

Ref: 0ydd99

Y Ddol, Pentrefelin, Cellan, Lampeter, Ceredigion, SA48

Superb, 4 Bedroomed Country House in circa 0.75 Acre Grounds
Enjoying a Private Picturesque Setting at the edge of a Charming Teifi Valley Hamlet
Lampeter 3 miles, Aberaeron (coast) 16 miles, Carmarthen 24½ miles, Aberystwyth 24½ miles



Built in the Georgian-period style around 12 years ago with rendered elevations and a slate roof, this splendid, well proportioned country house has elegant good looks and modern, spacious family accommodation with double glazed wood-framed sash windows and oil-fired central heating – including:

First Floor: 4 Double Bedrooms, Bathroom, and Shower Room.

Ground Floor: Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Sitting Room, and Conservatory.

There is a Detached Double Garage in keeping with the residence and plenty of parking space.

The mature, landscaped gardens amount to circa ¾ of an acre we are informed, and provide a most delightful, serene setting complete with sparkling stream, stone bridge, and a lovely outlook across neighbouring pastureland to countryside beyond.

The property enjoys a private, peaceful position at the edge of the charming old hamlet of Pentrefelin, only half a mile from Cellan village and less than three miles from the ancient market and university town of Lampeter, providing all essential amenities. The delights of the River Teifi Valley and the wild Cambrian Uplands are within easy reach, and the magnificent Cardigan Bay coast is less than 30 minutes away, with Aberaeron 16 miles and New Quay 18½ miles distant. The main shopping and administrative towns of Carmarthen and Aberystwyth are both about 24½ miles away, with main line railway stations and general hospitals.

Price Guide: £495,000



THE ACCOMMODATION COMPRISES:

The windows to the front aspect enjoy delightful views across the gardens and countryside beyond, and the rear aspect of also pleasantly rural across neighbouring pastureland.

Ground Floor –

ENTRANCE: Entrance portico with tiled floor and half glazed front door leading into the Reception Hall.

RECEPTION HALL: 12'6" x 7'8" (including stairwell). Oak flooring, feature staircase with balustrade leading up to the first floor, open understairs storage area, doors off to the ground floor living accommodation as follows:



LOUNGE: 19'9" x 12'6". Oak flooring, open fireplace with timber mantel and surround and a slate hearth, dual aspect with two windows to the front and one window to the side.

DINING ROOM: 12'7" x 11'6". Oak flooring, dual aspect with window to the front and window to the side. Door leading into the Kitchen/Breakfast Room.

The Lounge





Dining Room



**KITCHEN/
BREAKFAST ROOM:**

16'6" x 10'7". John Lewis of Hungerford Traditional Kitchen – with range of wooden wall and base units with tiled work surfaces and tiled splashbacks, French farmhouse style deep ceramic sink with mixer tap, built-in concealed dishwasher and refrigerator, electric range-style cooker, feature hood with concealed extractor fan, ceiling downlights, tiled floor, door into Pantry, two windows to the rear aspect. Door to the Dining Room, door into the Sitting Room, and door to the Utility Room.

UTILITY ROOM:

8'1" x 7'4". Plumbing and space for a washing machine, tumble dryer and upright fridge and freezer, Worcester oil-fired boiler serving the central heating and hot water system, tiled floor, window to the side aspect, half glazed external door to the rear and door into the Cloakroom.

CLOAKROOM:

With W.C. and wash hand basin, tiled floor.

SITTING ROOM:

14'6" x 10'7". (Accessed from the Kitchen/Breakfast Room.) Fireplace housing a multi-fuel Morso stove, tiled floor, window to the rear aspect, three-quarter glazed double French doors leading into the Conservatory.

CONSERVATORY:

12'2" x 11'8". Substantial, centrally heated conservatory with slate roof in keeping, low wall base, windows on three sides, tiled floor, and half glazed door to the rear patio and gardens.

Kitchen/Breakfast Room





Sitting Room



Conservatory



An Artist's Impression of the Property



First Floor –

Staircase from the Hall leads up to the spacious, galleried, first floor landing.

- GALLERIED LANDING:** 15'2" x 7'8" increasing to 18'6" (L-shaped). Access to boarded loft with pull-down ladder, window to the front aspect, door into Walk-in Heated Linen Cupboard, doors off to the accommodation as follows:
- BEDROOM 1:** 20' x 11'2". Dual aspect with two windows to the front aspect and one to the side. (There is ample space in this room to allow for the installation of an en suite if required.)
- BEDROOM 2:** 12'5" x 9'2". Dual aspect with window to the rear and window to the side.
- BEDROOM 3:** 12'8" x 11'8". Dual aspect with window to the rear and window to the side.
- BEDROOM 4:** 10'9" x 10'2". Dual aspect with window to the front and window to the side.
- BATHROOM:** 8'8" x 7'3". White Shires Adelphi suite comprising bath with central tap fitting and shower attachment and tiled surround, pedestal wash hand basin and W.C. Tiled floor, half tiled walls, extractor fan, window to the rear aspect.
- SEPARATE SHOWER ROOM:** 7'2" x 6'1". White suite comprising pedestal wash hand basin, close coupled W.C., and fully tiled corner shower cubicle. Tiled floor, fully tiled walls, extractor fan, window to the rear aspect.

Galleried Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom and Separate Shower Room



EXTERNALLY:

DETACHED DOUBLE GARAGE:

20'8" x 20'. Block built with rendered elevations and a slate roof, automated twin up-and-over aluminium doors, pedestrian door at the side, window to the side and window to the rear, concrete floor, power and lighting connected. Ample space above for storage.

THE APPROACH:

The property is approached along a very quiet council-maintained country lane at the edge of the rural hamlet of Pentrefelin, about half a mile from Cellan village, and has a most attractive access via a five-bar gated vehicular entrance into a long sweeping gravelled driveway which leads through the property's grounds across a walled bridge over the chattering stream and up to the house and garage, where there is ample parking and turning space.

THE GROUNDS:

We are informed that the property's extensive gardens and grounds amount to approximately 0.75 Acres (to be confirmed), providing charming, private, peaceful surroundings for the residence including expanses of lawn, well stocked beds and borders with flowers and herbaceous plants and a variety of specimen shrubs and trees along with tall natural trees, all providing year round colour and interest, a vegetable growing area with raised beds, a rear patio and an attractive circular seating area for relaxing near the stream.

The delightful little watercourse that borders and bisects part of the grounds is the "Ffrwd Cynon" (ffrwd meaning stream), a tributary of the famous River Teifi beyond Cellan, and a source of endless fascination as it babbles by over rocks and stones. With its mix of habitats, the grounds are a haven for birds (especially Dippers) and other wildlife, and the outlook is lovely across neighbouring fields, hedgerows and hillsides.

The property's entrance off the country lane





The property has a bridge carrying the driveway across the stream within the grounds



Ffrwd Cynon (*Cynon Stream*)







The garden at the rear of the house ...



... and the upper level garden area behind the garage



The circular patio edged by flowering plants near the banks of the stream

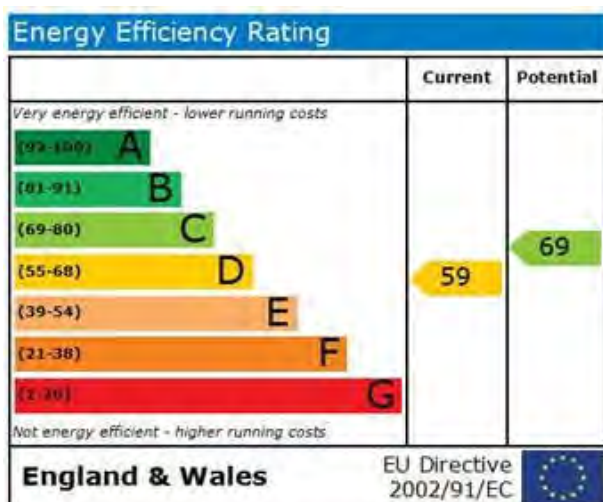




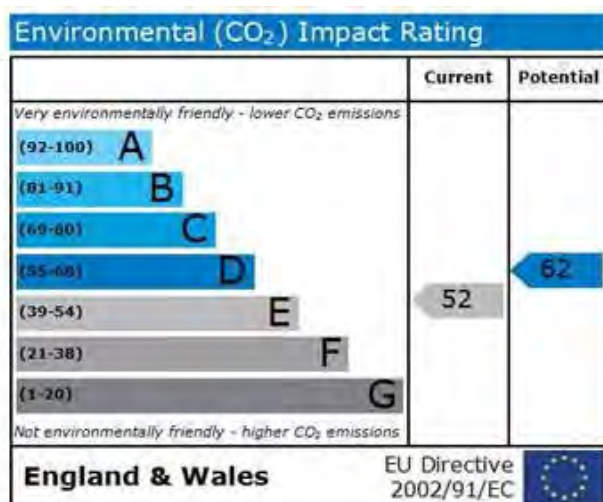
- SERVICES:** We understand that the property is connected to mains electricity, mains metered water, and mains drainage. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.
- COUNCIL TAX:** We are informed that the property is within Council Tax Band “G”
- 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.



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.

VIEWING:



By appointment with the Selling Agents – Upmarket Property Wales (in association with ProFile Homes)
 Tel: 01550 777790, Email: info@upmarketpropertywales.com,
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THE LOCATION:

Cellan consists of small scattered settlements along the Teifi Valley, one of which is the sleepy hamlet of Pentrefelin on the pretty Cynon Stream that flows into the famous Teifi River further north – the property is at the eastern edge of the hamlet. Cellan village itself is about half a mile from the property westerly, on the B4343 road, with a war memorial, two chapels, and bus service. The local pub, the Fisher's Arms, is a mile south-westerly at Bryn Cynon, another of Cellan's hamlets, and the church is a mile northerly near the Teifi.

This lovely area at the southern foothills of the Cambrian Mountains has opportunities for walking, cycling, bird-watching, riding, fishing (subject to permits), canoeing, and golf. Being centrally situated, the Lampeter area is an excellent base for touring the region's beauty spots and visitor attractions– the Cardigan Bay coast is less than 30 minutes' drive away.

Lampeter is 2½ to 3 miles from the property south-westerly – a traditional market town surrounded by picturesque countryside, where the little river Dulas meets the Teifi river – a rural town, but well known because of its University of Wales campus on the eastern side, where the main building is around a quadrangle (dating back to 1827, although the original university was founded in 1822). Lampeter is the smallest university town in the UK). There is a Co-op food store, a Sainsbury's supermarket, a selection of individual shops and businesses, post office, cafes, restaurants and pubs, doctors and dentists, primary and comprehensive schools, church, council offices, police station, and a leisure centre with swimming pool. A castle stood on the university site in medieval times (destroyed in the late 12th Century), and markets and horse fairs were regular events in the high street up until the early 20th Century. The remains of Lampeter's former manor house, Peterwell, are situated on the south-western side of town – once an imposing building, which became ruinous after the death of the last owner, Sir Herbert Lloyd, in 1769. The Peterwell estate was then sold to the Harford family, who did much more for the town. Lampeter's summer events include a Food Festival, the Rhys Thomas James Eisteddfod, the Drovers Arts Festival, a Carnival, and an agricultural show. The Welsh language and culture thrive in this bustling town, which nestles on the border of Ceredigion and Carmarthenshire.

The River Teifi (Queen of Welsh rivers) flows down from its source lake 1500 feet up in the Cambrian Mountains to journey southerly then westerly beyond Lampeter towards its estuary at Cardigan – a journey of about 70 miles. The river forms the boundary between Ceredigion, Carmarthenshire and part of Pembrokeshire and is noted for its salmon and migratory trout (sewin). The river valley is abundant with wildlife and offers delightful market towns, villages and places of beauty and interest along its length.

Cilgwyn Golf Club is about 5 miles northerly of the property near Llanybi village – an enjoyable 9-hole level parkland course with trees, streams and ponds. There is a putting green and also an area for practising.

Llanddewi Brefi is about 6 miles north-easterly, an ancient village in a delightful situation on the western flank of the Cambrian Mountains, with two pubs, a shop/post office, and a primary school. The village church stands on a hillock which legend says grew from the earth so that St. David could properly address the congregation when he came here back in the 6th Century. The Norman church dates back to the 12th Century, has a fine tower, and contains some very old religious artefacts. There are several pleasant walks around the village and out into the uplands.

Tregaron is 8½ miles north-easterly, also on the western side of the mountains. This is Ceredigion's smallest town, serving a widespread agricultural community, with narrow streets, 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 into the 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 named after St. Caron, who is said to be buried in the hillock that the town church stands on, although some believe the mound to be connected to pagan Druids. The 16th Century folk hero Twm Sion Cati (the Welsh Robin Hood) was born in Tregaron and is said to have used a cave in the nearby mountains as a bolt-hole. Another famous person hailing from Tregaron was Henry Richard, MP for Merthyr Tydfil, who founded the Peace Union, forerunner of the League of Nations. His statue was erected in the town square in 1883. The town is also well known for its annual Festival of Harness Racing, held on Dolrychain Fields a few miles north of town.

A scenic 20 mile drive can be followed from Tregaron eastwards across the wild moors along a narrow mountain road that travels through **Abergwesyn Pass**, descending steeply along a series of hairpin bends known as Devil's Staircase down to the Lrfon Valley and on to the little Victorian spa town of Llanwrtyd Wells near the A483.

Cors Caron National Nature Reserve is just north of Tregaron by the River Teifi – a huge, remarkable, red-tinged marshland, supporting a wide variety of birds 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 is 15½ 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 upland region in the Middle Ages, owning vast areas of sheep farming land and exploiting the mineral resources as well as the rivers and lakes for fishing. They travelled over long distances, and built a network of roads over a wide region. The Cambrian Way Footpath can be accessed near Strata Florida, offering great ridge walking. **The Teifi Pools** are a few miles north-east of Strata Florida with three lakes, one being the source of the River Teifi.

To the north a picturesque drive can be enjoyed along the Ystwyth valley, travelling across the mountains to the spectacular **Elan Valley** – the lakelands of mid-Wales (some 40 miles north-east of the property).

Brechfa Forest is about 9 miles southerly, one of the largest areas of Forestry Commission property in Wales, covering around 50 square miles, with extensive bridleways and tracks for horse riding and cycling, as well as winding forest roads, and riverside walks by the river Cothi. It is the venue for a stage of the Rally of Great Britain.

The Dolaucothi Gold Mines are 8 miles south-east near the village of Pumpsaint, set amidst wooded hillsides overlooking the pretty Cothi valley, with trails leading up into the mountains. The Gold Mines were first exploited by the Romans 2000 years ago, then worked again from the 19th Century up until closure in 1938, and the site is now a museum with tea room and gift shop. **Caio Forest** is nearby, extending over some 25 square miles, with riding and walking opportunities. Beyond the forest are the wild uplands of Mynydd Mallaen, a beautiful, remote region with deeply cut valleys, numerous streams, waterfalls, moorland plateau and marshland.

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

Aberaeron is only 16 miles north-west, a renowned Georgian port town set along the coast between Aberystwyth and Cardigan, at the mouth of the River Aeron, with elegant, brightly painted houses, many of which are listed (reputedly designed by John Nash), 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, doctors and dentists, 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 18½ miles north-west, 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. The charming old smugglers' cove of **Cwmytydu** is near New Quay, where basking seals can be seen on the rocks in season.

Llandysul is 16 miles south-west, a small market town on the banks of the River 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, known as "the Huddersfield of Wales" in the 19th Century, about 20 miles south-west of the property.

Newcastle Emlyn is 22 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.

Along the Teifi Valley south-westerly, the **National Coracle Centre** is 24½ miles distant at Cenarth, the centre of coracle fishing for centuries, neighbouring the beautiful **Cenarth Falls**, renowned for its Salmon Leaps and 200 year old bridge. **Cilgerran Castle** is about 30 miles away, standing 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 (towards 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 buffab, 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.

Carmarthen is 24½ miles southerly, with traditional shops and bustling markets as well as modern shopping amenities including well known high street stores, 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 **National Botanic Garden of Wales** is about 7 miles west of Carmarthen, featuring the Great Glass House designed by Norman Foster.

Aberystwyth is 24½ miles northerly at the mouths of the rivers Ystwyth and Rheidol, 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, the usual seaside amenities, and an 18-hole golf course with sea views. Aberystwyth has a main line railway station as well as a coach/bus station. Trains run to Shrewsbury and Birmingham.

Pembrokeshire Coast National Park is within reasonable travelling distance, with glorious beaches and beautiful countryside. **Poppit Sands** is about 35 miles west beyond Cardigan, ideal for water sports and bird watching, whilst the seaside towns of **Nevern** and **Newport** are about 40 miles westerly, in lovely settings at the foothills of the **Preseli Hills**, famous for being the source of the Bluestones of Stonehenge, for magical legends of Merlin and King Arthur and the ancient sites of Castell Henllys and Pentre Ifan. **Oakwood Leisure Park**, one of the UK's top theme parks, is 48 miles south-west near Narberth, with the CC2000 Crystal Maze and Bowling Alley nearby.

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