

Ref: 0soa

Soar, Talsarn, Lampeter, Ceredigion, SA48 8QE

An absolutely delightful Smallholding of c.3 Acres overall (t.b.c.), comprising an Immaculately Presented and Charming 3 Bedroom Characterful Cottage, Detached Garage/Workshop/Stores, and Established Feature well stocked Gardens. Paddocks with wildlife pond and polytunnel. Peaceful Private Setting with lovely Vale of Aeron Views, Excellent Walking and Riding Opportunities.

Felinfach village 3 miles, Lampeter 7 miles, Aberaeron, (coast) 10 miles, Aberystwyth 19 miles.



This very appealing Period Cottage with immaculately presented accommodation is deceptively spacious and oozes country charm and character. The gardens are a pleasure and the property offers further naturalized land in the form of pasture paddocks a very short walk from the residence along the bridleway that allows access to the residence and gardens. The land includes an orchard and wildlife pond, a polytunnel, sheds, raised vegetable beds, and an orchard, ideal for the keeping of small livestock and or provision of a degree of self-sufficiency.

Accommodation in brief:-

Ground Floor: Entrance Porch, Kitchen/Breakfast Room with Rayburn range, Walk-in Pantry & Utility, Lounge/Dining Room, Garden Room. First Floor: 2 Double and 1 Single Bedrooms and Large Bathroom.

Externally: There is a Garage with Workshop, two Store Rooms, and a sizeable car port currently providing a home for a campervan, various garden buildings including a former hen coop.

Land: We are informed that the property is a Registered Smallholding of approximately 3 Acres in all, (to be confirmed), including beautifully landscaped gardens and grounds of c.0.5 acre with a further c.2.5 acres 200 yards or so away, comprising of an established orchard, vegetable beds, polytunnel, a fruit cage, The main paddock area is down to pasture with a further smaller paddock with wildlife pond and beekeeping area.

Location: The property enjoys a private, rural setting in the Aeron Valley and enjoys lovely far reaching country views, a mile or so from Talsarn village. A bridleway adjacent to the property leads to numerous other bridleways for extensive off-road horse riding and walking, with red kites to see on the wing and wonderful panoramic views. Felinfach village is about 3 miles away with a primary school, convenience store/post office, further general store, and bus service, and there is a petrol station and pub in the small neighbouring village of Ystrad Aeron. Full amenities and secondary schools are provided by the market town of Lampeter, 7 miles, and the Georgian harbour town and popular seaside resort of Aberaeron, 10 miles distant.

Price Guide: £475,000

THE ACCOMMODATION:-

Benefits from recent improvements to include double glazing and a new front porch, and creation of a third bedroom. The cottage has solid fuel (Anthracite), hot water and central heating, (via a Rayburn range). This desirable home is packed full of country charm and character and exudes a simply overwhelming calm and welcoming ambience.

Ground Floor –

ENTRANCE PORCH:	9'9" x 5'7". Windows on two sides and door into the Kitchen/Breakfast Room.
KITCHEN/ BREAKFAST ROOM:	18'2" x 9'9" increasing to 14'. Wood flooring throughout. Cosy breakfast/dining area having a vaulted ceiling with exposed timbers and beams, windows to the side and front, built-in cupboard and window seat. Kitchen area with solid fuel Rayburn range providing the central heating and hot water system as well as cooking facilities, range of bespoke wooden base and wall units with solid wood work surfaces, cooker control point with space for an oven. Belfast sink with swan-neck mixer tap, glass-fronted display cabinet, tiled splashbacks, exposed ceiling timbers, windows to the rear and side aspects. Door through to the Walk-in Pantry/Utility Room, and stable door leading into the Lounge/Dining Room.
WALK-IN PANTRY/ UTILITY ROOM:	5'2" x 4'11". Quarry tiled floor, tiled walls, plumbing and space for a washing machine and tumble dryer and ample space for a fridge/freezer. Exposed ceiling timbers, and window to the rear aspect.
LOUNGE/DINING ROOM:	24'5" x 19'9". Exposed ceiling timbers, painted stone wall fireplace with log burning stove, slate tiled hearth and timber mantel, fitted corner bookshelves, dual aspect with two windows to the rear and two windows to the front, and door to the front, staircase leading to the first floor, fully glazed door into the Garden Room.
GARDEN ROOM:	14'6" x 12'6". Vaulted ceiling with exposed timbers and A-frames, underfloor heating, windows around three sides, double fully glazed French doors with window panels above and to each side leading out to the garden.

First Floor –

	Staircase from the Lounge/Dining Room leads up to the first floor landing.
LANDING:	10'6" x 8'7". Ceiling downlights, window to the rear and loft access.
BEDROOM 1:	12'4" x 11'10". Two windows to the front aspect.
BEDROOM 2:	12' x 11'10". Window to the front aspect.
BEDROOM 3:	7'8" x 7'1". Window to the rear.
BATHROOM:	9'10" x 7'5". White suite comprising bath with shower attachment over, pedestal wash hand basin, and close coupled W.C. Built-in airing cupboard and built-in storage cupboards, chromium towel rail/radiator, tiled floor, predominantly tiled walls, ceiling downlights, two windows to the rear aspect and large Velux roof light to the rear.

N.B. Floor plans on pages 5 & 6.

EXTERNALLY:

THE APPROACH:

The property is approached by a track off the B4342 and thereafter a turning off into the property's own hard surfaced driveway leading to the Garage/Workshop. An attractive brick paved pathway continues from the Garage to the Cottage.

OUTBUILDINGS:

DETACHED GARAGE/ WORKSHOP BUILDING with STORE ROOMS and 2 FORMER KENNELS:

Brick built garage/workshop with a slate roof and two adjoining store rooms to the rear, as well as two former kennels, which could alternatively be used for poultry housing etc. There is a mezzanine area above the garage 17'2 x 5'3".

Garage/Workshop:

17'2" x 17'1". Electric roller door to the front and pedestrian door to the side, window to the front and two windows to the side, concrete floor, power and lighting connected.

Two Adjoining Rooms, with power and lighting:

Room 1: 10'3" x 5'10".

Room 2: 6'7" x 5'10". Window to the side.

Former Kennels: 17'2" x 6'10". Doors on both sides.

CAR PORT:

24'6" x 12' Timber construction with a profile and clear panel roof.

GARDENS & GROUNDS:

The well established, delightful gardens and grounds around the cottage provide a charming, secluded setting – being beautifully landscaped to include some magnificent beech trees which frame wonderful views across the Vale of Aeron countryside – all providing an oasis of peace and calm with lawns, flower beds and borders containing herbaceous perennials, naturalised bulbs, blue and white wisterias, specimen shrubs and trees, paved pathways, various seating areas, and habitats for a variety of garden birds. There is a Greenhouse and a garden shed and former chicken coop.

We are informed that the gardens and grounds around the cottage amount to approximately 0.5 Acres (to be confirmed).

PASTURELAND:

The property's level to very gently sloping pastureland is accessed about 200 yards further along the approach track/bridleway. We understand that the pastureland amounts to approximately 2.5 Acres, (to be confirmed), and comprises one large paddock with a sectioned-off garden area containing a small orchard and vegetable growing beds, polytunnel and a fruit cage, the second smaller paddock has some mature trees and a natural pond. The property is a Registered Smallholding.

OUTRIDING:

The adjacent bridleway leads to a network of further bridleways and tracks so providing excellent and extensive off-road riding and walking opportunities.

SERVICES:

We understand that the property is connected to mains metered water and mains electricity and has a private drainage system. Solid fuel central heating and hot water system, (via a Rayburn range), and electric radiators to the first floor bedrooms. LPG Gas via cylinders connected to the kitchen. Telephone with 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:

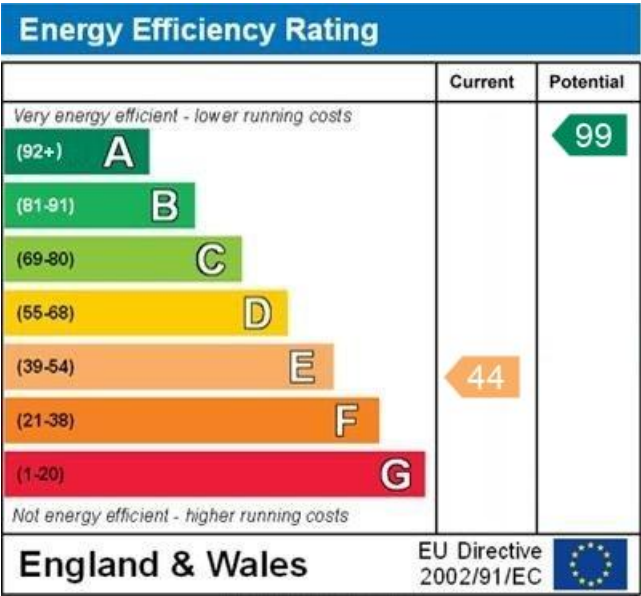
Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

**WAYLEAVES,
EASEMENTS &
RIGHTS OF WAY:**

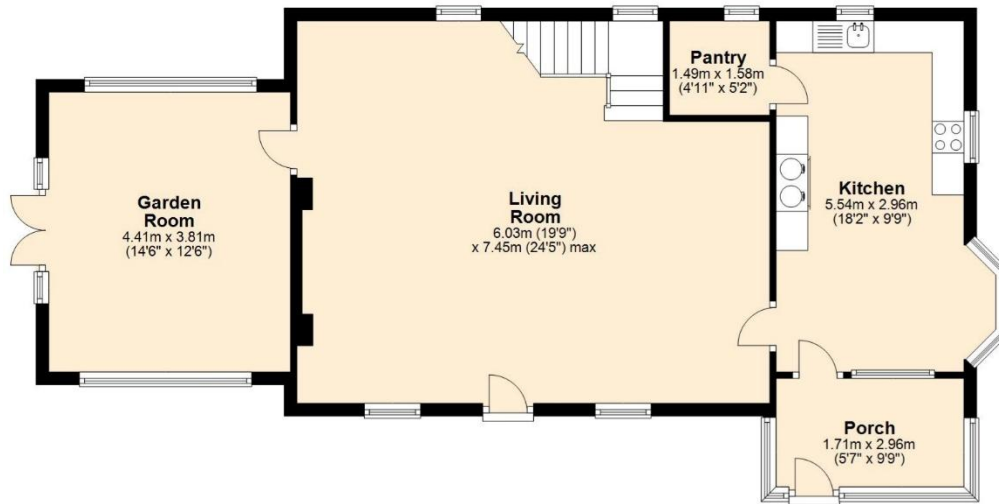
The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE &
POSSESSION:**

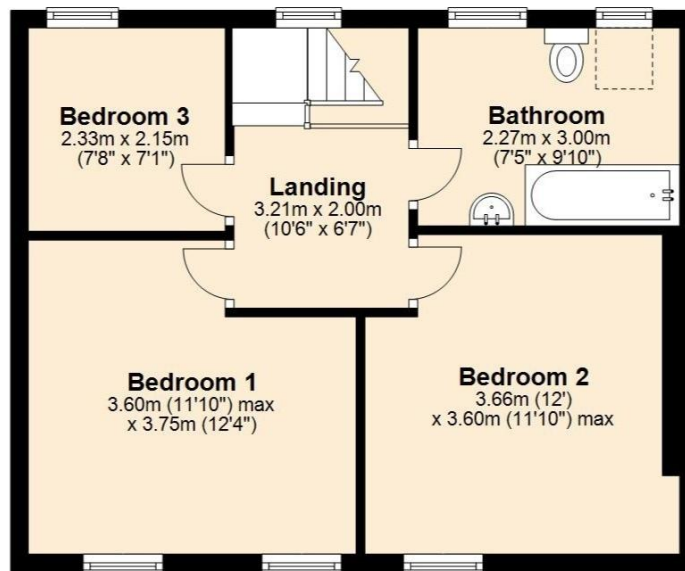
We are informed that the property is freehold with vacant possession on completion, by arrangement.



Ground Floor



First Floor





THE LOCALITY:

What3words: <https://w3w.co/claims.tapers.truffles>

Set amidst the lovely scenery of the Vale of Aeron, this is a good location for enjoying the outdoor life both in the countryside and along the coast – the area is almost equidistant between the Cambrian Mountains to the east and the Cardigan Bay coast to the west.

Talsarn is situated on the B4337 at a crossing point on the River Aeron – historically a main droving route – and cattle and horse fairs were once regular events here. There are good walking, riding and cycling routes locally – the Dylan Thomas trail follows the river from Talsarn to Aberaeron – the walk being named after the poet because he lived at nearby ‘Plas Gelli’ between 1941 and 1943 and his daughter Aeronwy (born 1942) was named after the river – he said it was “the most precious place in the world”. 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. Just north of the Talsarn village Castell Trefilan is the site of a motte and bailey castle built by the Normans, whilst to the south of the village the site of a Cistercian nunnery at Llanllŷr dates back to 1180 (now occupied by a 19th century country house).

Felinfach village is about 3 miles south-westerly from the property with a primary school, convenience store/post office, further general store, and bus service along the A482 road, and there is a petrol station and pub (the Vale of Aeron) in the small neighbouring village of Ystrad Aeron.

Lampeter is 7 miles southerly, a 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, primary and secondary schools.

Aberaeron is 10 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. Popular New Quay is just along the coast with a sheltered harbour, sandy beaches, and cliff top walks and there are numerous other places to visit. 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, 19 miles northerly, and Carmarthen, 28 miles southerly, provide excellent shopping amenities, general hospitals, universities, main line railway stations, etc. The A48/M4-link road can be joined at Carmarthen.

VIEWINGS: -

Only by prior appointment with the Sole Selling Agents –

PROFILE HOMES

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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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