

Ref: 0pan91 Pantyfedwen, Strata Florida, Pontrhydfendigaid, Ystrad Meurig, Ceredigion, SY25 6ES

**Exceptional Grade II Listed 6 Bedroom Country Property of Considerable Historic Note. Substantial Grade II Listed Coach House and Large Barn with Gable Dovecotes, nestled in a secluded scenic location, surrounded by charming established gardens and deciduous woodland of c.7 acres, less than a mile from the renowned Strata Florida Abbey**

Pontrhydfendigaid village 1.8 miles, Tregaron 7 miles, Aberystwyth 16 miles, Lampeter 18 miles.



Pantyfedwen enjoys a delightful private rural setting at the fringe of the Cambrian foothills with its wonderful landscapes and is located less than a mile from the ever popular attraction of Strata Florida Abbey.

This desirable Grade II Listed Residence is of notable historic importance, having medieval 18<sup>th</sup> Century origins with later additions. Brief history can be found at <http://www.pantyfedwen.co.uk/>

**Accommodation comprises:-**

**Main Residence:** Ground Floor: Reception Hall, Drawing Room, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room and Boot Room. First Floor: 4 Bedrooms and Bathroom.

**West Wing:** Ground Floor: Reception Hall, Cloakroom, Lounge, and Kitchen. First Floor: 2 Bedrooms and Bathroom.

**Externally:** Attractive established gardens and deciduous woodland, in total circa 7 acres (t.b.c.)

**Outbuildings:** Substantial Coach House, Large Stone Barn with Gable Dovecotes and further buildings currently offering extensive garaging and workshops.

**Location:** At the foothills of the Cambrian Mountains, Pontrhydfendigaid village is 1.8 miles away with a general store, primary school and a public house. The small market town and mid Wales tourist centre of Tregaron is 7 miles distant with essential amenities, including a selection of shops, post office, hotel and cafe, primary and secondary schools, leisure centre, Red Kite Centre, and Cors Caron National Nature Reserve on the outskirts. There are numerous places of interest to visit, especially along the Teifi River Valley and the upper Ystwyth Valley, as well as the coast. The ancient university town of Lampeter is 18 miles away and the main west coast town of Aberystwyth is 16 miles distant with excellent shopping, general hospital, university, main line railway station, and visitor attractions.

**Price: £650,000**

## THE MAIN RESIDENCE :-

With sash windows, LPG Gas central heating.

### Ground Floor –

- ENTRANCE PORCH:** Double doors lead into the porch, flagstone floor, windows on either side, partially glazed front door leading in to the reception hall.
- RECEPTION HALL:** 16'4" x 6'6". Wall panelling, staircase to the first floor, doors to the accommodation as follows:-
- DRAWING ROOM:** 15'1" x 13'8". Bay window to the front aspect. Fireplace with timber mantle and surround, slate hearth, feature arched shelved recess to one side. Door through to the west wing.
- SITTING ROOM:** 15' x 14'1". Bay window to the front aspect. Fireplace with timber mantle and surround and tiled hearth, shelved recesses to both sides. Half glazed stained glass door to the dining room.
- DINING ROOM:** 15'10" x 14'6". Exposed ceiling beam. Impressive Inglenook fireplace housing a wood burning stove with Bressumer beam over and former bread oven to one side. Fitted bench seat. Medieval turning staircase to the first floor bedroom 3/Office. Two windows to the side aspect, door to the kitchen/breakfast room.
- KITCHEN/BREAKFAST ROOM:** 18'7" x 10'2". A range of painted wood, wall and base units with granite effect work surfaces over, 1 ½ bowl stainless steel sink with Swan mixer tap and tiled splash backs. Built in double oven, gas hob and concealed extractor fan. Further range of floor to ceiling larder/storage units. Exposed ceiling timbers. Slate tiled floor. Window to the rear, door to the reception hall and further door to the boot room.
- BOOT ROOM / BOILER ROOM:** 8'5" x 7'6" Worcester combination boiler, cloaks hanging area, slate tiled floor. Window to the side aspect, external side door and further door to the utility room.
- UTILITY ROOM:** 8'10" x 7'4". Range of wall units. Plumbing and space for a washing machine, tumble dryer and fridge. Wash hand basin, W.C., Window to the side, slate tiled floor.

### First Floor –

- LANDINGS:** From the reception hall, a staircase leads to the first floor front and rear landings window to the rear, and doors off to the following accommodation:  
Front Landing:-
- BEDROOM 1:** 15' x 14'1". Window to the front aspect
- ANTE-ROOM:** 6'8" x 5'6". Currently used as a walk-through library. Window to the front aspect. Door to Bedroom 2.
- BEDROOM 2:** 15'1" x 13'9". Window to the front aspect. Fireplace with timber mantle and surround and a slate hearth. Built in cupboard, door through to the west wing.  
Rear Landing:-
- BEDROOM 3:** 18'5" x 17'4". Currently used as an office. Vaulted ceiling with exposed A frames and timbers. Stone chimney breast with fireplace recess. Two windows to the side aspect. Medieval turning staircase down to the dining room.
- BEDROOM 4:** 13'8" x 9'2". Window to the side aspect.
- BATHROOM:** 13'10" x 9'5". Traditional bathroom suite comprising: - vanity unit with ceramic basin, bidet, W.C., double ended bath with hand shower attachment, large tiled shower enclosure, heated towel rail, ceiling downlights. Window to the side aspect.

## THE WEST WING:-

With sash windows, LPG Gas central heating.

### Ground Floor –

- RECEPTION HALL:** 12'5" x 6'10". Staircase to the first floor. Doors to the cloakroom, lounge and the main residence drawing room.
- CLOAKROOM:** Vanity unit with wash hand basin, W.C., Window to the rear.
- LOUNGE:** 15'9" x 15'7". Fireplace with marble surround housing an LPG stove on a tiled hearth. Triple aspect, window to the front, side and rear, wood effect flooring with underfloor electric heating. Door to the kitchen.
- KITCHEN:** 12'6" x 7'6". Range of medium oak wall and base units with granite effect work surfaces, 1 ½ bowl stainless steel sink with mixer tap, tiled splash backs. Built in oven, ceramic hob with extractor fan above. Slate tiled floor. Window to the rear, half glazed external side door.

### First Floor –

- LANDING:** Window to the rear, connecting door to Bedroom 2 of the main residence, doors to:-
- BEDROOM 1:** 12'4" x 8'7". Window to the front. Built-in mirror fronted wardrobe.
- BEDROOM 2:** 10'2" x 8'10". Wall to wall built-in wardrobes, window to the front.
- BATHROOM:** 8'6" x 5'2". White suite comprising panelled bath with shower over, pedestal wash hand basin, W.C., Fitted mirror with shaver point and light. Chromium heated towel rail, tile effect flooring. Window to the side aspect.

**N.B. Floor plans can be found on pages 5 & 6**

## THE APPROACH, OUTBUILDINGS AND LAND:

- THE APPROACH:** Situated in a secluded location with no close neighbours about 1.8 miles from the B4343 road at Pontrhydfendigaid. The property is approached along a country lane which passes the Strata Florida Abbey, and continues for 0.7 of a mile turning into a long gated sweeping entrance track which leads to the residence.
- COACH-HOUSE & STABLES:** 50' x 27'. Approximate external measurements. Located to the rear and slightly east of the residence is an early 19th Century substantial Grade II Listed Coach-House and Stables. An imposing formal building, built of stone under a slate roof, to include stone roundels made from fragments of Strata Florida Abbey. A particular attractive feature being the first floor central circular window with clock. The ground floor is currently utilized for storage and workshops with two first floor rooms which can accessed from the former stables section via a wooden staircase and also from the rear external stone steps. Adjoining the left hand side is a further store measuring 17' x 9'6".
- STONE BARN & DOVECOTES:** 40' x 21'. External measurements. This large Grade II Listed barn is located to the rear of the coach-house, also of stone construction under a profile sheet roof, having large vehicular doorways to the front and rear. To the gable end are five rows of dovecotes.

**GARAGING/WORKSHOP:** 42' x 26'. Overall.

Garage: 25'8" x 25'. Vehicular doors to the front, side door and three windows to the rear. Inspection pit. Doors to:-

Implement Store: 15' x 13'. Double doors to the front. High level windows to the front and side.

Workshop: 15' x 11'. Windows to the rear and side. Was hand basin with cupboard below. Electric hand wash unit.

**STONE RANGE:** 38' x 20'. Providing further storage and two open fronted bays.

**LOG STORE:** 25' x 11'. Stone built with a corrugated roof.

**THE GARDENS:** There are delightful, tranquil gardens around the residence, landscaped to create an appealing array of colour, with a variety of shrubs and plants, lawns, mature trees, flower beds and borders, shrubberies, grassed pathways and stone walls. A further area alongside the driveway has some specimen trees including a monkey puzzle tree. An ideal location for Bee hives, all creating a haven for wildlife as well as relaxing seating areas to take advantage of the surroundings and views.

**LAND:** We are informed that the property amounts to approximately 7 Acres in all (to be confirmed), predominantly deciduous woodland.

#### **THE LOCATION:**

**Pontrhydfendigaid** (meaning "the bridge over the blessed ford") is about 1.8 miles to the west, by the river Teifi, with a village store, primary school, and two pubs. The B4343 road passes through the village.

**Strata Florida Abbey** ruins are about 1 mile away, dating back to the 12<sup>th</sup> 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. For information on the site and current project please refer to: <http://www.strataflorida.org.uk/>

**The Teifi Pools** are a few miles further to the north-east, some 1500 feet up in the mountains, 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, has many beauty spots along its course, and is popular with canoeists and anglers.

**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 – empty and magnificent – with the long-distance Cambrian Way Footpath travelling the length.

**Cors Caron National Nature Reserve** by the River Teifi is a few miles west of the property (north of Tregaron) – a huge raised bog with a reddish hue, supporting a wide variety of birds and other flora and fauna, offering walks including a board walk with a hide and information boards. It 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.

**Tregaron** is 7 miles south-westerly in the Teifi Valley, set at the western flank of the Cambrian Mountains, a small market town serving a widespread agricultural community, having a selection of shops, post office, weekly street market, hotel and cafe, doctor's, 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. Country lanes, tracks and footpaths lead into the uplands, making this old market town a walking/cycling/fishing/bird-watching tourist centre.

**Lampeter** is 18 miles south-westerly, a university and market town by the Teifi, providing a range of individual shops, leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, primary and secondary schools, and the oldest University in Wales (1822).

**Aberystwyth** is 16 miles north-westerly, the main west coast town, regarded as the "capital of mid Wales", home to the National Library, with a university, wide promenade, marina, good shopping amenities, an excellent arts centre, cinema, leisure centre/sports facilities, general hospital, numerous cafes, bars and restaurants, hotels and pubs, and the usual seaside attractions, as well as an 18-hole golf course with sea views and an electric cliff railway. There is a coach/bus station and a main line railway station.

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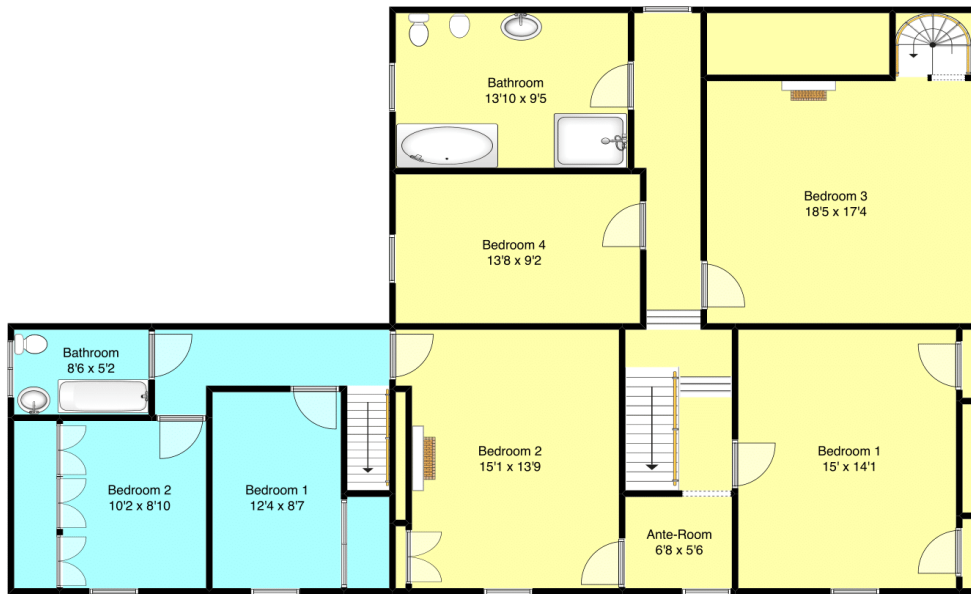


West Wing

Main Residence

Ground Floor

# Pantfedwen SY25 6ES



West Wing

Main Residence

## First Floor

**SERVICES:** We understand that the property is connected to mains electricity and has a spring water supply. Drainage is provided via a private system. The residence has LPG Gas central heating and hot water system. 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 "G" (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:** By appointment with **PROFILE HOMES**



**Tel: 01550 777790**

**Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)**

**Website: [www.profilehomes.com](http://www.profilehomes.com)**

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**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**

Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com), Web: [www.profilehomes.com](http://www.profilehomes.com)  
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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