

Ref: Open86 Penuwch Fishery, Crud Yr Awel, Penuwch, Ceredigion, SY25 6RA.

**Unique Country Property with Holiday Lets & Specimen Carp Fishery. C.7 Acres (t.b.c.)
 Charming 4-Bed Character Residence, 2 Adjoining 4-Star 1-Bed Holiday Cottages,
 Superb Fishing Lake of c.2½ Acres, Outbuildings, Extensive Gardens & Grounds,
 Far Reaching Views to the Cambrian Mountains. Excellent Base for Touring.**

Llanon 7 miles, Tregaron 7½ miles, Aberaeron (coast) 10 miles, Lampeter 14 miles, Aberystwyth 15 miles



Enjoying a lovely quiet setting, this appealing country property is believed to have origins dating back to the mid 1800s, and comprises in brief:-

Main Residence (Crud yr Awel) – Ground Floor: Reception Hall, Kitchen/Breakfast Room, Utility Room, Lounge/Dining Room, Study, Double Bedroom with En Suite Shower Room (ideal as a Guest or B&B Suite).
 First Floor: 3 Double Bedrooms, new modern Bathroom.

2 Adjoining Cottages (Crud yr Awel Mews) – Quality 4-Star Rated Holiday Cottages – attached to the main house, each providing Open-Plan Kitchen/Living Room, 1 Double Bedroom, and Shower Room.

Outbuildings – Small Stone Building, Dutch Barn-style Store, Double Garage, and Fishermen’s Facilities with Rod/Leisure Room, Laundry Room and Cloakroom.

Circa 7 Acres in all (to be confirmed) – with extensive gardens and grounds and including the lake:

Coarse Fishing Lake – Superbly designed, established fishing lake of c.2½ acres, stocked with specimen carp.

Scenic country location – in the rural community of Penuwch, rich in wildlife and enjoying beautiful views. Penuwch village has a pub and a primary school and larger village and town amenities are within easy driving distance, including Tregaron, Aberaeron, Lampeter and Aberystwyth. This is an ideal location for relaxing and enjoying the outdoor life, with the wild, remote Cambrian Uplands a few miles to the east and the magnificent Cardigan Bay coast to the west.

Price: £675,000

Crud Yr Awel (Cradle in the Breeze)



THE MAIN RESIDENCE ACCOMMODATION:

With traditional charm and character, and featuring a solid oak staircase and predominantly oak doors and oak lintels throughout. Also uPVC double glazing throughout. The windows to the rear aspect have a pleasing rural outlook across neighbouring farmland and all the windows to the front look out over the lake and grounds with superb views to the Cambrian Mountains in the distance.

Ground Floor –

REAR ENTRANCE: Entrance at the rear via a fully glazed panelled door leading into the Reception Hall.

RECEPTION HALL: 8'1" x 5'4". Tiled floor, window to the side aspect, two steps up and door through to the Ground Floor Bedroom Suite, and half glazed door leading into the Kitchen/Breakfast Room.

**KITCHEN/
BREAKFAST ROOM:** 18' x 7'10". Range of oak wall and base units with granite-effect work surface over, stainless steel sink unit with single drainer and swan-neck mixer tap, tiled splashbacks, matching plate rack, tiled recess with oak lintel over housing an oil-fired Aga range providing cooking facilities and also serving the central heating and hot water system, display niche to one side with internal window into the Lounge, partial solid oak panelling in the breakfast area, space for a dining table, tiled floor, two windows to the rear elevation. Door to the Utility Room. Double, partially glazed, oak doors and step down into the Lounge.

UTILITY ROOM: 7'4" x 6'8" max. Plumbing for a washing machine and space for a tumble dryer, plumbing for a dishwasher, space for an upright fridge/freezer, tiled floor, window to the side aspect.

**LOUNGE/
DINING ROOM** 23'8" x 13'8". Brick and oak fireplace with oak mantelpiece and surround and oak shelf above, with brick and tile hearth, raised plinths either side for TV etc., exposed redwood ceiling beams, solid oak turning staircase with balustrades leading up to the first floor, understairs storage cupboard. Two windows to the front aspect, fully glazed panelled door into the Front Porch, and fully glazed panelled door into the Study.

FRONT PORCH: With pitched roof, fully glazed panelled external door and two windows either side.

STUDY: 10'3" x 9'8". Exposed ceiling timbers, window to the front aspect, and fully glazed panelled door leading through to a rear Store Room.

REAR STORE ROOM: 9' x 10'4". Exposed ceiling timbers, range of shelving and small window to the rear aspect.

The downstairs Bedroom Suite off the Reception Hall would be ideal for guests, or possibly for providing B&B:-

DOUBLE BEDROOM 4: 12' x 9'6". Exposed ceiling beam, partial timber paneling, door into wardrobe, window to the front aspect, and double fully glazed panelled patio doors leading out to the side patio and garden. Door into the En Suite Shower Room.

**EN SUITE
SHOWER ROOM:** 9' x 3'6". Exposed ceiling beam. Large fully tiled shower enclosure with Aquatronic shower unit with frosted-glass window to the front aspect, pedestal wash hand basin and close coupled W.C. Predominantly tiled walls, extractor fan and access to the loft.

Kitchen/Breakfast Room





Lounge/Dining Room







Study



Ground Floor Bedroom Suite 4



En Suite Shower Room



Patio and garden outside Bedroom Suite 4



First Floor –

- LANDING:** Feature bespoke solid oak staircase from the Lounge/Dining Room leads up to the first floor Landing, with partially exposed A-frames and timbers, airing cupboard with double louvred doors, and doors off to 3 Bedrooms and Bathroom.
- MASTER BEDROOM 1:** 12' x 11'8". Partially exposed A-frames and timbers, large built-in solid oak wardrobes along one wall, and window to the front aspect.
- BEDROOM 2:** 11'10" x 7'10" max. Partially exposed A-frames and timbers, and two windows to the front aspect.
- BEDROOM 3:** 11' x 8'6". Partially exposed A-frames and timbers, and window to the front aspect.
- BATHROOM:** 9'9" x 4'10". Exposed ceiling beams, new white suite comprising bath with hand shower attachment, pedestal wash hand basin, and close coupled W.C. Predominantly tiled walls, chromium heated towel rail/radiator, tiled floor, and window to the rear aspect.

First Floor – Master Bedroom 1



First Floor – Bedroom 1 again



First Floor – Bedroom 2



First Floor – Bedroom 3



First Floor – Bathroom



THE TWO ADJOINING SELF-CONTAINED HOLIDAY LETTING COTTAGES:

Adjoining the main residence, 4-Star Rated, well presented Holiday Lets, each on two floors and of similar design. The lets have their own LPG gas-fired boilers for central heating and hot water.

HOLIDAY LET 1:

Ground Floor –

ENTRANCE: Accessed via a fully glazed (frosted-glass) panelled door to the front elevation, opening into the Open-Plan Living Room/Kitchen:

OPEN-PLAN LIVING ROOM/KITCHEN: 15'10" x 13'10". Range of beech wall and base units with work surface over, stainless steel sink unit with single drainer and mixer tap, 4-ring LPG-gas hob and built-in electric oven, tiled splashbacks, space for a refrigerator, wall-mounted LPG gas-fired boiler serving the central heating and hot water system, tiled floor, two windows to the rear aspect and one to the front.

Turning staircase to the first floor with feature tall frosted-glass window to the front aspect.

First Floor –

LANDING: With doors off to the Bedroom and Shower Room.

DOUBLE BEDROOM: 16" x 10'6" max. – L-shaped room. Window to the front aspect.

SHOWER ROOM: 5'10" x 5'4". Large fully tiled corner shower cubicle with mixer shower, white suite comprising pedestal wash hand basin and close coupled W.C. Half tiled walls, tiled floor, chromium heated towel rail/radiator, extractor fan, and window to the rear aspect.

HOLIDAY LET 2:

Ground Floor –

An almost mirror image of Let 1.

ENTRANCE: Accessed via a fully glazed (frosted-glass) panelled door to the front elevation, opening into the Open-Plan Living Room/Kitchen:

OPEN-PLAN LIVING ROOM/KITCHEN: 15'10" x 14'5". Range of beech wall and base units with work surface over, tiled splashbacks, stainless steel sink unit with single drainer and mixer tap, 4-ring electric hob and built-in electric oven, extractor fan, space for a refrigerator, wall-mounted LPG gas-fired boiler serving the central heating and hot water system, tiled floor, two windows to the rear aspect and one window to the front.

Turning staircase to the first floor with feature tall frosted-glass window to the front aspect.

First Floor –

LANDING: With doors off to the Bedroom and Shower Room.

DOUBLE BEDROOM: 16" x 10'6" max. – L-shaped room. Window to the front aspect.

SHOWER ROOM: 5'10" x 5'4". Large fully tiled corner shower cubicle with Triton electric shower unit, white suite comprising pedestal wash hand basin and close coupled W.C. Half tiled walls, tiled floor, chromium heated towel rail/radiator, extractor fan, and window to the rear aspect.

Holiday Let 1 – Living Room/Kitchen



Holiday Let 1 – Double Bedroom



Holiday Let 1 – Shower Room



Holiday Let 2 – Living Room/Kitchen



Holiday Let 2 – Double Bedroom



Holiday Let 2 – Shower Room



SEPARATE CLOAKROOM and LAUNDRY/UTILITY ROOM:

Adjoining the holiday lets at the end of the building – both accessed externally.

CLOAKROOM:

7'8" x 2'10". White suite comprising wall-mounted wash hand basin with wall-mounted water heater, and close coupled W.C. Half tiled walls and tiled floor. Convenient for users of the fishing lake.

LAUNDRY/UTILITY ROOM:

7'8" x 2'10". At the rear of the Cloakroom, with plumbing for a washing machine – for holidaymakers' use.

OUTBUILDINGS, GROUNDS & FISHING LAKE:

- DETACHED SMALL STONE BUILDING:** Located near the front of the main residence is a charming little stone outbuilding with a slate roof.
- DUTCH BARN-STYLE STORAGE BUILDING:** 28'2" x 13'. Block built base with a corrugated domed roof and cladding. Used for storage.
- ADJOINING DOUBLE GARAGE:** 27' x 16'3". Adjoining one side of the Storage Building, with aluminium double-width up-and-over door, concrete floor, power and lighting, workbench to the rear.
- FISHERMENS' ROD / RELAXATION ROOM:** 20'9" x 10'6". Adjoining the other side of the Storage Building, used for storing fishing equipment and as a leisure room for users of the lake and grounds. Accessed via a half-glazed pedestrian door, with painted concrete floor, window to the front and window to the rear. There is space for a fridge/freezer for baits and the room is equipped with custom made rod racks.
- LOG STORE, GARDEN SHED & GREENHOUSE:** Within the gardens there is a stone built, open-fronted Log Store and also a Garden Shed and a Greenhouse.
- GARDENS, GROUNDS & FISHING LAKE:** We are informed that the property totals approximately 7 Acres (to be confirmed), of which circa 2½ acres comprises the Fishing Lake.
- The gardens and grounds are laid to extensive sweeping lawns with charming old stone wall divisions and a selection of specimen shrubs and trees here and there. There is a patio at the end of the house by the B&B Annexe with a garden area beyond delightfully edged by tiered low stone walls. An area near the fishing lake has been left to nature and is a welcome haven for birds and other wildlife. The property has a lovely open aspect and enjoys beautiful far reaching views to the Cambrian Mountains.
- The lake, which has an island, is most attractive and well managed. It has been stocked with appreciable numbers of specimen Mirror, Common, Grass, Golden, Crucian and Koi Carp together with Tench, Rudd and some Trout. Most of the Mirror and Common Carp are now approximately 20lbs in weight and the Tench are around 4lbs. (Largest catch is 27lbs.) Fishing is exclusive to the residents and paying guests.
- THE APPROACH:** The property is accessed via a long track that leads off the B4577 road at Penuwch. There is ample parking space with designated parking bays for the owners and the holiday guests.

Outbuildings



Inside the Fishermen's Rod/Rest Room















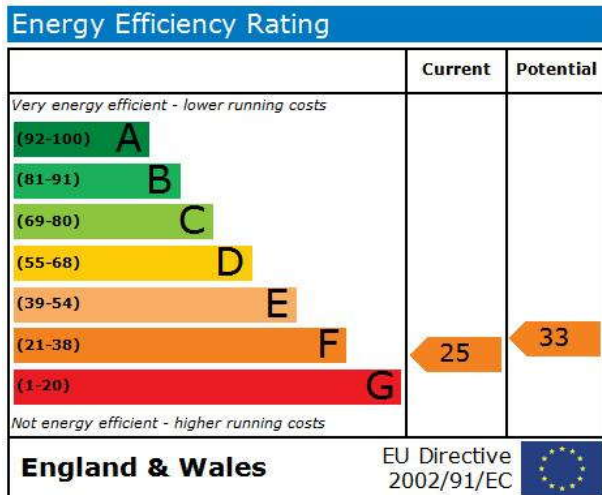
Supplied by the vendor – Aerial view of the property taken 2008 (before landscaping carried out)



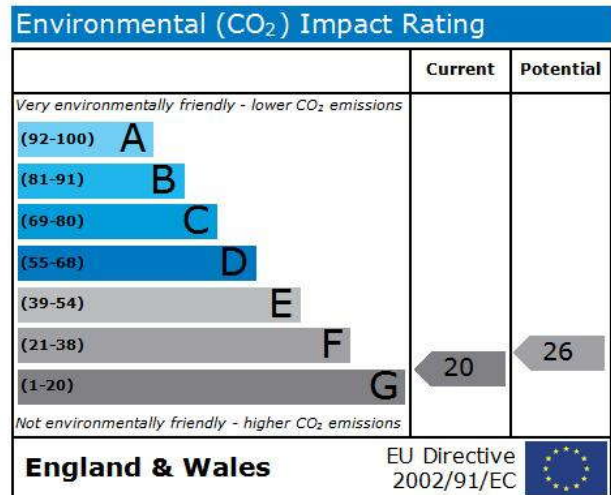


ENERGY PERFORMANCE:

Main House

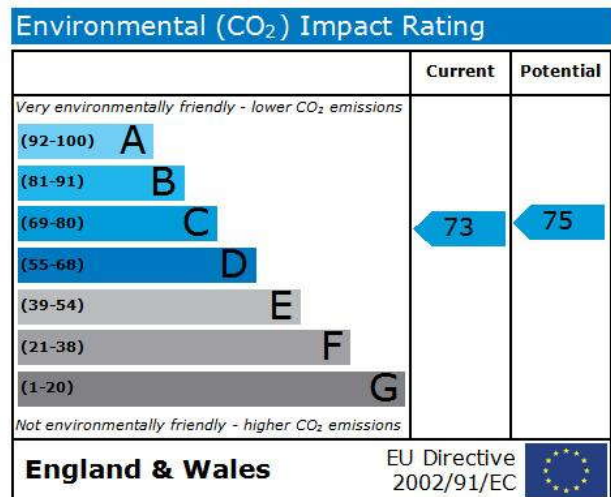
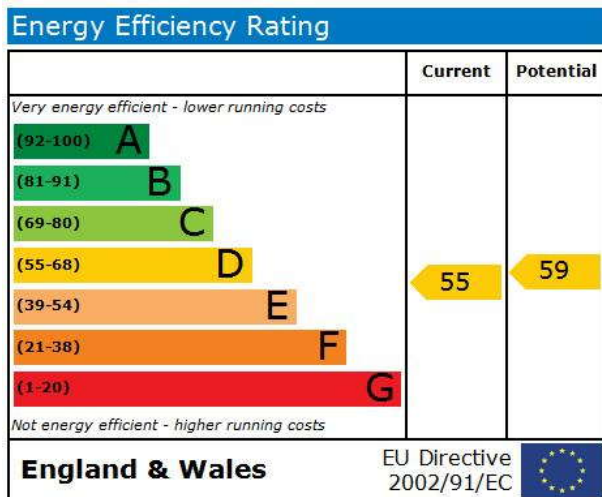


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

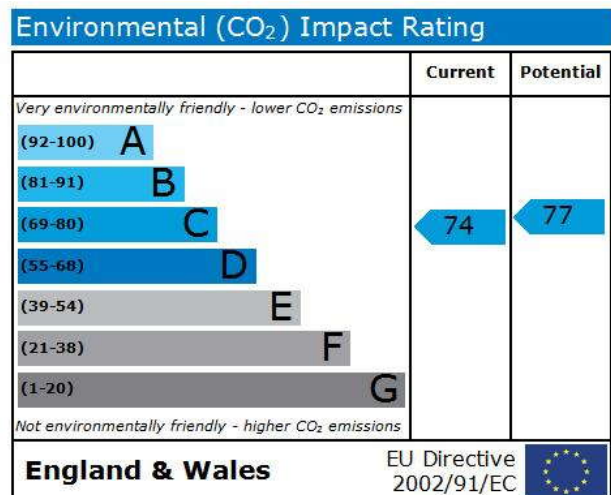
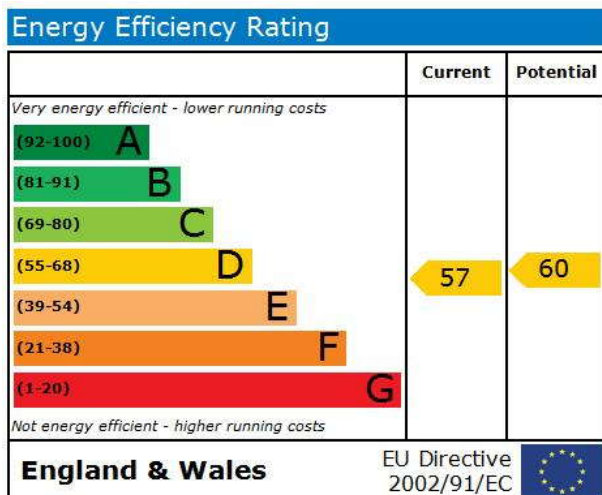


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Holiday Letting Cottage 1



Holiday Letting Cottage 2



SERVICES:

We understand that the property is connected to mains water and mains electricity. Drainage is provided via a private system. The residence and annexe suite have oil-fired central heating (via the Aga range). The two holiday letting cottages have LPG gas-fired central heating. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements. Broadband is available.

COUNCIL TAX:

We are informed that the property is within Council Tax Band "E" (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.



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VIEWING:

Only by prior appointment with the Sole Selling Agents –

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THE LOCATION:

Approximate Distances: Llangeitho 3¼ miles south-easterly, Cross Inn 4 miles west, Llanon 7 miles westerly, Tregaron 7 miles easterly, Llanrhystyd 8 miles north-west, Aberaeron 10 miles west, Lampeter 14 miles south, Aberystwyth 15 miles north (with main line railway station), Carmarthen and A48/M4-link 34 miles south, Fishguard Ferry Service to Rosslare in Ireland 50 miles south-westerly.

Schools: Penuwch has its own primary school along the B4577, with another at Llangeitho. Tregaron offers a secondary school and Aberaeron has a comprehensive school. Lampeter and Aberystwyth both provide comprehensive schools and Universities.

The property is quietly situated at Penuwch, a small rural settlement along the B4577 road with a village inn and primary school, and also an Animal & Tropical Butterfly Farm attraction. **Llangeitho** village is about 3¼ miles south-easterly near the Aeron river, with a general store/post office, a pub, and a primary school. **Cross Inn** is about 4 miles west with a pub, petrol garage and shop, and **Bronant Service Station** is about 5 miles north-easterly on the A485, where newspapers, milk, etc. can also be purchased. A few miles north of Penuwch are the rolling hills of Mynydd Bach (*meaning Little Mountain*), a region of moors and woodland where the headwaters of the River Aeron are located. One of the river's sources is Llyn Eiddwen, a large natural lake surrounded by marsh, heath and grassland, being a National Nature Reserve rich in wildlife. North-east of the lake is the mineral spring at Ffrynnon Drewi, also thought to be a source of the Aeron, which flows southerly then westerly through low hills, woodland and farmland to its mouth at Aberaeron on Cardigan Bay. Although a small river, it has a healthy population of salmon and brown trout. The area is served by a network of country lanes and B-roads, and there are several scenic footpaths and bridleways in the general locality. Access to the A485 (Carmarthen-Lampeter-Tregaron-Aberystwyth road) is 3 miles or so eastwards. **Fantasy Farm Park** is about 6½ miles north-west, with milking demonstrations, lamb feeding, etc., and the **Aberaeron Wildlife and Leisure Park** is less than 9 miles westerly.

Tregaron is about 7 miles easterly from the property in the lovely Teifi Valley, set at the western foothills of the Cambrian Mountains. Tregaron is Ceredigion's smallest town, serving a widespread agricultural community, with a selection of shops, post office, weekly street market, hotel and cafe, doctors, primary and secondary schools, leisure centre and swimming pool, as well as a Red Kite & Information Centre, the Rhiannon Welsh Gold Centre, where goldsmiths can be watched at work, and a Celtic Craft Shop. With country lanes, tracks and footpaths leading out to the glorious uplands, this old market town is a walking/cycling/fishing/bird-watching tourist centre for the region nowadays, but in former times it was famous for its knitted woollen products and was once a vital gathering and resting place for cattle and sheep drovers journeying across the mountains to the English markets. The town is well known for its annual Festival of Harness Racing, held on Dolrychain Fields a few miles north. A picturesque drive can be followed from Tregaron eastwards across the wild moors along a narrow "mountain road" that travels through the scenic Abergwesyn Pass and on to join the A483 for Beulah and Builth Wells (where the Royal Welsh Showground is situated).

Cors Caron National Nature Reserve by the River Teifi (Tregaron's raised bog) is just north of the town – a huge, remarkable, red-tinged marshland, supporting a wide variety of birds (including red kites) and other flora and fauna, offering walks including a board walk with a hide and information boards. Cors Caron was formed at the end of the Ice Age – when a great lake filled with vegetation and peat, which continued to rise above the water. It is one of Europe's largest peat bogs and an important wetland reserve.

Strata Florida Abbey ruins will be found 13 miles north-east of the property in the Cambrian uplands, standing on the banks of the Teifi, and dating back to the 12th Century – the 'Westminster of Wales' – where many Welsh princes are buried. **The Teifi Pools** are a few miles north-east of Strata Florida, some 1500 feet up in the mountains, with three lakes, one being the source of the River Teifi, which journeys over about 70 miles down to its estuary at Cardigan. The river forms most of the boundary between Ceredigion and Carmarthenshire. The **Cambrian Mountains** occupy the region between the Snowdonia and Brecon Beacons National Parks to the north and south, the plateau generally being between 1500ft and 2500ft above sea level – remote, empty and magnificent – with the long-distance Cambrian Way Footpath travelling the length.

Llanon is 7 miles westerly, a large coastal village on the A487 road having a Spar convenience store, two butchers, baker, pub, primary school, and hotel near the seashore. Llanon is named after an old chapel that was dedicated to St. Non, the mother of St. David. The beach here has pebbles and stone with sand at low tide. (The A487 coast road runs from Haverfordwest through Fishguard and Cardigan up to Aberystwyth, Snowdonia and beyond.) **The Cardigan Bay Coast** is famous for grey seals, bottlenose and common dolphins, porpoises, and abundant bird life, and offers exhilarating cliff top walks and superb beaches.

Aberaeron is about 10 miles 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, leisure centre, swimming pool, 9-hole pitch & putt golf course, delightful walks and cycle rides, good mooring facilities, sailing club and regattas. **The Llanerchaeron Estate** is on the outskirts of town in the Aeron valley, managed by the National Trust and open to visitors in season. Along the coast to the south is **New Quay**, some 16½ miles south-west of the property, hugging the hills overlooking the bay, with a sheltered harbour, surf school, life boat station, and wide, sandy beaches. The well known New Quay Cliff Walk climbs steeply above the town giving fabulous views from the top.

Lampeter is about 14 miles or so south of the property in the Teifi Valley, a traditional market town on the border of Ceredigion and Carmarthenshire, providing good shops, main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, primary and secondary schools, and university – the oldest in the country (dating back to 1822) occupying a beautiful setting in the Cambrian Mountain foothills.

Aberystwyth, a delightful seaside town on Cardigan Bay, is about 15 miles northerly. Situated at the mouths of the rivers Ystwyth and Rheidol, the town lies between three hills and two beaches and is surrounded by beautiful unspoilt countryside. Being the main holiday resort and administrative centre for the west coast, it is home to a University and the National Library. There is a wide promenade and a marina, and Victorian/Edwardian buildings line the front. The town has good shopping amenities, schools, general hospital, artscentre, cinema, sports and leisure facilities, numerous cafes, bars and restaurants, hotels and pubs, as well as the ruins of an ancient Welsh castle and the remains of an iron age hill fort nearby. 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 a main line **Railway Station** as well as a **Coach/Bus Station**. Trains run to Shrewsbury and Birmingham, where there is an International Airport.

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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