores, multi-screen cinema, university college, heritage centre, general hospital and golf course on the outskirts. The town is served by good rail links through Swansea to Cardiff/London, 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. 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 27 miles north, the main holiday resort and administrative centre for the west coast and home to the National Library and a university, as well as a wide promenade and a marina, good shopping amenities, general hospital, arts centre, cinema, etc., and a golf course at the edge of town. Aberystwyth has a main line railway station as well as a coach/bus station. Trains run to Shrewsbury and Birmingham.

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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