

Ref: 0abe59

Aber Clettwr, Llanfair Road, Llandysul, Ceredigion, SA44 4RA

**Secluded 4 Bed Country Property with Private Single & Double Bank Fishing Rights on the renowned Teifi and Clettwr Salmon & Trout Rivers, including the Clettwr Pool.
(River Teifi: 350 yards single bank. River Clettwr: total 686 yards double bank).
Set in c.12.5 Acres with 2 level Pasture Paddocks, bluebell woodland area, large kitchen garden, and useful outbuildings. Far Reaching River & Countryside Views.**

Llandysul 4 miles, Lampeter 11.5 miles, Newcastle Emlyn 12.5 miles, Carmarthen 16.5 miles



This privately situated country property occupies an enviable, picturesque setting above the delightful River Clettwr near its confluence with the meandering River Teifi, having the benefit of Private Single and Double Bank Fishing Rights on both rivers, renowned for their salmon and sea trout, wildlife and beauty.

The attractive 4 Bed Residence is stone built with a slate roof and believed to date back to the early 1900s, having a later addition completed in 2007. The well-presented characterful accommodation comprises in brief:-
Ground Floor: Reception/Dining Hall, Cloakroom, Boot Room, Lounge, Kitchen/Breakfast Room with doors to a large balcony deck overlooking the river, Study. First Floor: Master Bedroom Suite with free-standing Jacuzzi bath, wash hand basin and W.C., 2 Double Bedrooms, 1 Single Bedroom, Jack & Jill Shower Room. Superb river and countryside views to the rear. (EER: G).

Outbuildings include 2 Workshop/Stores, Former 5-Stable Block now used as Storage, and a 45' Polytunnel.

Planning permission has been granted for a rear extension. Ceredigion County Council. Application Number A041463.

Circa 12.5 Acres in total (to be confirmed), with a kitchen garden, lawned gardens, lower riverside lawn, bluebell woodland bank, and two level pasture paddocks, one bordering both the Clettwr and Teifi Rivers.

Private Fishing Rights River Teifi: c.350 yards single bank. River Clettwr: c.686 yards total double bank.

Location – Llandysul is only 4 miles away, along a scenic country drive with river views, having good market town amenities, junior and secondary schools, a leisure centre with swimming pool, and there is a canoe centre on the outskirts of town at Pontwelly. The quaint old market town of Newcastle Emlyn is 12.5 miles distant and Carmarthen is 16.5 miles with excellent shopping, general hospital, multi-screen cinema, main line railway station, and access to the A48/M4-link road. There are numerous places of beauty and interest to visit along the beautiful River Teifi Valley and the magnificent Cardigan Bay and Pembrokeshire coasts, all within easy travelling distance.

Price Guide: £575,000

THE ACCOMMODATION:

LPG Gas central heating and hot water via a combi-boiler. UPVC double glazing throughout.

Ground Floor –

- ENTRANCE:** A glass-panelled entrance door with window to one side leads into the Reception/Dining Hall.
- RECEPTION/DINING HALL:** 21'3" x 14'6". Window to the front aspect, oak turning staircase to the first floor, wood flooring, exposed ceiling beam, opening out into the Inner Hallway leading to the Cloakroom and Boot Room, fireplace with Jotul wood-burning stove and slate hearth, timber mantel and deep shelved recess to one side, further fireplace (presently unused) with timber mantel, door to the Study (with access to the Kitchen/Breakfast Room), and folding oak French doors leading into the Lounge.
- LOUNGE:** 23'6" x 12'. An extension completed in 2007. Window to the front aspect, French doors to the side leading out to a decked patio area, Merlin multi-fuel stove, oak wood flooring, vaulted ceiling with exposed A-frames, two Velux roof lights to the front aspect and one to the rear, further external door to the rear courtyard.
- INNER HALLWAY:** Off the Reception/Dining Room, understairs storage cupboard, built-in bookshelves, door to the Boot Room, door to the Cloakroom, and door to the Kitchen/Breakfast Room.
- BOOT ROOM:** 11'5" x 7'9". Ideal gas fired combi-boiler. Half glazed external door to the side, window to the front and window to the side.
- CLOAKROOM:** White suite comprising close coupled W.C. and wall-mounted wash hand basin with tiled splashback, tiled floor, wall-mounted cupboard, window to the side aspect.
- KITCHEN/BREAKFAST ROOM:** 22'9" x 13'6". Range of bespoke wooden base units with solid wood work surface over, ceramic sink with single drainer, glass splashbacks, plumbing and space for a dishwasher and washing machine. Kenwood LPG gas cooking range, linoleum flooring, ample space for an upright fridge/freezer, electric AGA, storage cupboard to the side. Window to the side aspect, bay window to the rear, two further windows to the rear, and glass-panelled door leading out to the large decked balcony with wonderful views over the rear garden and River Clettwr below. Wide opening through to the Study.
- STUDY:** 10'8" x 10'1". Built-in storage cupboard, large bay window to the rear aspect looking out to the balcony and down to the river, door leading back to the Reception/Dining Hall.

First Floor –

- LANDING:** The turning staircase from the Reception/Dining Hall leads up to the first floor landing, with window to the front aspect, ceiling downlights, linen cupboard and doors off to the bedrooms and bathroom.
- MASTER BEDROOM SUITE:** 24'4" max. x 12'6" (L-shaped room). Partially exposed A-frames and purlins, ceiling downlights, window to the rear with a beautiful outlook over the balcony and the river with countryside views beyond, recess with open-fronted wardrobe area, Jacuzzi bath, heated towel rail, door into W.C. Toilet with wash basin plumbed to a Saniflow. Tiled floor, shaver point, ceiling downlights, and window to the front.

- BEDROOM 2:** 15'4" x 12'5". Ceiling downlights, built-in eaves storage cupboard, window to the rear also enjoying views over the balcony, river and countryside, port-hole window to the side, and door into the Jack and Jill Shower Room, which can also be accessed from the Landing.
- BEDROOM 3:** 11'10" x 8'3". Ceiling downlights, window to the rear aspect, again overlooking the balcony with lovely river and country views.
- BEDROOM 4:** 8'2" x 7'6". Currently used as a dressing room, with ceiling downlights and window to the front aspect.
- JACK AND JILL SHOWER ROOM:** 10'10" x 8'8" max. Accessible from the Landing and from Bedroom 2. Large fully tiled shower enclosure with drencher head shower unit, pedestal wash hand basin and close coupled W.C. Built-in storage cupboard, shaver and light point, tiled floor, window to the front aspect.
- PLANNING PERMISSION:** Planning permission has been granted for a rear extension. Planning application Number: A041463. Ceredigion County Council.
- EXTERNALLY:**
- THE APPROACH:** The property is approached along a country road some 3½ miles or so east of Llandysul along the Teifi Valley, and then via a track that turns off the road and leads through woodland to the property's in-and-out driveway and large car parking area by the house and buildings.
- WORKSHOP/STORE:** 14'11" x 14'4". Adjoining the rear of the house with water, power and lighting connected.
- FURTHER WORKSHOP:** 14'8" x 14'2". A further useful workshop building.
- STABLE BLOCK:** Stable Block with 5 Stables with water and power connected, all with stable doors but all currently used for storage/workshops:-
- | | |
|-----------|---------------|
| Stable 1: | 14' x 12'. |
| Stable 2: | 12' x 10'2". |
| Stable 3: | 12' x 10'10". |
| Stable 4: | 12' x 12'. |
| Stable 5: | 12' x 13'9" |
- POLYTUNNEL & GREENHOUSE:** 45' x 20' Polytunnel and Greenhouse situated near the kitchen garden and orchard area.
- GARDENS:** There is a sizeable and productive vegetable and fruit growing kitchen garden, easily accessed from the parking forecourt, with polytunnel and greenhouse. Around the residence there are lawned areas, flower beds and borders, a log/garden store, and a variety of shrubs, with a further shrubbery embankment at the rear below the balcony, sloping down to the lower lawn beside the River Clettwr on its way to join the Teifi – a charming spot for a relaxing stroll and nature-watching, providing endless interest throughout the seasons.
- LAND:** We are informed that the property amounts to approximately 12½ Acres in total (to be confirmed).
- Beyond the homestead and gardens there are Two Level Pasture Paddocks, one of which is bordered by both the River Clettwr and the River Teifi (the Clettwr is a swift and clear south-flowing tributary of the larger Teifi). Behind the paddocks is the property's wooded bank, a lovely backdrop of established bluebell woodland with some rhododendrons and azalea shrubs.

FISHING RIGHTS: We understand that the property has Private Fishing Rights on the River Teifi and the River Clettwr, which joins the Teifi here (the renowned Clettwr Pool marks the confluence of the rivers).

River Teifi:
Approximately 350 yards of single bank fishing on the boundary of the River Teifi.

River Clettwr:
Approximately 343 yards of double bank fishing on the River Clettwr (one bank is not within the boundary), giving a total of 686 yards on the Clettwr.

Further details to include fishing records from 2005-2010 are available from the agent or vendors, together with a survey by Natural Resources Wales detailing Salmon and Trout numbers.

LOCALITY: Llandysul is about 4 miles to the west along a pretty country route with glimpses of the River Teifi, a busy little market town on the banks of the river with a selection of shops, post office, banks, doctor's and dentist's services, junior and secondary schools, cafes, pubs, leisure centre with swimming pool, an ancient church, village hall, playing field and riverside park, together with an angling association (the river is well known for its trout, sea trout and salmon), and a canoe centre with a white-water slalom course at nearby Pontwelly. The region around Llandysul is known as "woollen mill country".

Newcastle Emlyn is 12.5 miles westerly, also on the Teifi, a quaint and popular old market town with a variety of independent shops including antique, craft and book shops, as well as supermarkets, chemists, banks, post office, town hall, library, theatre and art gallery, primary and secondary schools, leisure centre and swimming pool, doctor's, dentist's and optician's services, restaurants and cafes, hotels and plenty of pubs. Thursday is market day. The ruins of a medieval stand in a picturesque grassland setting overlooking the river on three sides, probably dating back to 1240.

The Teifi Valley offers delightful places to visit including the Teifi Valley Railway, Cenarth Falls & Salmon Leaps and the National Coracle Centre, Cilgerran Castle, and the Welsh Wildlife Centre near Cardigan at the mouth of the river. The coast is within easy driving distance, with golden beaches, secluded coves, marine wildlife and wonderful walks.

SERVICES: We understand that the property is connected to mains water and mains electricity and has a private drainage system. There is LPG gas central heating via the combi-boiler in the boot room. 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 "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:



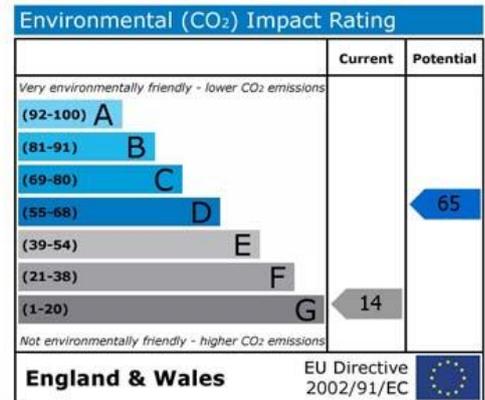
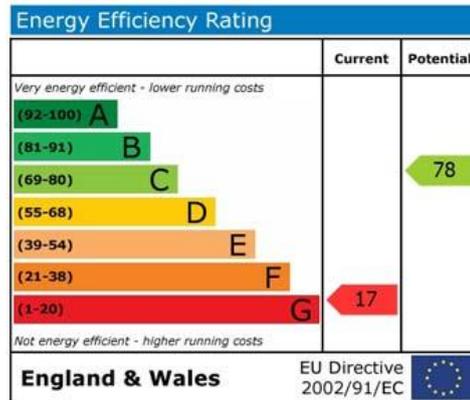
By appointment with **PROFILE HOMES**

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ENERGY PERFORMANCE:



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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