

Ref: Open04

Pencastell, Bwlchllan, Lampeter, Ceredigion, SA48 8QH

Privately Situated Rural Smallholding with Spacious & Versatile 4/5 Bedroomed Lime Washed Period Farmhouse and attached large 1 Bed Annexe (ideal extended family or holiday letting), plus large Stone Barn, Outbuildings, Stables and Pasture Paddocks. Circa 6 Acres in all (tbc). The Superb Panoramic Views are an Envidable Feature of this Property, sweeping far across the beautiful Vale of Aeron countryside and the Cambrian Mountains.

Lampeter 9½ miles, Tregaron 7 miles, Aberaeron 12½ miles, Aberystwyth 18½ miles



Tucked away in the gentle hills above the Vale of Aeron in the scattered rural community of Bwlchllan, this delightful country property offers a deceptively spacious, characterful period farmhouse believed to date back to the mid-19th Century, being stone built under a slate roof with lime washed elevations and substantial brick built later extensions including the addition of a large fully self-contained annexe, ideal for extended family use or holiday letting. (EER: E)

Farmhouse with diverse accommodation – Ground Floor: Entrance Hall, Lounge, Sitting Room, Utility Room, Shower Room, Study/Bedroom 5, large Kitchen/Living Room, Dining Room, Conservatory. First Floor: Main Landing: 3 Double Bedrooms and Family Bathroom; Secondary Landing (above Kitchen): Bedroom 4 and Cloakroom.

Self-Contained Annexe – Kitchen, Lounge/Dining Room, Double Bedroom, Bathroom. (Ideal for extended family use or holiday letting.)

Outbuildings – Large Detached Stone Barn (scope for conversion STPP), Sizeable Pole Barn, 4 Stables & Tack Room, Hay Barn/Livestock Housing, Workshop & Garage.

Circa 6 Acres in all (tbc) – with level to gently sloping pasture paddocks.

Location – The property is in a private location and enjoys far reaching views across the Aeron Valley to the distant Cambrian Mountains, as well as good local walking and riding. Felinfach is 5½ miles away with a primary school, two general stores and nearby petrol station. Full amenities and schools are provided by the university town of Lampeter, 9½ miles, the old market town of Tregaron, 7 miles away at the foothills of the Cambrian Mountains, and the popular seaside resort of Aberaeron, 12½ miles distant on the magnificent Cardigan Bay coast.

Price Guide: £465,000

THE FARMHOUSE ACCOMMODATION:

The property has oil-fired central heating and double glazing, with picture windows where appropriate to take advantage of the wonderful far reaching views across the Vale of Aeron and Cambrian Mountains.

Ground Floor –

- ENTRANCE HALL:** 15'10" x 6'6". Tiled floor, exposed wall timbers, exposed stone wall, storage cupboard, door off to the Lounge and further door off to the Dining Room, door to Inner Hallway.
- LOUNGE:** 18'2" excluding recess x 13'8". Brick built chimney breast and fireplace housing a cast-iron wood-burning stove on a slate tiled hearth with built-in former bread oven to one side, exposed wall timbers, recess with built-in shelving, staircase to the first floor, glazed external door to the front, picture window to the front, and window to the side.
- SITTING ROOM:** 15'4" x 11'8". A light and airy room with a vaulted ceiling, window to the rear, window to the side and three Velux roof lights to the rear, connecting door through to the Utility Room.
- UTILITY ROOM:** 11'6" x 6'3". Vaulted ceiling with Velux roof light to the rear aspect, base cupboard with stainless steel sink unit, plumbing and space for a washing machine, space for a tumble dryer, space for a fridge, built-in cupboard housing the electricity consumer unit, tiled floor, and door into the Shower Room.
- SHOWER ROOM:** 11'5" x 3'7". Fully tiled shower enclosure, wash hand basin with tiled splashback and W.C. with concealed cistern, tiled floor.
- INNER HALLWAY:** Door from the Entrance Hall leads to the Inner Hallway with doors to the Study/Bedroom 5 and steps down to the Kitchen/Living Room.
- STUDY/BEDROOM 5:** 15'10" x 6'10". Window to the front aspect, exposed stone wall.
- KITCHEN/LIVING ROOM:** 29'4" x 21'6" max. This spacious family room brings a French provincial feel to the hub of the home, combining comfort and style, with a partially vaulted ceiling and beautiful views.
- Farmhouse kitchen with bespoke wall and base units with solid wood work surface, twin Belfast sink, space and plumbing for a dishwasher, breakfast bar, three windows and a Velux roof light to the rear aspect and two windows to the side, partially tiled floor, a Rayburn Regent range providing cooking facilities and heating for this room, further cooker control point with space for a conventional cooker, oil-fired Trianco boiler serving the central heating and hot water system, door through to the Dining Room, and staircase leading up to a Secondary Landing with doors off to Bedroom 4 and a Cloakroom.
- DINING ROOM:** 10' x 7'5". With stable door leading through to the adjoining Annexe, and door into the Conservatory.
- CONSERVATORY:** 13' x 10'. Polycarbonate pitched roof, tiled floor, windows around three sides, and double French doors leading out to the gardens.

Secondary Landing –

The staircase from the Kitchen/Living Room leads up to a secondary landing with Velux roof light to the side aspect and doors off to Bedroom 4 and a Cloakroom.

BEDROOM 4: 14'2" x 10'5" max. (partially restricted headroom). Velux roof light to the rear aspect, built-in storage cupboards.

CLOAKROOM: 5' x 5'. Pedestal wash hand basin and W.C., extractor fan.

Main First Floor –

LANDING: The staircase from the Lounge leads up to the main first floor landing, with access to the loft, deep display recess with gloss tiled shelf, Velux roof light to the rear aspect, and doors off to 3 Bedrooms and the Family Bathroom.

BEDROOM 1: 13'9" x 8'7". Window to the rear looking into the Dining Room, and Velux roof light to the rear, partially exposed A-frames.

BEDROOM 2: 13'10" x 10'9". Enjoying superb views, with window to the front and Velux roof light to the front, partially exposed A-frames.

BEDROOM 3: 12'5" x 7'3". Also with wonderful views, with two windows to the front and Velux roof light to the front, built-in wardrobes and cupboard, partially exposed A-frames.

FAMILY BATHROOM: 9'7" x 6'10". Four-piece white suite comprising bath with electric shower unit over and tiled surround, pedestal wash hand basin, bidet, and W.C. Wood-effect flooring, extractor fan, deep recess with gloss tiled shelves, Velux roof light to the rear aspect.

THE SELF-CONTAINED ANNEXE:

ENTRANCE: The annexe has its own entrance via half glazed double French doors from the front terrace, and can also be accessed internally from the Second Study in the main Farmhouse.

KITCHEN: 9'10" x 8'2". Range of white base units with work surface over, stainless steel sink unit, cooker control point and space for electric cooker, wood-effect flooring, plumbing and space for a washing machine, window to the rear with lovely far reaching views, ample space for a fridge/freezer, storage cupboards, stable door leading into the Study of the main Farmhouse Residence, and door through to the Inner Lobby.

INNER LOBBY: Vaulted ceiling, partially tiled floor, former connecting door to the main Farmhouse Kitchen/Living Room (presently unused), and doors off to the Lounge/Dining Room, Double Bedroom and Bathroom.

LOUNGE/DINING ROOM: 20'8" x 18'5" max. (L-shaped room). Vaulted ceiling, partially exposed brickwork, multi-fuel cast-iron stove with a timber surround and mantel and a slate hearth, triple aspect with double half glazed French doors to the front terrace, window to the front, two picture windows to the side framing beautiful valley views and further window to the rear.

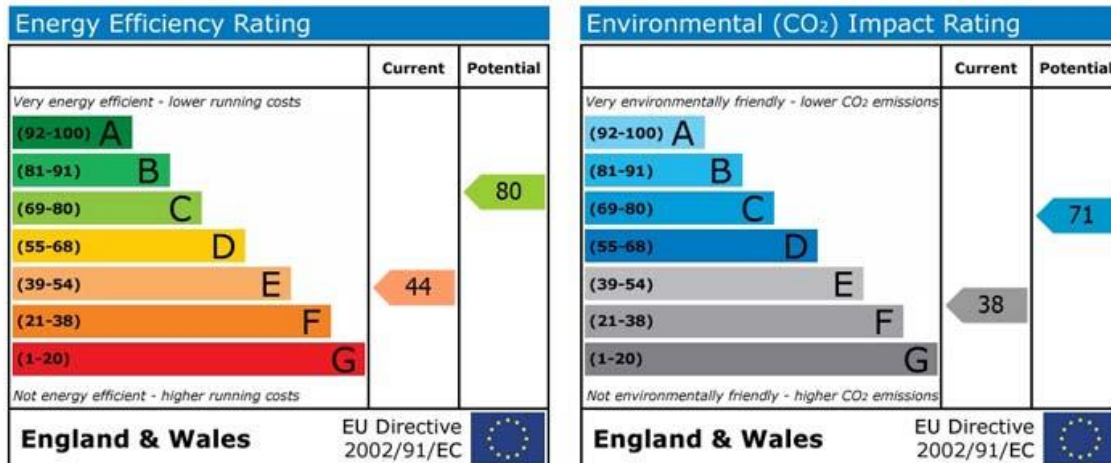
BEDROOM: 11' x 9'10". Vaulted ceiling, two windows to the side aspect with panoramic views, triple built-in wardrobes and storage cupboards.

BATHROOM: 11'1" x 6'8". White four-piece suite comprising panelled bath with electric shower unit above, wash hand basin, bidet and W.C. with concealed cistern, fitted mirror, fitted shaver point and light, Velux roof light to the front, extractor fan, wood-effect flooring.

THE APPROACH, OUTBUILDINGS, AND LAND:

- THE APPROACH:** The property is in a totally private location, being accessed by a long hard-surfaced driveway that turns off a quiet country lane about half a mile from the little village of Bwlchllan. The long driveway culminates at the homestead, with ample parking and turning space for numerous vehicles.
- DETACHED STONE BARN:** 70' x 22'. A traditional Stone Range, which has now been divided to provide log and implement stores, but which would be ideal for conversion subject to planning permission being obtained, or perhaps serve as hobby/craft rooms etc.
- End Section 1:**
21'9" x 15'5". Sliding door to the front, window to the front, door at the rear, and window to the end elevation.
- Main Section 2:**
20'7" x 14'10". Currently used as a log store, this portion has been boarded out and would make an ideal workshop or craft room etc. Door at the rear and window to the front, power and lighting connected, connecting door through to a further area:
- Section 3:**
15'5" x 12'11". This part of the barn has the original cow ties in situ.
- End Section 4:**
16' x 15'. Used as a general store room, with original cobbled floor, stable door at the front and window to the end elevation.
- POLE BARN:** Adjoining the rear of the stone barn, profile clad, ideal garaging, loose housing, or storage.
- STABLE BLOCK:** L-shaped stable block providing 4 Stables and a Tack Room (presently used as a workshop), being block built with a profile roof and with a concrete forecourt.
- Stable 1:** 11'6" x 12'.
Stable 2: 11'6" x 12'10".
Stable 3: 11'6" x 14'6".
Stable 4: 11'6" x 10'.
Tack Room: 11'6" x 8'6".
- HAY BARN/LIVESTOCK HOUSING:** 30' x 24'2". Adjacent to the stable block, facing the concrete forecourt, a steel and timber framed building with profile roof and sides, providing ideal loose housing for horses or other livestock, and hay storage area.
- WORKSHOP & GARAGE OUTBUILDING:** 49'6' x 12'. A useful outbuilding with various openings and windows and power and lighting connected, providing workshop and garaging areas.
- Workshop:** 29'6" x 12'. With connecting door through to the Garage, and external pedestrian door to the end elevation.
Garage: 20'0" x 12'. With vehicular access to the end elevation.
- GARDENS** The property has attractive landscaped gardens around the homestead, with a variety of shrubs and perennial plants, and paved seating areas enjoying the beautiful views reaching far across the green Vale of Aeron countryside to the wild Cambrian Mountains in the distance.
- LAND:** We are informed that the property amounts to approximately 6 Acres (to be confirmed), with gently sloping pasture paddocks divided into three well fenced main enclosures with water connected.

ENERGY PERFORMANCE:



SERVICES:

We understand that the property is connected to mains water and mains electricity, and has a private drainage system. 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 "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.

VIEWING:

By appointment with **PROFILE HOMES**



Tel: 01550 777790

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THE LOCALITY:

Llangeitho village is 2½ miles north-easterly near the Aeron river, with a general store and pub.

Talsarn is 3½ miles south-westerly, situated along the B4337 road at a crossing point on the River Aeron – historically a main droving route, where cattle and horse fairs were once regular events. There are good walking, riding and cycling routes hereabouts – the Dylan Thomas trail follows the river from Talsarn to Aberaeron (the poet said it was “the most precious place in the world” when he lived nearby for a while and named his daughter Aeronwy after the river). The entire Aeron Valley Trail can be walked from Aberaeron to Abermeurig, then across to the Teifi River Valley and on to Lampeter, a distance of about 21 miles following public footpaths and quiet country roads.

Felinfach village is 5½ miles south-westerly on the A482 (Lampeter-Aberaeron) road with a primary school, convenience store and further general store, and there is a petrol station and pub in the neighbouring village of Ystrad Aeron.

Lampeter is 9½ miles southerly, a university and market town in the Teifi River Valley, providing a good selection of shops, main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, and primary and secondary schools. The University at Lampeter is the oldest in the country (1822) and the smallest in Britain, occupying a beautiful setting in the foothills of the Cambrian Mountains.

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 a small market 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, and a Celtic Craft Shop. It is also a walking/cycling/tourist centre for the region nowadays with tracks and footpaths leading out to the uplands, but in former times it was famous for its woollen products and was once a gathering and resting place for cattle and sheep drovers journeying across the mountains to the English markets. **Cors Caron National Nature Reserve** is just north of the town by the River Teifi (Tregaron's raised bog) – a huge, reddish marshland formed at the end of the Ice Age – one of Europe's largest peat bogs and an important wetland reserve.

Aberaeron is 12½ miles north-westerly at the mouth of the River Aeron on the Cardigan Bay coast. With its elegant, brightly painted houses, sparkling water and picturesque harbour, this charming Georgian seaside resort is sometimes known as the "Jewel of Cardigan Bay". Serving the rural communities of the area, the town offers good shopping and craft centres, plenty of pubs and eateries, primary and secondary schools, doctors and dentist, leisure centre, swimming pool, 9-hole pitch & putt golf course, sailing club, regattas, boat trips and delightful walks and cycle rides. **The Llanerchaeron Estate** is on the outskirts of Aberaeron (10 miles from the property), managed by the National Trust and open to visitors in season.

New Quay is 18½ miles westerly with a sheltered harbour, sandy beaches, and cliff top walks. There are numerous other places to visit along this magnificent coastline. Cardigan Bay is famous for its marine life, including dolphins, porpoises, grey seals, and variety of sea birds – and provides opportunities for sailing, surfing, leisure boat trips and long coastal walks.

The main towns of Aberystwyth, 18½ miles north, and Carmarthen, 34 miles south, provide excellent shopping and leisure amenities, general hospitals, universities, main line railway stations, etc. The A48/M4-link road can be joined at Carmarthen.

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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