

Ref: Ober14

Berthele, Creuddyn Bridge, Lampeter, Ceredigion, SA48 8BL

Privately situated Smallholding with a Charming Characterful 3 Bed Farmhouse, Delightful Self-Contained 2 Bed Annexe/Holiday Let and a Luxury Shepherd Hut. Excellent Range of Traditional and Modern Barns. Surrounded by its own land totalling c.15 Acres (tbc).

Felinfach 3½ miles, Lampeter 4½ miles, Aberaeron 10½ miles, Aberystwyth 21½ miles, Carmarthen 26½ miles



This attractive holding enjoys a private rural setting in picturesque, tranquil countryside near the beautiful Vale of Aeron, surrounded by its own pastureland. The characterful period stone built, slate roofed farmhouse is, we understand, believed to date back to pre-1800, with later additions, featuring exposed stone and original cruck beams. The adjoining single-storey self-contained annexe is an appealing stone barn conversion, whilst the annexe is currently utilised as a holiday let, you could if preferred, interchange with the farmhouse to suit family or holidaymakers requirements. EER: F

FARMHOUSE – Ground Floor: Entrance Porch, Sitting Room, Kitchen/Dining Room, Utility/Boot Room, Storage/Cold Room, Bathroom. First Floor: 3 Bedrooms and Cloakroom (easy scope to add shower or bath).

ADJOINING SELF-CONTAINED ANNEXE – Entrance Hall, Kitchen, Lounge/Dining Room, Bedroom with En Suite Bathroom, further Bedroom and Shower Room.

LUXURY SHEPHERD HUT – Accommodates two, fully fitted with Kitchenette, King size bed and Shower Room.

OUTBUILDINGS – include a large stone barn (crying out for conversion s.t.p.p.), former milking parlour and dairy providing animal pens and store, and two modern open-fronted barns and sheep shed, ideal for livestock/stabling and storage.

CIRCA 15 ACRES (tbc) – of predominantly level to gently sloping prolific pastureland.

LOCATION – The property is privately situated with a long driveway, no close neighbours and lovely views. There are bridleways and walking opportunities nearby (Aberaeron-Lampeter Trail), whilst villages, towns and the Cardigan Bay coast are within easy driving distance, with the University town of Lampeter less than 4½ miles away and Aberaeron 10½ miles.

Price Guide: £499,950 No Onward Chain

THE FARMHOUSE ACCOMMODATION:

Oil-fired central heating. Latched pine doors.

Ground Floor –

- ENTRANCE PORCH:** A solid wood front door leads into the Entrance Porch, with window to the side, traditional quarry tiled floor, and half glazed door leading into the Entrance Lobby.
- ENTRANCE LOBBY:** Entrance Lobby with traditional quarry tiled floor, door off to the Utility/Boot Room and the rear entrance, and opening out into the Sitting Room, as follows:
- SITTING ROOM:** 16'5" x 15'7". Double aspect with sash window to the front and sash window to the side, exposed ceiling beams, fireplace housing a multi-fuel stove on a slate hearth with inset beam above, door leading to turning staircase to the first floor, and opening through to the Kitchen/Dining Room.
- KITCHEN/DINING ROOM:** 15'3" x 11'. Range of pine base units, electric Belling range cooker with gas hob, granite-effect work surface, 1½ bowl stainless steel sink unit with swan-neck mixer tap and single drainer, tiled splashbacks, exposed ceiling beams, window to the front aspect, tiled floor, small understairs cupboard, space for a refrigerator, door to the Utility/Boot Room.
- UTILITY/BOOT ROOM:** 22'9" x 7'. Base units with double drainer stainless steel sink unit, plumbing and space for a washing machine, ample storage space, space for a fridge/freezer, partially exposed A-frames, door to the Bathroom, door to the Storage/Cool Room, door to the front Entrance Lobby, two windows to the rear and external stable door to the rear.
- BATHROOM:** 7'10" x 7'. White suite comprising bath with shower unit over and shower screen, pedestal wash hand basin, and close coupled W.C. Tiled floor, obscure-glass windows to the rear and side aspects.
- STORAGE/COOL ROOM:** 12'4" x 8'1". Traditional quarry tiled floor, window to the front aspect, recess with shelving.

First Floor –

- LANDING:** Turning staircase off the Sitting Room leads up to the first floor landing, with window to the front aspect, access to the loft, partially exposed A-frame, and doors off to the following accommodation:
- BEDROOM 1:** 16'2 x 8'9". Two windows to the side aspect with lovely views across some of the property's own land to the rolling countryside beyond, exposed original cruck A-frames.
- CLOAKROOM:** 8'4" x 7'6". Pedestal wash hand basin and close coupled W.C., tile-effect lino flooring, window to the rear, partially exposed cruck A-frames. (N.B. A shower or bath could be easily added to this room if required.)
- BEDROOM 2:** 10'7" x 8'4". Built-in cupboard, partially exposed cruck A-frame, window to the rear aspect.
- BEDROOM 3:** 15'6" x 7'8" (L-shaped room). Partially exposed cruck A-frame, window to the front aspect.

THE ADJOINING ANNEXE/HOLIDAY LET:

Self-contained and well presented with its own private garden, oil-fired central heating and double glazing.

- ENTRANCE HALL:** A half glazed front door leads into the Entrance Hall, with tiled floor, access to the loft, doors off to the Kitchen, Bedroom 2, and Shower Room.
- KITCHEN:** 9'2" x 6'6". Range of cream wall and base units with work surfaces, built-in oven, four-ring electric hob, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, serving hatch to the Lounge/Dining Room, concealed fridge, plumbing and space for a washing machine, tiled floor, window to the rear aspect, and door through to the Lounge/Dining Room.
- LOUNGE/DINING ROOM:** 16'9" x 15'6". Vaulted ceiling with exposed A-frames and purlins, attractive fireplace housing a multi-fuel stove on a tiled hearth with inset beam above, archway through to Inner Lobby, dual aspect with window to the front, window to the rear and double French doors to the rear patio and garden, enjoying lovely views across some of the property's land to the countryside beyond.
- INNER LOBBY:** Built-in double cupboard, access to the loft, and door off to Bedroom 1.
- BEDROOM 1:** 12'2" x 10'3". Built-in double wardrobe, window to the side aspect, and door to the En Suite Bathroom.
- EN SUITE BATHROOM:** 8'9" x 4'10". White suite comprising bath, pedestal wash hand basin, and close coupled W.C. Tiled floor, extractor fan, obscure-glass window to the side aspect.
- BEDROOM 2:** 11'8" x 9'8". Accessed off the Entrance Hall, with window to the rear aspect, and access to the loft.
- SHOWER ROOM:** 5'6" x 4'10". Also accessed off the Entrance Hall, with fully tiled corner shower enclosure with electric shower unit, pedestal wash hand basin and close coupled W.C. Shaver point and light, tiled floor, extractor fan, and obscure-glass window to the rear.
- PRIVATE GARDEN:** The Annexe has its own easy to maintain garden to the rear with a patio and lawn, enclosed by post and rail fencing and enjoying lovely views.

LUXURY SHEPHERD HUT

Self-contained fully equipped and beautifully presented comprising a kitchenette, king size bed, shower room and private enclosed garden.

THE APPROACH, OUTBUILDINGS, AND LAND:

- THE APPROACH:** The property is approached off a quiet country lane, having a gated entrance leading into a 500 yard driveway that terminates at the farmstead's spacious arrival yard, with plenty of parking and turning space.
- OUTBUILDINGS:** The property has a superb range of modern and traditional farm buildings, as follows:-
- STONE BARN & ADJOINING PIG STY:** 60' x 18'. The large attractive stone barn is the original coach house, having a hay loft above and an adjoining former pig sty.
- This building would in our opinion be ideal for conversion to further holiday lets perhaps, subject to planning permission being obtained.**

FORMER MILKING PARLOUR & DAIRY: Block built with rendered elevations under a corrugated roof providing animal pens and storage.

Section 1 (Former Milking Parlour)
19'4" x 17'. Divided into two animal pens.

Section 2 (Former Dairy)
13'5" x 13'. Providing a store.

OPEN-FRONTED LIVESTOCK BARN: 50' x 18' overall. A 4-bay open-fronted barn, being of timber and block construction with timber cladding and profile roof. A very useful livestock building which could be adapted to stabling quite easily if required.

SHEEP SHED: 50' x 10'. Adjoining the livestock barn, currently used for lambing.

OPEN-FRONTED POLE BARN: 40' x 20'. A 2-bay open-fronted pole barn, being timber built with timber cladding and a corrugated roof.

GARDENS & GROUNDS: The Farmhouse has parking areas to the front and expanses of sweeping lawned garden areas around, with a raised bank to the rear. There is a useful timber cabin in the rear garden. The Annexe has its own fenced lawned garden area as described earlier.

LAND: We are informed that the property amounts to approximately 15 Acres in total (to be confirmed), being prolific pastureland, mainly level to gently sloping in character, with a stream to one boundary. The whole adequately serves a small holding enterprise but equally lends itself to equestrian use. The land surrounds the farmstead buildings, providing a completely private, beautifully rural setting with lovely views.

BRIDLEWAYS & PATHS: We understand that there are bridleways and footpaths in the locality and further afield through the Aeron Valley, with easy access to the Aberaeron-Lampeter Trail, a lovely walk (some 21 miles in total) following public paths and quiet country lanes.

LOCALITY:

Felinfach village is about 3½ miles north-westerly with a primary school, convenience store/post office, further general store, and there is a petrol station and pub (the Vale of Aeron) in the small neighbouring village of Ystrad Aeron.

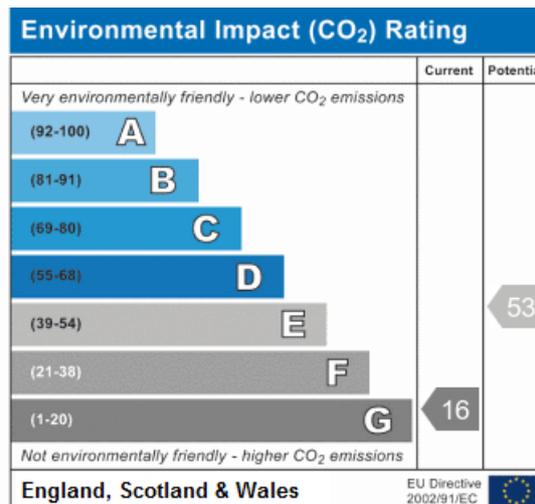
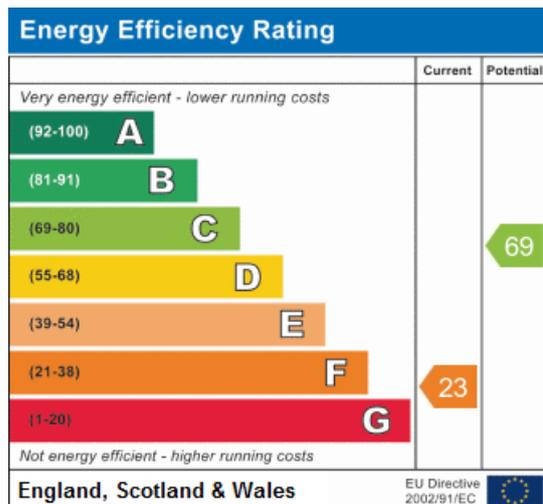
Lampeter is 4½ miles southerly, a university and market town in the Teifi River Valley, providing a good selection of shops, main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, and primary and secondary schools. The University at Lampeter is the oldest in the country (1822) and the smallest in Britain, occupying a beautiful setting in the foothills of the Cambrian Mountains.

Aberaeron is 10½ miles north-westerly on the Cardigan Bay coast, a charming Georgian seaside resort with a picturesque harbour, beaches and 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.

New Quay is 16½ 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, 21½ miles northerly, and Carmarthen, 26½ miles southerly, provide excellent shopping amenities, general hospitals, universities, main line railway stations, etc. The A48/M4-link road can be joined at Carmarthen.

ENERGY PERFORMANCE:



SERVICES:

We understand that the property is connected to mains electricity and has a private borehole water supply and a private drainage system. The central heating and hot water systems of both the farmhouse and the annexe are served by an external Worcester boiler. Telephone (with Broadband available) is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the Main Farmhouse is within Council Tax Band "D" and the Annexe is within Council Tax Band "B". (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 prior appointment only with PROFILE HOMES

Tel: 01550 777790

Email: contact@profilehomes.com

Website: www.profilehomes.com



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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