



## Talwrn, Cwmystwyth, Aberystwyth, Ceredigion, SY23 4AF

Charming FOUR ACRE SMALLHOLDING comprising a TWO/THREE BEDROOM STONE COTTAGE with adjoining STONE BARN and a further detached STONE COTTAGE in need of restoration. The property occupies an elevated position in the heart of the Cambrian Mountains from where it has stunning far reaching views of the beautiful and rugged mountains of mid Wales.

The property offers prospective purchasers with the rare opportunity to purchase a delightful cottage and pastureland amongst breath taking scenery.

- \* Entrance Porch \* Hallway \* Kitchen \* Lounge/Dining Room \* Bathroom \*
- \* Two Double Bedrooms (one on Ground Floor) \* Third Bedroom/Study \*
- \* EPC rating 'G' \* Council Tax Band D \*

## £450,000 Offers in the region of Freehold

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**ACCOMMODATION comprises:**

**Entrance Porch**

Solid wood entrance door with windows on three sides having lovely outlook. Flagstone floor. Panelled walls and ceiling.

Inner door to:

**Entrance Hallway**

Exposed pine floorboards. Access-hatch to roof space. Window to front.

Wall mounted thermostatically controlled electric heater.

Built-in Airing Cupboard with hot water cylinder (immersion heater) and batten shelving.

**Kitchen**

Ceramic single drainer sink unit with mixer tap set in to worktop with cupboards under and tiled splashback.

Space and plumbing under worktop for washing machine. Electric cooker with cooker hood over.

Wall mounted convector heater. Fluorescent light. Pine floorboards. Window to rear.

**Lounge / Dining Room**

Very characterful room with exposed ceiling beams and joists and having an exposed stone fireplace with slate hearth, wood overmantel shelf and currently fitted with a cast iron wood burning stove.

Built-in cupboard to the left of the fireplace. Wall mounted thermostatically controlled electric heater. Two windows to front.

Door to a narrow staircase leading to the First Floor.

**Ground Floor Bathroom**

Dual flush wc suite, pedestal wash hand basin with mixer tap, panelled bath with twin handgrips and having a thermostatic shower and glass door over.

Pine floorboards, extractor fan, obscure window to rear.

**Bedroom 1**

Solid wood floor. Wall mounted thermostatically controlled electric heater. Window to front.

**FIRST FLOOR**

**Bedroom 2**

Vaulted ceiling with exposed 'A' frame and purlins. Window to front.

Door to:

**Bedroom 3/Office**

Vaulted ceiling with exposed beams. Exposed floorboards. Window to front.

**SITUATION and LOCAL AREA**

The smallholding is located some 1.5 miles from the picturesque village of Cwmystwyth in the heart of the magnificent Cambrian mountains, famed for its ruggedness and tranquility.

The views from the property are far reaching and stunning, like watching an ever changing oil painting. The property lies close to the Hafod Forest (now owned by the National Trust), with



walking trails spanning 200 hectares of the Ystwyth Valley.

Some four miles away is Devil's Bridge with its famous waterfalls and an abundance of nature trails. Some 15 minutes distant is the the Bwlch Nant yr Arian Forest and activity centre where you can feed red kites and enjoy many hiking and cycling routes.

For primary aged children, the nearest village school is Ysgol Mynach in Devil's Bridge which is rated "Excellent" by Estyn. Secondary aged pupils have access to Ysgol Penweddig and Ysgol Penglais in Aberystwyth, around 25 minutes away.

The beautiful west Wales coast at Aberystwyth is around 25 minutes by car. With its award-winning eateries, an abundance of shops and hospitality venues and stunning coastal walks, the university town is a popular holiday resort in Wales.

## OUTSIDE

The property is accessed from a single track road and through a five bar gate. The grounds are located to the front of

the property and are laid mainly to lawn.

The field, extending to 3.65 acres, ideal for grazing livestock, is accessed from the garden or from the Council highway a little further down the lane.

A further plot of land comprises a vegetable plot/orchard with woodshed.

Adjacent to the property and accessed via attractive double wood doors is a STONE BARN with corrugated roof that can be used for garaging. It has access directly of the Council maintained highway. There is a window and pedestrian door to the front.

A further detached STONE COTTAGE with slate roof is located to the right hand side of the property. It is understood that this cottage (called Ty Pellaf) was built as a cottage in the 1820s and was occupied as a cottage until the 1960s. This building comprises two ground floor rooms each with a window to the front and having a central door. One half of the structure has a part boarded first floor room whilst the other half is open to the eaves.

## Services

Mains electricity. Private water and drainage.

## Council Tax

We are advised that the property is in Council Tax Band F.

## Local Authority

Ceredigion County Council. Tel: [www.ceredigion.gov.uk](http://www.ceredigion.gov.uk)

## Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk).

## Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	100		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G	12	(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



rooms are approximate and should be used as such by prospective purchasers.

### The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

Clare Evans & Co's complaints procedure is also available on request.

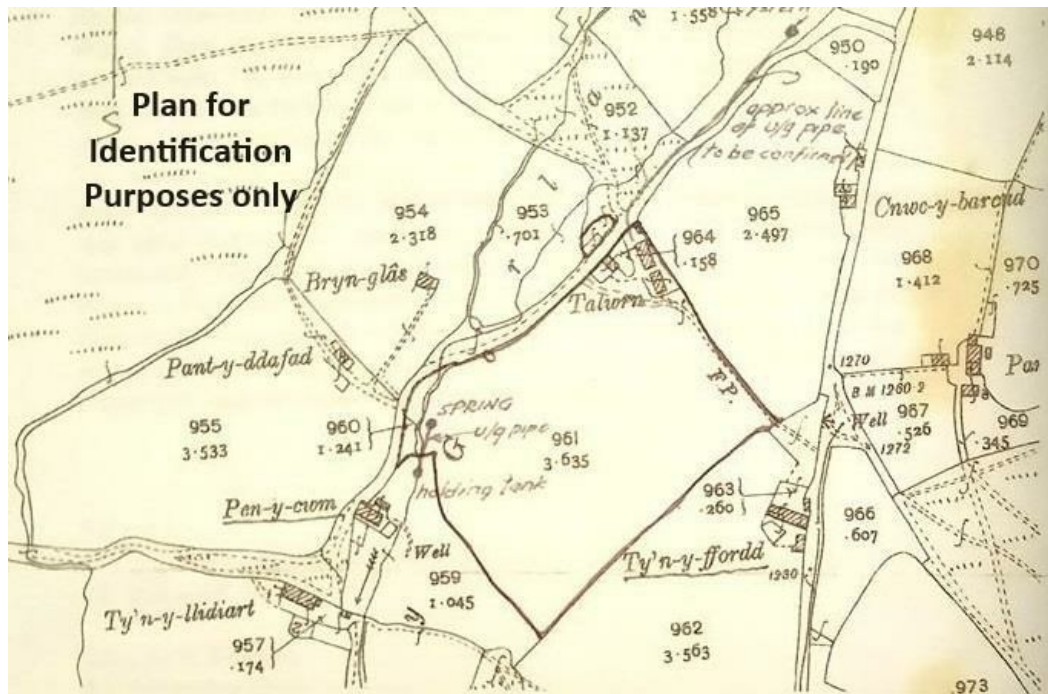
### PMA Reference

1006925124

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

A copy of the Code of Practice is available in the office and on request.

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