

Ref: 0lle21

Llety Gegin, Llanfarian, Near Aberystwyth, Ceredigion, SY23 4QG

**Beautifully Situated Country Property with Glorious Open Sea Views
Substantial 5 Bed Farmhouse Residence,
Semi-Derelict Stone Range with P.P. granted for 2 x 2 bed holiday lets,
2 Bed Static Caravan, Gardens, 3 Pasture Paddocks. Circa 3½ Acres in all.
Private Location – No Near Neighbours – Coastal Area 5 miles from Aberystwyth**



This spacious family residence comprises a stone built farmhouse and adjoining integrated stone barn with slate roofs, which have been completely renovated to provide interesting and diverse, 5 bedroomed living accommodation blending traditional character with modern comfort – offering on the First Floor: 3 Bedrooms (Master with En Suite Shower Room), Cloakroom; and on the Ground Floor: Reception Hall, 2 further Bedrooms, one with En Suite Shower Room, Bathroom, Kitchen/Breakfast Room with Stanley range, Utility Room, and large feature Lounge & Dining Room with Vaulted Ceiling and outer timber deck. Within the grounds is a fully serviced 2 bedroomed Static Caravan and opposite the farmhouse is a semi-derelict Stone Range (former farm buildings) with the benefit of Planning Permission for conversion to two 2 bedroomed holiday letting cottages (this is an excellent area for holidays and touring). We are informed that the property amounts to circa 3½ Acres in all (to be confirmed) including 3 Pasture Paddocks (local bridleways available).

Llety Gegin occupies a lovely private situation surrounded by farmland along a stretch of the Cardigan Bay coastal plain, enjoying wonderful, uninterrupted views across green fields to the sea. The sunsets are glorious. Access to the main A487 coast road is about 2 miles away and Llanfarian village is about 3 miles distant, with a general store/post office and pub. The main seaside and university town of Aberystwyth is less than 5 miles northwards, with good shopping and leisure facilities, golf course, general hospital, beaches, harbour, and main line train station. A variety of beaches and coves and numerous attractions are within easy driving distance, and the region offers opportunities for walking, riding, cycling, bird watching, fishing, water-sports and sailing. *(Fuller details at the end of these particulars.)*

Offers in the Region of: £445,000



THE ACCOMMODATION COMPRISES:

With oil-fired central heating via a Stanley range, and uPVC double glazing with deep window sills.

N.B. The damp-proofing and wood-worm treatment carried out on the residence has the advantage of a 30-year guarantee period.

- RECEPTION HALL:** 12'3" x 7'4". A partially glazed entrance door leads into the Porch/Reception Hall, with slate tiled floor, three windows to the front elevation and one to the end. A half glazed door leads into the Entrance Hall.
- ENTRANCE HALL and INNER HALL:** 18'4" x 5'6". Tiled floor, feature glass-brick wall mirror. Door to Bedroom 1 and door to Bathroom.
- The Entrance Hall opens out into the Inner Hall, with turning staircase to the first floor, understairs storage cupboard, door to the Kitchen/Breakfast Room, double fully glazed French doors to the rear elevation, door to Bedroom 2, and door at the end into the feature Lounge & Dining Room (within the adjoining stone barn conversion).
- BEDROOM 1:** 11'8" x 10'4". Window to the front aspect. Door into En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 6' x 5'4". White suite comprising W.C. and pedestal wash hand basin, and fully tiled corner shower cubicle with Sureflow electric shower unit. Tiled floor, extractor fan.
- BATHROOM:** 6'4" x 6'. White suite comprising bath with drencher head shower unit over, pedestal wash hand basin and close coupled W.C. Fully tiled walls, tiled floor, extractor fan.
- KITCHEN/ BREAKFAST ROOM:** 15'6" max. x 15'2" overall (of irregular shape). Tiled floor, range of medium-oak wall and base units with marble-effect work surfaces over, ceramic sink unit with single drainer and swan-neck mixer tap, tiled splashbacks, dresser-style unit with plate racks and two glass-fronted display cabinets, built-in fridge, built-in freezer, built-in dishwasher, Stanley oil-fired cooking range (which also serves the central heating and hot water systems) and further built-in electric oven with four-ring ceramic hob over set within a tiled recess with beam above, having small window to the side. Dual aspect room, with window to the rear, and picture bay window with window seat to the side enjoying sea views. Door to Utility Room.
- UTILITY ROOM:** Tiled floor, base cupboard unit with stainless steel sink unit with single drainer, plumbing and space for a washing machine, workbench with shelving over. External stable door to the side.
- BEDROOM 2:** 12'6" x 11'3". Feature glass-brick internal window (looking into the Entrance Hall). Window to the front aspect.
- LOUNGE & DINING ROOM:** 33'2" x 16'4" overall. The stone barn conversion provides an impressive, split-level room with exposed oak flooring throughout and a high vaulted ceiling with exposed A-frames and timbers and ceiling fans.
- Dining Area – on a raised level, with dividing balustrades and pillars and a step down to the Lounge, giving a galleried effect. Door into corner storage cupboard with shelving. Window to the front aspect.
- Lounge – with large recessed, inglenook type fireplace with exposed internal stonework and display niches, a wood-burning stove, tiled hearth, and timber surround and mantel shelf. Two windows to the front aspect and two windows to the rear. Double, fully glazed French doors with glass panels either side at the end elevation, opening out to a large timber patio deck, offering panoramic views of Cardigan Bay.

- First Floor –** Turning staircase from the Inner Hall leads up to the first floor Landing.
- LANDING:** Velux rooflight to the rear, airing cupboard with hot water cylinder with ample storage space, doors to the first floor accommodation as follows:
- MASTER BEDROOM 3:** 14'4" x 13'2". Partially exposed A-frames and beams. Access to the loft. Window to the front aspect. Door to En Suite Shower Room.
- EN SUITE SHOWER ROOM:** Fully tiled shower cubicle with Gainsborough electric shower unit, W.C., pedestal wash hand basin, tiled splashback. Window to the side aspect.
- BEDROOM 4:** 13'8" x 6'6". Window to the front aspect.
- BEDROOM 5:** 14' x 9'4". Built-in wardrobe and storage cupboard. Window to the front aspect.
- CLOAKROOM:** With W.C., pedestal wash hand basin with tiled splashback, and extractor fan.

Ground Floor Bedroom 1



Ground Floor Bedroom 1 again



Ground Floor Bedroom 2



Kitchen/Breakfast Room





Lounge & Dining Room (barn conversion)





First Floor Master Bedroom



First Floor Master Bedroom again



EXTERNALLY:



- THE APPROACH:** The property is approached along a track, which is also a bridleway, and has a gated entrance into the driveway leading to the residence and outbuilding, with plenty of parking space.
- The track leads off a country lane, which in turn leads to the A487 road (access to the main road being 2 miles from the property).
- STATIC CARAVAN:** Enjoying the beautiful sea views, the fully serviced static caravan has a Kitchen/Living Area, 2 Bedrooms, Bathroom, and a decking area outside.
- STONE RANGE with PLANNING CONSENT:** 60' long x approx. 15' wide. A semi-derelict stone range (former farm buildings), sited within the grounds to the front of the residence.
- Planning Permission has been granted (in November 2008) for conversion to two 2 bedroomed holiday letting cottages.
- The building has recently been completely re-roofed.
- GROUNDS & LAND:** We are informed that the property amounts to approximately 3.5 Acres in all (to be confirmed), including the footprint of the homestead buildings, gardens, grounds and the three paddocks.
- There is a small paved entranceway edged by a miniature wall to the front of the residence and a patio courtyard to the rear enclosed by a wall. The gardens and grounds are mainly lawned with a few shrubs and trees, keeping a lovely open aspect to take full advantage of the glorious vistas over Cardigan Bay. The property does not border the coast – it is surrounded by farmland – and the views sweep across fields and out to sea. The spacious timber deck outside the Lounge & Dining Room is a perfect, relaxing viewing area.
- The property's pastureland is divided into two small paddocks and one larger enclosure.
- ACCESS TO BEACH:** We understand there is a cross-country footpath not far from the property that leads down to the beach (rocky with patches of sand).
- OUTRIDING:** The property's entrance leads off a track that is also a bridleway and there are several other bridleways in the area offering good riding and walking opportunities.

Static Caravan



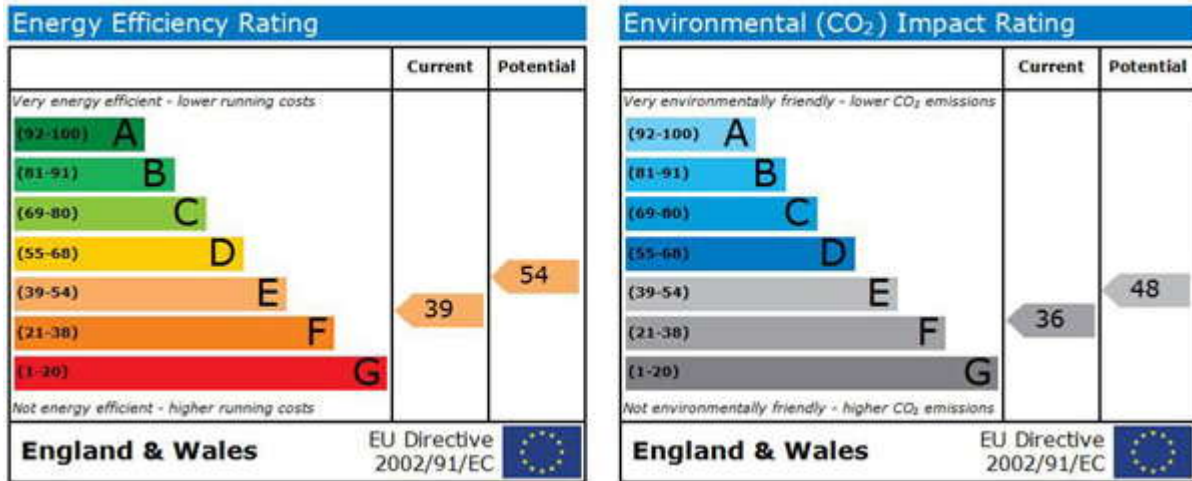
Stone Range with P.P.
N.B. the stone range now has a new roof (awaiting new photograph)



Sea View from the deck
(**N.B.** the modern outbuilding will be removed by the vendors on the sale of the property)



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 will 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. Drainage is provided via a private system. The residence has oil-fired central heating and uPVC double glazing. 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.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

By prior appointment with the Agents – PROFILE HOMES
Tel: 01550 777790
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THE LOCATION:

Approximate Distances:

Llanfarian village 3 miles, Aberystwyth 5 miles north, Llanrhystud about 5½ miles south, Llanon 7½ miles south, Borth 11 miles north, Aberaeron 13 miles southerly, New Quay 19 miles south-westerly, Tregaron 20 miles south-east, Lampeter 22 miles south-east, Machynlleth 22 miles north-east, Cardigan 34 miles south-west, Carmarthen 42 miles south, Cardiff 93 miles south-east.

Schools: Llanfarian Primary School is about 2 miles southerly near Blaenplwyf. Aberystwyth provides primary and secondary schools, college of further education, and University of Wales campuses. The nearest comprehensive school is about 5 miles north of the property.

Travel: Access to the **A487** coast road is about 2 miles away – the A487 runs from Haverfordwest through Fishguard and Cardigan up to Aberystwyth, Snowdonia and beyond. Access to the **A485** is about 3 miles distant (Aberystwyth-Tregaron-Lampeter-Carmarthen road). The **A48/M4 Link** can be accessed at Carmarthen, some 42 miles southwards.

Railway Stations: Aberystwyth (Shrewsbury/Birmingham) and Carmarthen (Swansea/Cardiff/London).

Ferry service to Rosslare in Ireland can be accessed at Fishguard Harbour, 54 miles south-westerly.

Cardiff International Airport is about 93 miles to the south-east.

The beach of Morfa Bychan can be reached via a local cross-country footpath (which can be accessed not far from the property), a long, rocky beach with some sand – great for walking and exploring rock pools, but not for swimming. There is a private caravan park alongside.

Cardigan Bay is famous for grey seals, bottlenose and common dolphins, porpoises, abundant bird life, exhilarating walks, variety of beaches, coves and harbours, and fantastic views and sunsets

Coastal Path. Much of the Cardigan Bay coast can be walked – with various inland interruptions – from the Dyfi estuary north of Aberystwyth down to Aberaeron and New Quay, then Aberporth to Cardigan, where the Pembrokeshire Coast Trail begins.

Llanfarian village about 3 miles north-easterly at the junction of the A485 with the A487, with a general store/post office and pub.

Aberystwyth is less than 5 miles north of the property. Situated at the mouths of the rivers Ystwyth and Rheidol, this delightful town lies between three hills and two beaches and is surrounded by beautiful, unspoilt countryside. Regarded as the “capital of mid Wales”, the town is home to the National Library, has a University set near the seashore (founded 1872), and a mix of architecture with several historic buildings. There is a wide promenade and a marina, and Victorian/Edwardian buildings line the front. The town has good shopping amenities, an arts centre, cinema, sports facilities, general hospital, numerous cafes, bars and restaurants, hotels and pubs, and the usual seaside attractions, as well as the ruins of an ancient Welsh castle and, in the hills nearby, the remains of an iron age fort. The leisurecentre has two swimming pools, sports hall, fitness room, health suite, outdoor pitches, cafe and bar. There is an 18-hole parkland Golf Course at the edge of town with sea views. 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 an impressive main line **Railway Station** as well as a **Coach/Bus Station**. Trains run to Machynlleth, Shrewsbury and Birmingham, where there is an International Airport.

The Vale of Rheidol Railway (a narrow gauge steam railway) travels over 11¾ miles between Aberystwyth and Devil’s Bridge, offering beautiful views across the valley. The railway was completed in 1902 to serve the lead mining and timber industries. The train journey takes approximately one hour, as a height difference of some 600 feet has to be negotiated. **Devil’s Bridge** (about 113½ miles north-east of the property by road) crosses the steep woodland gorge cut by the Rheidol river, with walks to the spectacular Mynach Falls, where the river Mynach plunges down to join the Rheidol c.300 feet below.

The Ystwyth Valley lies to the east of the property with lovely places to visit. Just past the hillside village of Pontrhydygroes (14 miles away) are the **Hafod Estate** and **Pwllpeiran**, offering scenic walks, with craggy rivers, waterfalls, meadows and woodland, and views of the Cambrian Mountains. Nearby is the old mining village of **Cwmystwyth**, 18 miles east of the property, where the local landscape contains many remnants of its metal mining past. The sides of the upper river valley are very steep and cliff-like, with high moors stretching beyond. Here, the B4574 road offers a minor route along the valley, then across the vast, dramatic upland region of Elenydd (the Green Desert of Wales) eastwards to Rhayader (36 miles) and the **Elan Valley** – the spectacular lakelands of mid Wales.

Llanrhystud is about 5½ miles southerly, set at the mouth of the minor River Wyre – a large village and seaside destination, with a general store/post office and garage, public house, primary school, cafe, village hall, an old church (a listed building), playing fields, and caravan sites. Llanrhystud has an extensive beach, suitable for swimming, surfing and sailing, with flat sand at low tide beyond the pebble beach (car parking is allowed by the beach). The Penrhos leisure complex is at the outskirts with an 18 hole Golf Course. The coastal trail passes historic old lime kilns at the southern end of Llanrhystud beach and vantage points offer superb views of the sweeping shoreline to Aberaeron and New Quay southerly – and on a clear day to the Llyn Peninsula and Snowdonia in the north. A bus service from Aberystwyth to Cardigan accesses Llanrhystud and other resorts along the coast.

Llanilar village in the broad, lower Ystwyth Valley is 5½ miles south-easterly, with a primary school, convenience store/post office, and health centre. **Llanon** is about 7½ miles south of the property, with a convenience store, two butchers, a baker, a primary school, tennis courts, a playing field, a community hall, and a petrol filling station.

Borth is 11 miles northwards, beyond Aberystwyth, built on a spithead where low tide reveals the remains of an ancient forest which flourished here before the Ice Age caused the sea level to rise and submerge it. Borth has three miles of golden sands, an Animalarium and a golf course. Borth Bog (Cors Fochno) is nearby, a coastal salt marsh environment with important habitats for a variety of wildlife. Beyond Borth are the expansive Ynyslas sand dunes south of the **Dovey (Dyfi) Estuary**. Alongside the Estuary is the Cambrian Coast railway, which runs from Aberystwyth up to Machynlleth, where a branch line hugs the coast to Pwllheli on the beautiful Lleyn peninsula.

Aberaeron is 13 miles southerly, a charming Georgian seaside town with elegant, brightly painted houses, and a picturesque harbour offering good shopping and craft centres selling local produce, plenty of pubs and eateries, leisure centre, swimming pool, 9-hole pitch & putt golf course, regattas, concerts, festivals, carnival, and delightful walks and cycle rides. The **Llanerchaeron Estate** is on the outskirts of town in the Aeron valley, with an historic mansion and gardens managed by the National Trust. **New Quay** is 19 miles south-westerly hugging the hills overlooking the bay, with terraces of narrow streets, delightful houses, and a selection of shops, pubs and restaurants. With its sheltered harbour, surf school, life boat station, wide, sandy beaches, and dolphin-spotting boat trips, New Quay is popular with family holidaymakers and water sports enthusiasts.

Tregaron is 20 miles south-east of the property in the lovely Teifi Valley, an old market town and walking/cycling/fishing/bird-watching tourist centre set at the western foothills of the Cambrian Mountains, with a Red Kite Centre, the Rhiannon Welsh Gold Centre, where goldsmiths can be watched at work, and lanes, tracks and footpaths leading out to the glorious uplands. Tregaron stands at the southern end of **Cors Caron National Nature Reserve** (Tregaron Raised Bog), a huge red-tinged marshland – one of Europe's largest peat bogs and an important wetland reserve.

Plynlimon is 19 miles or so to the north-east of the property, a wild, remote upland region with high peaks and deep valleys, where the Rivers Rheidol and Ystwyth rise, as well as the Rivers Wye and Severn further to the east. The impressive Nant-y-Moch Reservoir and Dam is at the western side of Plynlimon Fawr. A tunnel carries the water down to the Rheidol Power Station a few miles southwards.

Machynlleth is 22 miles north-east of the property, the main town of the Dyfi Valley, with the internationally renowned **Centre for Alternative Technology (CAT)** a couple of miles beyond. The glorious landscapes of **Snowdonia National Park** unfold to the north of Machynlleth, with mountains and moorland, lakes, rivers, and waterfalls, forests and country parks, golden beaches and castles.

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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