

Ref: 0dan05 Dancapel, Maesyrcrugiau, Pencader, Ceredigion, SA39 9LU

Smallholding - A deceptively spacious detached 3 double bed roomed, (principal with en-suite shower room), country property with the benefit of 2 acres of level pastureland, suitable for all manner of small livestock, (formerly used to raise sheep, goats, pigs, chickens, ducks and geese, complemented by raise beds for vegetable growing, all designed to offer a level of self-sufficiency). Modern timber stabling for the animals and a further timber outbuilding for fodder and machinery storage purposes. All set in a lovely rural location on the edge of a small hamlet.

Pencader 4 miles, Llandysul 5 miles, Newcastle Emlyn 12 miles, Lampeter 9 miles, Carmarthen 15 miles, Cardigan 25 miles



This characterful detached stone built period property, as we understand, built circa 1880. We have been informed that in 2008 or thereabouts, the property underwent a full modernisation programme to include a new roof, installation of mains water, a private drainage system, new internal plumbing and it was also rewired. The property further benefits from oil fired central heating, (thermostatically controlled radiators), and double glazing throughout. A two storey extension has been added which we understand was completed in 2012. The property also benefits from fibre broadband, ideal for those working from home.

Accommodation - Ground Floor: Entrance Porch, very spacious open-plan Kitchen/Dining Room, spacious Lounge with multi-fuel stove, Utility/Boot Room and a Cloakroom. First Floor: Principal Bedroom with en-suite shower room, 2 further Double Bedrooms and a Family Bathroom. EPC rating D.

Outbuildings - Adjoining Garage, and across the lane, a Double Timber Stable Block and Timber Outbuilding.

Circa 2 Acres of pastureland– Located across the lane, level well fenced grazing land with a woodland copse to the boundary and former vegetable garden. Ideal for livestock and horticultural use.

Location – This smallholding property is pleasantly situated at the edge of a pretty hamlet. The popular market town of Llandysul by the River Teifi is 5 miles distant with good local amenities including shops, schools, leisure centre, pubs and eateries, canoe centre and angling association. Newcastle Emlyn is 12 miles away, a delightfully quaint market town on the river with good amenities and castle ruins, and the university town of Lampeter is 9 miles. Carmarthen is 15 miles southerly with excellent shopping amenities, multi-screen cinema, general hospital, main line railway station, and access to the A48/M4-link road. The magnificent Cardigan Bay Coast is easy to reach with New Quay 15 miles away and Llangrannog 17 miles.

Offers in the region of: £425,000

THE ACCOMMODATION COMPRISES:

Oil-fired central heating, wood frame double glazing and brace and ledge internal doors throughout.

Ground Floor –

- ENTRANCE PORCH:** 5' x 3'6". Partially glazed front door, tiled floor, door leading into the open-plan kitchen/dining room.
- OPEN-PLAN KITCHEN/
DINING ROOM:** 25'10" x 13'4". Range of farmhouse-style wall and base units with Belfast sink with Insinkerator waste disposal unit and solid wood work surfaces. Cooker control point, with ample space for a Range style cooker. Plumbing and space for a dishwasher, space for an American style fridge/freezer. Large central island with matching units and a granite work top. Integral microwave. Matching dresser unit with granite worktop. Exposed ceiling timbers, tiled floor, two windows to the front and double French doors to the rear patio and garden. Door to the boot room/utility room and further door to the lounge.
- BOOT ROOM / UTILITY ROOM:** 14'2" x 8'6". Plumbing and space for a washing machine and tumble dryer. Room for a large chest freezer. Heated towel rail, tiled floor, two windows to the front aspect. External door to the rear and door to the cloakroom.
- CLOAKROOM:** 5' x 3'8". Low level W.C., vanity unit with wash hand basin. Extractor fan, window to the rear and tiled floor.
- LOUNGE:** 19' x 15'7". Multi fuel stove on a slate hearth, wood effect flooring. Triple aspect with double French doors to the rear patio and garden, two side windows and two windows to the end elevation. Turning staircase to the first floor and understairs cupboard.

First Floor –

- LANDING:** Turning staircase from the lounge. Airing cupboard, loft access, and Velux roof window to the side aspect. Wood effect flooring, doors off to the bedrooms and family bathroom.
- PRINCIPAL BEDROOM:** 15'8" x 10'7". Built in wardrobes, dual aspect windows to the rear and side which enjoy particularly lovely views across the countryside. Wood effect flooring. Door to the en-suite shower room.
- EN-SUITE SHOWER ROOM:** 8'10" x 5'6". Large fully tiled shower enclosure with a drencher head shower unit, vanity unit with inset wash hand basin and mirror fronted medicine wall cupboard, low level W.C. Velux roof window to the side. Predominantly tiled walls and tiled floor. Heated towel rail.
- BEDROOM 2:** 16' x 15'4". Two windows to the side aspect overlooking the garden, built in cupboard. Velux roof window to the front and wood effect flooring.
- BEDROOM 3:** 14' x 9'6". Window to the side aspect with delightful views across the property's land and the countryside beyond. Wood effect flooring.
- FAMILY BATHROOM:** 10'5" x 6'6". Bath with hand shower attachment, vanity unit with wash hand basin and shaver point over, low level W.C. Large shower enclosure with drencher head shower unit, heated towel rail, partially tiled walls and tiled floor. Velux roof window to the front.

EXTERNALLY:

THE APPROACH: The property is situated alongside a country lane with ample parking available for at least three vehicles to the front and rear of the cottage.

GARAGE: 14'7" x 10'2". Adjoining the house with double timber doors to the front.

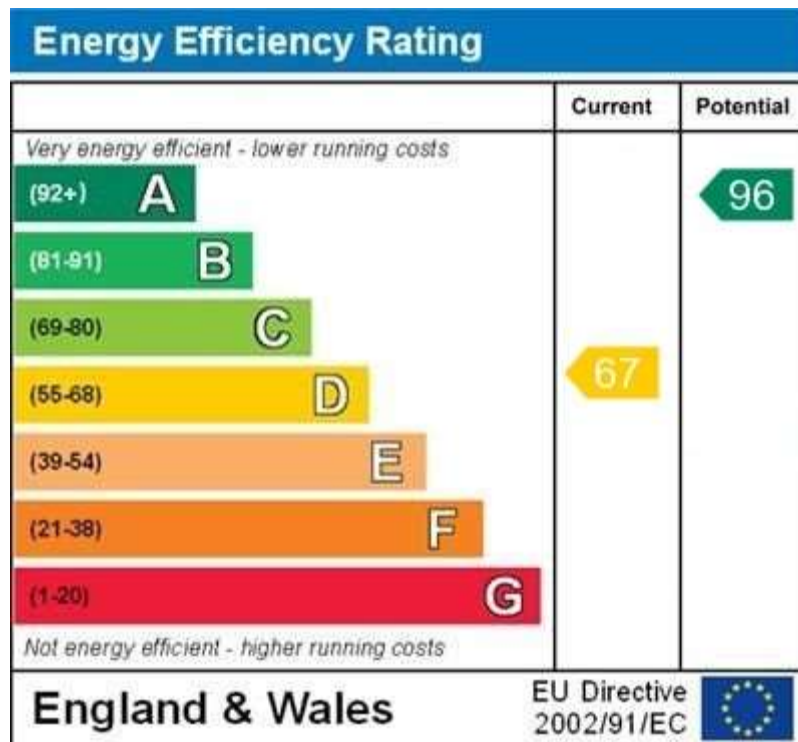
GARDENS & LAND: To the front of the cottage there is a gravelled terrace bordered by an attractive rendered dwarf wall. A gateway continues to the side gravelled terrace to meet a paved patio and a gateway leads to the rear parking area. From the patio steps lead up to the lawn where there are also established plum, apple and cherry trees which we are told provide a plentiful crop. This a lovely area to sit and enjoy living in the countryside.

The pastureland is situated across the lane, accessed by a pedestrian gate and further vehicular gateway. The land is level and divided into two main enclosures bound by stock fencing and natural hedging. There is an attractive woodland copse along the boundary which provides natural shelter. There is also a small fenced area within one enclosure with raised beds which was formerly used as a vegetable plot. We are informed that the property amounts to approximately 2 acres in all (to be confirmed).

DOUBLE TIMBER STABLE BLOCK: Located within one of the field enclosures on a concrete pad, there is a double timber former stable block with power and lighting. There is a useful post and rail holding area to the fore. The building has been recently reroofed with profile steel sheeting. Each stable measures 11'10" x 11'8" internally.

TIMBER OUTBUILDING: 11'8" x 11'6". Also on a concrete pad, located close to the stables and ideal for fodder or implement storage.

ENERGY PERFORMANCE:





For illustration purposes only. Floor plan not to scale and measurements are approximate.
Plan produced using Planity.

SERVICES:

We understand that the property is connected to mains electricity, mains water and also a private septic tank drainage system (installed 2008). The property has an oil-fired central heating system, (external boiler), all radiators have thermostatic valves. Telephone with Fibre 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 "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
Email: contact@profilehomes.com
Website: www.profilehomes.com



THE LOCALITY:

DIRECTIONS: From the A40 on the east of Carmarthen take the A485 heading north signposted to Lampeter/Newcastle Emlyn and the hospital. Then at the next roundabout take the second exit - A485 signposted to Lampeter. Continue on the A485, through Alltwalis, then take a left turn onto the B4459 to Pencader. Go through Pencader and on to the crossroads at Llanfinhangel Ar Arth. Go over the crossroads signposted to Rhydowen and Capel Dewi (B4459). Continue through Llanfinhangel Ar Arth over the river, (stone bridge), and then take first right turn in front of a bungalow. Follow this lane for half a mile, and you come to a fork, ignore a left turn and follow the lane as it bears right. Continue for three quarters of a mile and Dancafel will be found on the left hand side.

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Llanfihangel-ar-arth village is 1 ½ miles away with a community hall and a church. The larger village of **Pencader** is 4 miles southerly with a small shop and a primary school.

Llandysul is 5 miles from the property, by the River Teifi, a busy little market town with a selection of shops, post office, banks, doctor's and dentist's services, junior and secondary schools, leisure centre with swimming pool, cafes, pubs, 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 Pont Tyweli, (a village on the opposite side of the river). The Teifi forms the boundary between Ceredigion and Carmarthen.

Lampeter is 9 miles away, a traditional market town by the River Teifi, providing good shops, a main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, primary and secondary schools, and university. The University of Wales at Lampeter is the oldest in the country, (1822), and the smallest in Britain, occupying a beautiful setting in the Cambrian foothills. Lampeter's summer events include a Food Festival, the Rhys Thomas James Eisteddfod, the Drovers Arts Festival and a Carnival. The Welsh language and culture thrive in this small but busy town. Nestling on the border of Ceredigion and Carmarthenshire, Lampeter is the centre of a network of interesting country walks along footpaths, bridleways and quiet roads.

Newcastle Emlyn is 12 miles westerly, also on the Teifi river, 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.

Carmarthen is 15 miles southerly with general hospital, main line railway station, access to the A48/M4-link road, excellent shopping, multi-screen cinema, etc.

The Cardigan Bay coast is within easy driving distance, with golden beaches, secluded coves, marine wildlife and wonderful walks.

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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