

Ref: 0bla09

Blaenllain, Dihewyd, Lampeter, SA48 7QR.

A 3 bed single storey Welsh Long House with circa 2.25 acres of Land. Lovely rural location with a number of bridleways in the area and only 7 miles inland from the wonderful Cardigan Bay Coastline.

Dihewyd 1 mile, Aberaeron 7 miles, New Quay 8 miles, Lampeter 9 miles, Cardigan 23 miles.



We are advised that this 19th Century former long house was completely renovated and refurbished in 1971. It is believed to have stone built origins, and now has a pebble dash rendered exterior and a slate roof.

Accommodation: Entrance Hall, Kitchen/Dining Room, Conservatory, Lounge, 3 Bedrooms and a Bathroom.

Outbuildings: Four block Built Pony Stables & Feed room, Workshop and Store, Dutch Barn with Lean-to.

Land: Circa 2.25 acres overall. Three level well fenced paddocks.

Location: The property is located a mile or so from Dihewyd village which has a primary school, church and village hall. There are many local walks and horse riding opportunities via a network of nearby bridleways. Ystrad Aeron is 3.7 miles away where there is a petrol station and garage with a NISA Shop, Ceredigion Farm Store and a pub. A little further away is Felin-Fach village with a post office and general store. The pretty Georgian Harbour town of Aberaeron is only 7 miles away and has a range of shops and town amenities including a comprehensive school. A Secondary School, university and larger town amenities can be found at Lampeter 12 miles away. Cardigan is 23 miles away and Carmarthen is 25 miles distant providing access to the A48/M4 link road.

Guide Price: £325,000

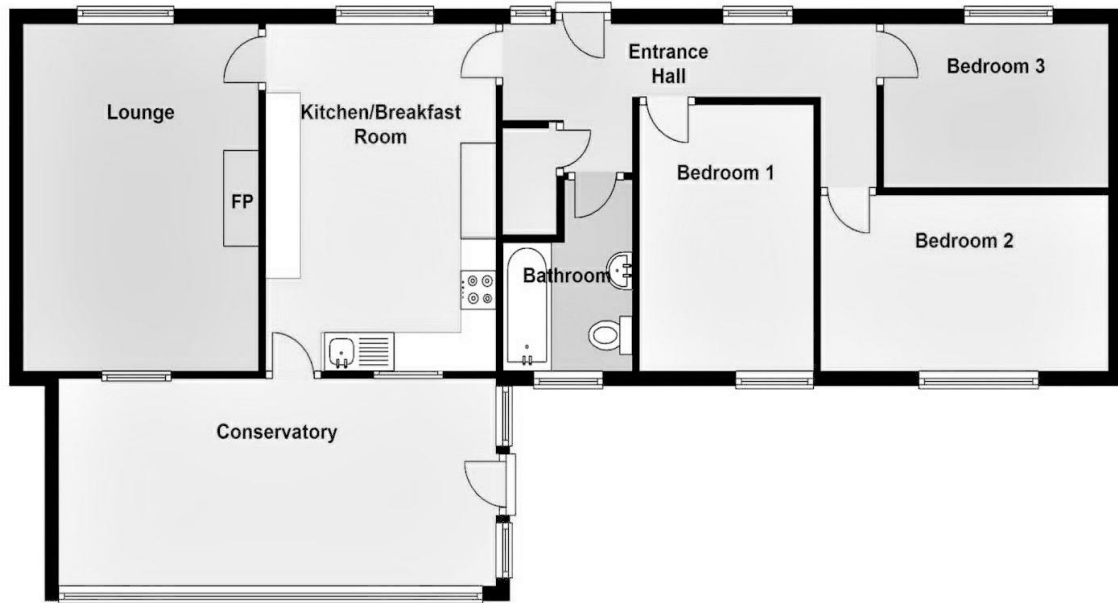
THE ACCOMMODATION

This period former long house, was we understand, renovated and extended in 1971. It now provides a comfortable home almost all on one level, and has oil fired central heating and uPVC double glazing.

Ground Floor –

- ENTRANCE :** 5' x 4'6". Front door with window to the side leading into the entrance hall. Linen cupboard. Wood effect flooring, window to the front aspect, doors to:
- KITCHEN/DINING ROOM:** 15'x 10'10". Tiled recess, (former fireplace), with space for a range style cooker if required. Range of wall and base units with work surface over, stainless steel sink, tiled splashbacks. Cooker control point with space for a cooker, space for a fridge and freezer. Large window to the front and window to the rear looking into the conservatory. Half glazed door and two steps down to the conservatory.
- CONSERVATORY:** 20'6" x 9'8". Windows on two sides, door to the rear garden and terrace.
- LOUNGE:** 15' x 11'3". Dual aspect, window to the front and further window to the rear looking into the conservatory. Open fireplace with timber surround and a slate hearth. Tiled flooring.
- BEDROOM 1:** 12'10" x 10'. Window to the rear which looks over the rear garden and land.
- BEDROOM 2:** 13'7" x 8'6". Window to the rear, again looking over the rear garden and land.
- BEDROOM 3:** 10'5" x 7'4". Currently used as a dining room. Wood effect flooring, window to the front.
- BATHROOM:** 7' x 6'. Suite comprising bath with electric shower over, low level W.C. and pedestal wash hand basin. Tiled walls and tiled floor. Window to the rear.

Floor Plan



EXTERNALLY

THE APPROACH: The property is approached off a country lane about 1 mile south of Dihewyd village. There is off road parking to the front of the property and further parking at the rear.

THE LAND: To the front of the property there is a gravelled area and wooden double gates leading to the workshop and stabling. There is a full width terrace at the rear of the residence and from here a large grassed area which could be fenced off to create a small paddock if required. The majority of the grazing land is flat in nature and is stock fenced. It is currently divided into three paddocks.

**FOUR PONY STABLES
& FEED ROOM:**

Block built stables with a central concrete area

Stable one: 11'10" x 9'7".
Stable two: 11' 9" x 10'.
Stable three: 11' 8" x 9'.
Stable four: 10' 4" x 10'.
Feed room: 8' x 6'6"

WORKSHOP & STORE:

42' x 11'. Timber construction with corrugated G.I. panels, numerous window and door openings. Currently used as a workshop and store.

**DUTCH BARN & LEAN
TO STORE:**

40' x 30'. Partially block built with corrugated G.I. walls and roof.

BRIDLEWAYS:

For those with equine interests, there are a network of bridleways in the area.

SERVICES:

We understand that the property is connected to mains electricity, mains water and has a private drainage system. Heating and hot water are provided by an external oil fired boiler. Telephone with a broadband facility is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We understand that the property is within County Council tax band D. 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:**

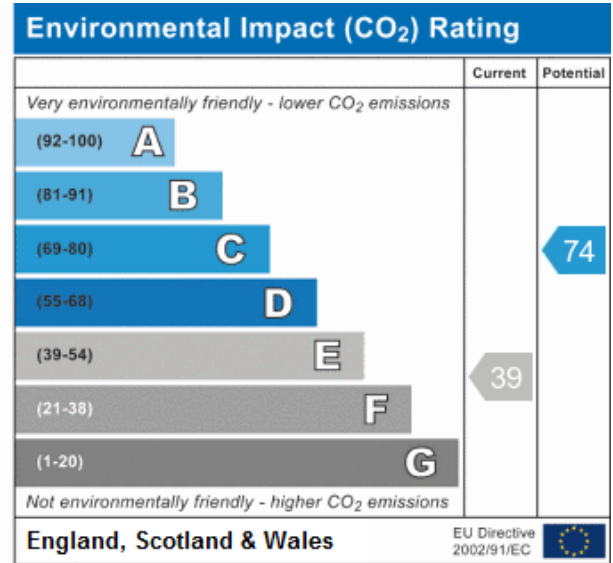
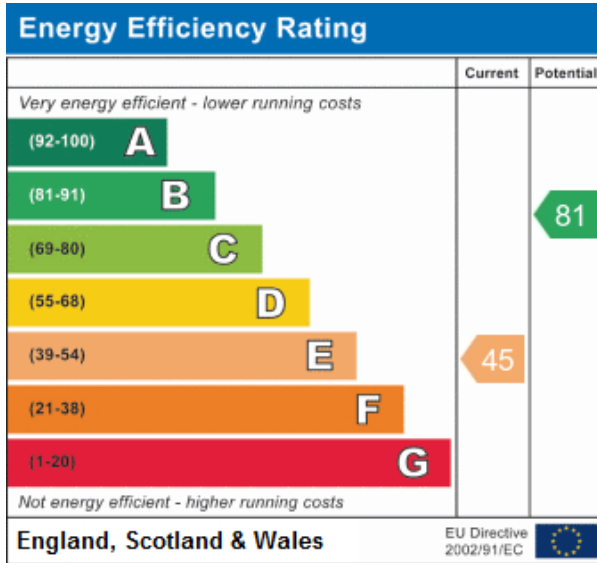
We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

**Only by prior appointment with the Sole Selling Agents –
PROFILE HOMES
Tel: 01550 777790
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Website: www.profilehomes.com**



ENERGY PERFORMANCE GRAPH: -



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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