

Ref: 0mae64

Maesllan, Nebo, Llanon, Ceredigion, SY23 5LJ

**Most Attractive Country Property with Diverse Business Potential, set in circa 2.9 Acres.
Impressive, Spacious, 3 Bed Residence, Double Garage, 2 Bedroomed Cabin,
Excellent 2,500 sq.ft. Building with Light Industrial Use Permission,
Store Buildings, 3 Polytunnels, Lawns, Pasture Paddock, Cardigan Bay Views**

Cross Inn 1½ miles, Llanon 2½ miles, Llanrhystud 3 miles, Aberaeron 7½ miles, Aberystwyth 11 miles



The Residence – a spacious, well designed, modern bungalow offering light and airy family-size accommodation, including: Kitchen/Breakfast Room, Dining Room, large Lounge with vaulted ceiling and sea views, 3 Double Bedrooms and Bathroom. There is a Detached Double Garage.

Cabin – with 2 Bedrooms, Lounge, Kitchen and Bathroom.

Business Potential – the property has the benefit of a 2,500 sq.ft. Building with Light Industrial Use Permission – offering diverse business potential, having office and staff rooms above. The building is presently utilised for carpentry workshops, but would suit a garden centre or similar use (subject to any further planning permission). There is a chalet store (former gift shop), a storage building, and 3 Polytunnels. N.B. The property and land have two Section 106 restrictions that tie the house to the land (further details with the agents or the vendors).

Acreeage – we are informed that the property amounts to 2.9 Acres in all (to be confirmed) – including extensive lawned grounds and a level pasture paddock.

Views – The property has a lovely open aspect and enjoys wonderful far reaching views beyond neighbouring farm and pastureland to the sea, coastline and Snowdonia.

Location – There are good village amenities at nearby Llanon on the A487 coast road and local primary schools are available. The popular Georgian harbour town of Aberaeron is 7½ miles away with fuller amenities and a comprehensive school. The main west coast University town of Aberystwyth is 11 miles distant with good shopping, general hospital and main line railway station.

Price Guide: £299,500

The property has the benefit of premises with light industrial use permission ...



... and is set in c.2.9 acres with lawned grounds, a paddock and superb views of Cardigan Bay and Snowdonia





THE ACCOMMODATION COMPRISES:

The bungalow has oil-fired central heating and wood-framed double glazing

- ENTRANCE HALL:** 24'7" x 5'6" max. A half glazed front door with window panels either side opens into the Entrance Hall, with wood-effect flooring, doors off to the Kitchen/Breakfast Room and wide opening through to the Dining Room, door to the Lounge, then continuing to the Inner Hall.
- KITCHEN/
BREAKFAST ROOM:** 17'1" x 11'. Range of pine wall and base units with granite-effect work surfaces, built-in larder cupboards, stainless steel sink unit with single drainer, built-in Diplomat electric oven with ceramic hob and concealed extractor fan above, tiled splashbacks, plumbing and space for a washing machine and a dishwasher, oil fired Worcester boiler serving the central heating and hot water system. Dual aspect with large feature picture window to ceiling level facing the front, and window to the side. Door through to the Dining Room.
- DINING ROOM:** 17'3" x 9'10". Wood-effect flooring, vaulted ceiling with exposed purlin, window to the side aspect.
- LOUNGE:** 23'1" x 17'6" max. An impressive room with a Scandinavian feel. Vaulted pine ceiling, fireplace with a multi-fuel stove on a raised slate hearth, feature high picture windows to roof level above fully glazed French doors with windows either side opening out to the rear patio, enjoying beautiful views to the sea and the distant hills of Snowdonia, fitted blinds. Further windows to both side aspects.
- INNER HALL:** With wood-effect flooring, access to the loft, doors off to the remaining accommodation, as follows:
- BEDROOM 1:** 14' x 12'11". Range of fitted pine wardrobes. Dual aspect with window to the front and window to the side.
- BEDROOM 2:** 14'6" x 8'8". Dual aspect with window to the side and window to the rear.
- BEDROOM 3:** 9' x 9'. Currently used as a study. Window to the front aspect.
- BATHROOM:** 8'7" x 8'7". White suite comprising panelled bath with glass shower screen and shower attachment, pedestal wash hand basin, and close coupled W.C. Half tiled walls, heated airing/linen cupboard with radiator, extractor fan, obscure-glass window to the rear aspect.

Kitchen/Breakfast Room





Dining Room



Another aspect of the Dining Room



The Lounge



Further aspects of the Lounge



Bedroom 1



Bathroom



EXTERNALLY:

DETACHED DOUBLE GARAGE:

23'2" x 17'3". Concrete floor, automatic electronically controlled double aluminium up-and-over door, power and lighting connected, pull-down ladder to boarded loft area offering storage space, door to the side.

DETACHED 2 BEDROOMED CABIN:

The cabin has private drainage and oil-fired central heating.

ENTRANCE LOBBY:

Porch to the side with half glazed door leading into the lobby, with Worcester oil-fired boiler serving the central heating and hot water system. Door through to the inner hallway with doors off to the Kitchen, Bathroom, and Bedroom 1.

KITCHEN:

8'2" x 6'6". Range of cream wall and base units with marble-effect work surface, built-in oven and four-ring gas hob with extractor fan above. Dual aspect with window to the front and window to the side. Door into the Lounge.

LOUNGE:

12'3" x 8'2". Fireplace with coal-effect electric fire. Patio doors to the front and window to the side aspect. Door through to Bedroom 2.

BEDROOM 1:

8'2" x 7'10". Built-in cupboard and window to the rear aspect.

BEDROOM 2:

8'6" x 5'1". Window to the rear aspect.

BATHROOM:

5'5" x 5'. White suite comprising bath with shower attachment over, pedestal wash hand basin and W.C. Immersion heater, Extractor fan, window to the side aspect.

LIGHT INDUSTRIAL USE BUILDING, OTHER OUTBUILDINGS, LAND and APPROACH:

WORKSHOP/LIGHT MANUFACTURING UNIT: 70' x 40' max. Workshop/Light Manufacturing Unit providing 2,500 sq.ft. of space, power and lighting connected. Presently providing Carpentry Workshops.

Of steel construction with concrete and profile cladding and roof with roller shutter door to the front.

This building has Detailed Planning Permission for Light Industrial Use and also Retail Garden Centre Use, and offers potential for a range of other business uses subject to any further planning permission being obtained, or for further garaging if required.

Rooms on the First Floor:

Office

Staff Room with Kitchenette area

Shower Room with W.C.

Further Room at the rear which has been partially boarded.

CHALET STORE: 20' x 12' max. Detached chalet which has been used as a gift shop. With W.C.

FURTHER STORE: 30' x 8'. Detached timber built store.

3 POLYTUNNELS: In the grounds are two x 36' polytunnels and one x 34' polytunnel.

GROUND & LAND: The property has extensive lawned grounds, a paved patio at the rear of the residence with an ornamental pond, and a fenced level pasture paddock beyond the gardens. There is an established maze in the grounds to the front, providing an attractive feature and affording privacy for the residence.

Fabulous views can be enjoyed from the land and the rear of the bungalow – across to the sea and along the coastline up towards the hills of Snowdonia.

We are informed that the whole property extends to 2.9 Acres in all (to be confirmed).

THE APPROACH: The property is approached along the B4337 road between Cross Inn and Llanrhystud and has a wide walled entranceway off the road with a driveway into a forecourt by the outbuildings and polytunnels, and a separate driveway sweeping round to the residence and garage, with plenty of parking space.

A separate driveway leads away from the outbuilding area round to the residence and garage



Looking back at the residence and buildings from the paddock



The light industrial use building and chalet store (former gift shop)

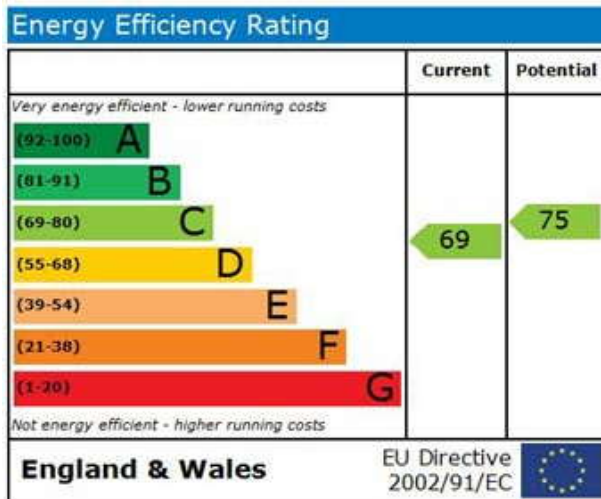


Inside the 2,500 sq.ft. outbuilding

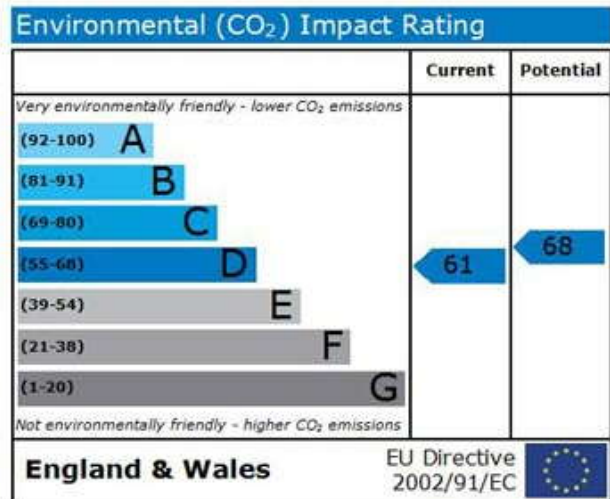




ENERGY PERFORMANCE:



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 and has private drainage (there are two septic tanks – one for the residence, and one for the cabin, workshop building and chalet). 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 "D".

RETAIL/COMMERCIAL USE:

We understand the property has two Section 106 restrictions with reference to the retail/commercial use (further details with ProFile Homes / the Vendor)

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 Selling Agents –
PROFILE HOMES
Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com**

THE LOCATION:

The property is about a mile north of the rural hamlet of **Nebo** and 1½ miles north of **Cross Inn**, a few miles inland from the Cardigan Bay coast. The local parish includes the three communities of Llansantffraid, Llanon and Nebo, with Llanon being the largest. Larger towns are within easy travelling distance, as are numerous visitor attractions.

Cross Inn is 1½ miles southwards (at the crossroads of the B4337 and B4577) with a petrol filling station, village shop and post office, pub, and primary school.

Llanon and Llansantffraid are about 2½ miles west of the property. **Llansantffraid** is a peaceful seaside hamlet with a landmark Grade II listed church, dedicated to the Irish Saint Bridget, which has a 14th century tower, a rebuilt 18th century nave, beautiful stained glass windows, and a graveyard. Neighbouring **Llanon** is set about a third of a mile inland along the A487 coast road, having a Spar convenience store with a post office, a butcher's shop, bakery, two pubs, a primary school, a village hall and playing field, a halfhourly bus service, and a petrol station. There is also a restaurant at the Plas Morfa hotel near the seashore to the south of the village. Llanon is named after an old chapel that was dedicated to St. Non, the mother of St. David, who lived here as a child. The local beach is mainly pebble and stone with sand at ebb tide, and is usually very quiet. The **A487** coast road runs from Haverfordwest through Fishguard and Cardigan up to Aberystwyth, Snowdonia and beyond.

The river Peris enters the sea at the northern side of Llansantffraid near the church, and the river Cledan flows into the bay further to the south of Llanon. The area between the two rivers is known as Morfa Esgob. It is said that, in medieval times, St. David bestowed strips of the fertile coastal shelf land at Morfa Esgob to poor local people, forming a patchwork of open narrow fields known as slangs. The pattern of slangs can still be seen at a large conservation area within Morfa Esgob, which translates to Bishop's Moor – so it is more likely that the land was owned by the church. Historically, this stretch of good agricultural land bordering the sea at Llansantffraid and up to Llanrhystud, was once noted for its abundant crops of barley, the soil being fertilised with either locally produced lime or seaweed, which was a good substitute for sweetening the soil, having a high nitrogen content. Illegal brewing from the barley was rife in the early 19th century. In addition to farming, seafaring and boat building were also important during the 18th and 19th centuries, when Llanon developed into quite a large community. There are several listed buildings here.

Llanrhystud is 3 miles from the property north-easterly, situated between Aberaeron and Aberystwyth on the Cardigan Bay coast at the mouth of the minor River Wyre – a large village and popular seaside destination for the local area, 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 village is also along the A487 coast road – a regular bus service from Aberystwyth to Cardigan accesses Llanrhystud and other resorts along the route. Penrhos Country Club is on the outskirts of the village 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 Lleyn Peninsula and Snowdonia in the north. North of Llanrhystud are Penderi Cliffs, a Site of Special Scientific Interest (SSSI), being a haven for a variety of birds and seals at breeding time, where wind swept oak trees cling precariously to very steep slopes. The site has restricted access but can be seen from the coastal path.

The Cardigan Bay coast is famous for grey seals, bottlenose and common dolphins, porpoises, abundant bird life, exhilarating walks, a variety of beaches, coves and harbours, and fantastic views and sunsets. Most of the 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 Coastal Trail begins.

Aberaeron is 7½ miles south-west of the property, at the mouth of the River Aeron. With its elegant, brightly painted houses, sparkling water and picturesque harbour, this charming Georgian seaside town is sometimes known as the “Jewel of Cardigan Bay”. Serving the rural communities of the area, the bustling town offers good shopping and craft centres selling local produce, plenty of pubs and eateries, primary and secondary schools, doctors and dentist, church, leisure centre, swimming pool, 9-hole pitch & putt golf course, regattas, concerts, festivals, carnival, and delightful walks and cycle rides. Aberaeron began life as a small herring-fishing village, but gradually grew into an important ship building centre and trading port. After the harbour was built in the early 19th century, the Rev. Alban Gwynne constructed a “new town” and it is reputed that the famous Georgian architect, John Nash, was involved in the design. The coming of railway transport saw the decline of the seafaring industries, and the town developed as a popular holiday resort. Recreational craft now use the harbour, which has good mooring facilities and a thriving sailing club. Boat trips are available out into the bay to view the rugged coastline and marine wildlife. The local seashore is pebbled, with fine sand visible at low tide, and, for surfers, Aberaeron is a ‘point break’ which works on big southerly swells.

The Llanerchaeron Estate is on the outskirts of Aberaeron, 8 miles south of the property, in the Aeron valley. Managed by the National Trust and open to visitors in season, the estate has a fine late 18th century mansion, also designed by John Nash, walled gardens with glass houses, a range of historic farm buildings, and extensive grounds offering walks and beautiful views. A traffic-free cycle way and riverside walk runs between Aberaeron and Llanerchaeron, passing through Panteg Woods, which are decorated with daffodils and bluebells in springtime, where kingfishers and dippers can be glimpsed. The Aeron is a small river that rises in the uplands of Mynydd Bach, a wild, unspoilt moorland area about 7 miles east of the property.

New Quay is 14 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, and wide, sandy beaches, New Quay is popular for family holidays, as well as attracting sailing and water sports enthusiasts. This old fishing village grew with the ship building and lime making industries in the 18th and 19th Centuries, but tourism took the lead after their decline, although fishing still continues on a small scale. The well known 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.

Aberystwyth is 11 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. A new Welsh Assembly showpiece building was opened in October 2009 with around 500 staff and a variety of conference rooms, a prestigious development for the town, raising its profile further and providing a base for Ministers and VIPs visiting mid Wales. 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 leisure centre 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. Nearby visitor attractions include the Vale of Rheidol Steam Railway, Devil's Bridge, the Mynach Falls, and the Haford Estate in the upper Ystwyth Valley.

Lampeter is 13½ miles southerly in the lovely Teifi Valley, a market and university town on the border of Ceredigion and Carmarthenshire, providing good shops, main post office, a leisure centre with swimming pool, cafes, restaurants, pubs, primary and secondary schools. The university is the oldest in the country (dating back to 1822) occupying a beautiful setting at 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.

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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