

Ref: 0per66

Perth yr Eglwys, Mydroilyn, Ceredigion, SA48 7QX

**Country Property with Exceptional Farmstead including a Charming 4 Bed Period Residence, Excellent Range of Barns & Outbuildings, some with scope for conversion S.T.P.P., and Circa 15 Acres (t.b.c.) including Beautiful Gardens & Grounds and Superb Sheltered Pasture Paddocks, as well as a meandering stream**

Mydroilyn village ½ mile, Llanarth & A487 3½ miles, New Quay 6½ miles, Aberaeron 7 miles, Lampeter 11 miles



**This handsome stone built farmhouse** has a slate roof and very well presented accommodation comprising in brief: Ground Floor: Sitting Room, Lounge, Kitchen, Snug, Boot Room with W.C., Utility Room; First Floor: 4 Bedrooms (3 Double, 1 Single), Bathroom. **The property's excellent outbuildings** are situated opposite the house across the quiet country lane – with an attractive courtyard and offering scope for a variety of uses including potential for conversion to holiday letting units (subject to planning permission being obtained) – affording: a Stone Barn with 4 original stables and hay loft, a further Stone & Brick Range presently providing garaging, etc., a Modern G.P. Building with 2 internal horse/livestock pens, and a further Barn with internal pony stables and chicken house. **The gardens and arboretum** are a delight of design, beauty and tranquillity with a wide variety of flowering trees and shrubs, bulbs and herbaceous plants, lawns, and walks by the stream. **The pastureland** is prolific, sheltered and in good heart, being divided into various paddocks with the stream at the boundary. The property amounts to **c.15 Acres** in all (to be confirmed).

Mydroilyn village is about half a mile away with a pub, and Llanarth on the A487 coast road is 3½ miles distant with a petrol station/post office, Spar store, primary school and pub. Full amenities and secondary schools are provided by the popular Georgian seaside town of Aberaeron, 7 miles, and the University and market town of Lampeter, 11 miles, at the foothills of the Cambrian Mountains. Aberystwyth and Carmarthen are 22 and 24 miles distant respectively with general hospitals, main line railway stations, excellent shopping, universities, etc

**Price Guide: £495,000**



## THE ACCOMMODATION:

Believed to date back to c.1880, the farmhouse retains its period character and charm and is beautifully presented. It has the benefit of uPVC double glazing and oil-fired central heating.

### Ground Floor –

- ENTRANCE PORCH:** A half glazed front door leads into the Entrance Porch with tiled floor, windows on both sides, and half glazed door opening into the Sitting Room.
- SITTING ROOM:** 14'7" x 13'4". Exposed stone wall and fireplace with multi-fuel cast-iron stove on a slate hearth, and high full-width timber display shelf above, fitted bookshelves, window to the front aspect, staircase to the first floor, double reclaimed wooden doors leading into the Lounge.
- LOUNGE:** 15'8" x 14'7". Fireplace with exposed arched brick lintel above and multi-fuel cast iron stove on a tiled hearth, fitted dresser unit with base cupboards and wall shelves, window to the front aspect and window to the side, door through to the Kitchen.
- KITCHEN:** 15'6" x 7'5". Range of cream farmhouse-style wall and base units with wood-effect work surfaces, 1½ bowl composite sink unit with brass mixer tap and single drainer, built-in electric oven and built-in 4-ring ceramic hob above, two glass-fronted display cabinets, integral refrigerator, integral dishwasher, window to the rear aspect, door into the Side Porch, opening leading through to the Snug.
- SNUG:** 10'3" x 7'5" (excluding recesses). Deep tiled recess (former fireplace) housing the Stanley oil-fired range serving the central heating and hot water system, feature downlight within the recess, understairs recess, double glass-panelled doors (not double glazed) leading out to the rear patio.
- SIDE PORCH:** 10'7" x 4'. Predominantly original tiled floor, window to the side, half glazed external door, and door into the Boot Room/Cloakroom with access to the Utility Room.
- BOOT ROOM/  
CLOAKROOM with W.C.:** 11' x 5'3". Original tiled floor, W.C. and wash hand basin, window to the side, cloaks hanging area, sliding door through to the Utility Room.
- UTILITY ROOM  
(FORMER DAIRY):** 10'10" x 10'8". Original tiled floor, range of pine wall and base units with marble-effect work surfaces, stainless steel sink with single drainer, plumbing and space for a washing machine and tumble dryer, ample space for fridge/freezer, window to the side and window to the rear aspect.
- Loft Room above, accessed by external stone steps.

Door from the Entrance Porch leads into the Sitting Room



Lounge



Another aspect of the Lounge



Kitchen



Opening from the Kitchen leading through to the Snug



## Utility Room



### First Floor –

Staircase from the Sitting Room leads up to the first floor landing, with mainly reclaimed pine latched doors off. The first floor windows to the side and rear enjoy scenic views across the property's gardens and grounds to the countryside beyond, whilst the front-facing windows look out across the lane to the property's barns and outbuildings.

- LANDING:** 16' x 5'10". Access to the loft, doors off to the 4 bedrooms and bathroom, exposed stonework to end wall with window to the rear aspect having a delightful outlook.
- BEDROOM 1:** 14' x 12'5" (excluding wardrobes). Built-in wall-to-wall wardrobes and cupboards, window to the front aspect.
- BEDROOM 2:** 15'2" x 9'. One exposed stone wall, window to the front aspect.
- SINGLE BEDROOM 3:** 8'5" x 7'8". Window to the front aspect.
- BEDROOM 4:** 14' x 8'4". Window to the rear aspect.
- BATHROOM:** 9' x 8'1". Cream suite comprising panelled bath, vanity unit with inset wash hand basin and cupboards below, and W.C. with concealed cistern. Fully tiled shower cubicle with Triton power shower (running from the domestic hot water supply). Partially tiled walls, built-in airing cupboard, window to the side aspect with beautiful views across the gardens and grounds and countryside beyond.

Bedroom 1



Bedroom 2



Bedroom 4



Bathroom



## **THE APPROACH, OUTBUILDINGS, GARDENS & LAND:**

**THE APPROACH:** The property is approached along a very quiet country lane on the outskirts of Mydroilyn village, and has a gravelled parking area to the side of the farmhouse and further extensive parking on the opposite side of the lane alongside the various outbuildings.

The property enjoys a peaceful, rural setting in an area of farm and pastureland with lovely rural aspects and no close neighbours, yet is within easy driving distance of village and town amenities, the magnificent Cardigan Bay coast, and numerous visitor attractions.

**OUTBUILDINGS:** The superb outbuildings offer possibilities for a variety of uses including stabling, garaging, workshop, and storage – together with excellent potential for conversion to annexe living accommodation or holiday letting units perhaps, subject to the necessary planning permissions being obtained.

**STONE BARN:** 42'6" x 20' overall external measurements. Accessed from the courtyard, an attractive stone barn with a slate roof with four original stables, part original cobbled floor, and a hay loft accessed via external stone steps at the end elevation. The barn could still be used for stabling if required and offers scope for conversion (indeed, we understand that this building formerly had planning permission, which has since lapsed).

Original Stables:

Stable 1: 15'4" x 9'4" with stable door access.

Stable 2: 15'5" x 10' with stable door access and access into Stable 3.

Stable 3: 15'5" x 9'10" with opening to the front.

Stable 4: 15'5" x 8'5" with stable door access.

**STONE & BRICK RANGE:** 87' x 20' overall external measurements. Accessed from the courtyard, this substantial brick and stone built barn with a corrugated roof and concrete floor is currently used for garaging, workshop, and storage, and is sectioned as follows:-

Section 1:

37'3" x 15'10" overall. With steel vehicular doors, three windows to the front, further door to the front, concrete floor, inspection pit, power and lighting connected. Providing garaging area, with ample workshop/implement storage space.

Section 2:

22'4" x 15'9" max. (L-shaped). Stable door at the front and further door at the rear allowing access through to the rear yard and to the G.P. Building beyond.

Tack Room off:

7'4" x 6'5". Window to the front.

Section 3:

15'7" x 12'3". Access door at the front. Partially divided by a block wall, this area is ideal for workshop/storage use or could provide two pens for livestock.

**STONE & BLOCK BARN:** 46' x 16' overall external measurements. Accessed from the end of the courtyard, a stone and block built barn with a corrugated roof and concrete floor, internal Pony Stables and Chicken House, although would suit a variety of uses.

Pony Stables:

33'1" x 15'2" overall. Divided into four stalls, suitable for ponies or other small livestock. Accessed via two stable doors.

Chicken House:

15'6" x 9'8" overall. With access through to the adjoining run. There is also a storage area to the fore.

**MODERN G.P. BUILDING:** 48' x 40' overall external measurements. Situated at the rear of the Stone & Brick Range, the modern General Purpose Building is of steel frame construction on a hardstanding base, with a profile roof and upper profile cladding, being open sided and incorporating a block built barn within its confines. It has a concrete apron to the front off the lane, and provides vehicle/trailer/horsebox garaging, storage, and two internal horse/livestock pens.

Internal Block Built Barn:

38'6" x 24'7" overall. Divided into two pens, currently used as stabling but ideal for loose housing/winter housing. Vehicular size gate accessing the front.

## **THE LAND, GARDENS & GROUNDS:**

### **PASTURELAND:**

We are informed that the property amounts to approximately 15 Acres in all (to be confirmed), including extensive gardens and grounds but the majority being prolific, very gently sloping pastureland. There are three pasture enclosures beyond the outbuildings all being bound by stock fencing, natural hedging and trees, and there is gated access off the lane. There is one large paddock to the side of the farmhouse, also bound by stock fencing and natural hedging. The boundary stream is the Nant Sidyll.

### **GARDENS & GROUNDS:**

The gardens are a lovely feature of the property – the following detailed information has been supplied by the vendors:-

#### Brief Description:

Established garden and mature arboretum with flowering trees including cherries and a variety of magnolias. Many unusual shrubs including camellias, rhododendrons and hellebores. Large areas of spring bulbs with erythroniums, coum cyclamen, species of daffodils and fritillaria. Stream-side and woodland walks.

#### Fuller details:

Perth yr Eglwys is a garden full of surprises and charm, once a large farm, situated 5 miles from the Cardigan Bay coast at approximately 150 metres above sea level. The garden receives some shelter from a closely planted row of mature beeches and other large native trees and a feature of the garden is a deep shady valley that the Nant Sidyll meanders through.

Following the end of farming, an arboretum was established 25 years ago. The now superb mature conifers and deciduous trees originally planted here form the structure of the garden. Over the last 10 years, the present owners have planted hundreds of rare trees and choiceshrubs to extend and complement the existing woodland. They include a very fine Cercidiphyllum (Katsura) tree, a Davidia (Handkerchief tree), two Japanese Zelkovas, a Liriodendron (Tulip tree), eucryphias, many magnolias, camellias, hydrangeas, cornus, crinodendrons and embothriums. On the steep slopes, many more rhododendrons and azaleas have been planted. These are mostly hybrids, but there are some beautiful species as well. The shady streamside walks have been densely planted with lovely varieties of primulas, pulmonarias, brunneras, rogersias, and hostas which blend beautifully with their natural surroundings. These lovely cool areas are also a haven for ferns which grow in abundance. From early spring, cyclamen, snowdrops and hellebores colour the woodland slopes, followed by daffodils and bluebells until the most floriferous time of all when the azaleas and the rhododendrons bloom. The cottage gardens nearer the house feature later flowering herbaceous plants and shrub and rambler roses.

Adjoining the outbuildings, there is a productive vegetable garden and an area for growing soft fruit.

Stone Barn



Looking towards the farmstead buildings from the property's side paddock



The rural setting – a view of the property from a neighbouring field



Aspects of the gardens, grounds and pastureland







**SERVICES:**

We understand that the property is connected to mains electricity and has a private spring water supply and a private drainage system. The residence has oil-fired central heating. 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 "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.

**VIEWING:**



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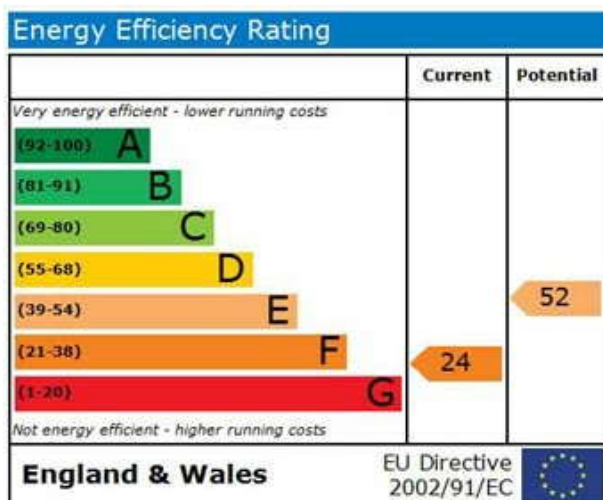


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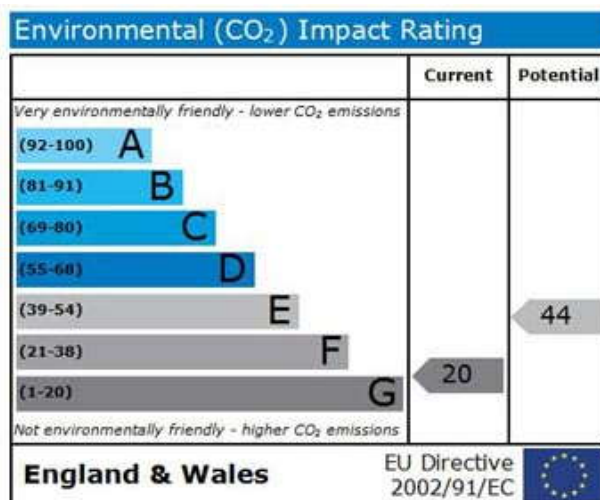


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**ENERGY PERFORMANCE:**



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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**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.

**PROFILE HOMES**

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