



GROSS INTERNAL AREA
FLOOR 1: 2347 sq. ft, 218 m², FLOOR 2: 861 sq. ft, 80 m²
ANNEX FIRST FLOOR: 375 sq. ft, 35 m², ANNEX GROUND FLOOR: 371 sq. ft, 35 m²
TOTAL: 3955 sq. ft, 367 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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Yr Hen Ysgol Aberbanc, Penrhiwllan, Llandysul, Ceredigion, SA44 5NP

- Grade II Listed Former School
- Attached Two Bed Headmaster's Cottage
- Characterful & Original Features
- Unique Artisan Kitchen
- Oil Central Heating
- Three Bed Converted Schoolhouse
- Detached Office with Conversion Potential to Annex
- Elevated Situation with Countryside Views
- Fantastic Open Plan Living Area
- EPC Rating: EXEMPT

Offers In The Region Of £625,000



41 High Street, Cardigan, Ceredigion, SA43 1JG
Email: cardigan@westwalesproperties.co.uk
Telephone: 01239 615915

A wonderful opportunity to purchase this charming, Grade II listed, former schoolhouse, which has been transformed into a welcoming three-bedroom home with unique open-plan living space.

There is a further attached two-bedroom cottage, plus within its curtilage is a purpose built, detached two-storey (non-listed) building. Yr Hen Ysgol could be configured in many different ways, appealing to a broad range of buyers including multi-generational families who could use either the cottage or the detached office (subject to planning) as a separate annex. Alternatively, the schoolhouse could be opened up into the cottage and made into an impressive five-bedroom home with income potential from the detached building as a tourism business.

The buildings are set within approximately half an acre, mainly comprising of the former playground for the school. There is also a small area of shaded woodland and to the front, a courtyard garden with plenty of off-road parking to the side.

It commands an elevated position within the rural village of Aberbanc, and benefits from wonderful panoramic views of a multitude of green fields and a wooded river valley, lining the route of a tributary stream that meets the famous River Teifi.

Yr Hen Ysgol, which means “the old school” in Welsh, first opened to pupils in 1847, and has been in the ownership of the current owners for over 20 years. They have carried out the vast majority of the renovations and unique modifications, including re-roofing the whole of the schoolhouse with reclaimed Welsh slates, in the last two years, future-proofing the building for its next custodians.

They have transformed the inside space, adding impressive new features including adding a mezzanine level overlooking the whole open-plan space found on the ground floor.

The artisanal kitchen is certainly the heart of this home, with an oil-fired Aga for slow, thoughtful cooking. There are rustic, handmade wooden cabinets, practical reclaimed slate countertops and a walk in pantry with cooler temperatures for food storage. A casual seated area has been created in the corner of this room, inviting you to join in, or at least comfortably observe the creative processes of your fellow cuisine connoisseur!

The original pitched pine wood and glass sliding room divider remains, allowing the kitchen space to be opened up into the fantastic dining room area where there is a vaulted ceiling and wood burner at its centre. Full-length windows with custom built wood shutters, flood this room with light, the whole space is very adaptable to meet your needs, and is welcoming any time of the year.

Leading from this room via separate hallways is the rest of the house and the internal entrance to the attached cottage. One side leads to the formal living room with four large windows which from three aspects has splendid views of the valley, an atmospheric spa-style bath and shower room with a feature mock stained glass window, and two single bedrooms accessed via a delightful spiral staircase, overlooking the living room.

The other hallway is used as a dressing room and there is a fitted wardrobe under the stairs, a shower room and a wooden staircase that leads to the main, double bedroom.

The attached cottage, formerly the headmasters accommodation, has its own front entrance, an open-plan kitchen and living room, a bathroom and two bedrooms overlooking the war memorial to the countryside beyond. The bedrooms have exposed wooden floors and brickwork, continuing the original character of this building. This space could be closed off from the rest of the house and run as a holiday let to supplement your income or modified as an annex for multi-generational living.

The detached, purpose-built office is located next to the former playground and is split over two levels. Sympathetically constructed in the same style as the original schoolhouse and currently used as a commercial office. The ground floor has a kitchenette and a toilet, the first floor mirrors the size of the lower floor with a large open-plan space. This building serves as a blank canvas for a wide range of uses, subject to the necessary planning requirements.

The delightful Yr Hen Ysgol must be viewed to truly appreciate the quality of the workmanship and thought that the owners have put into updating the former school building whilst retaining the personality of its past.

We would recommend taking some time to explore the property virtually in advance, via our 360 – degree virtual tour.



DIRECTIONS

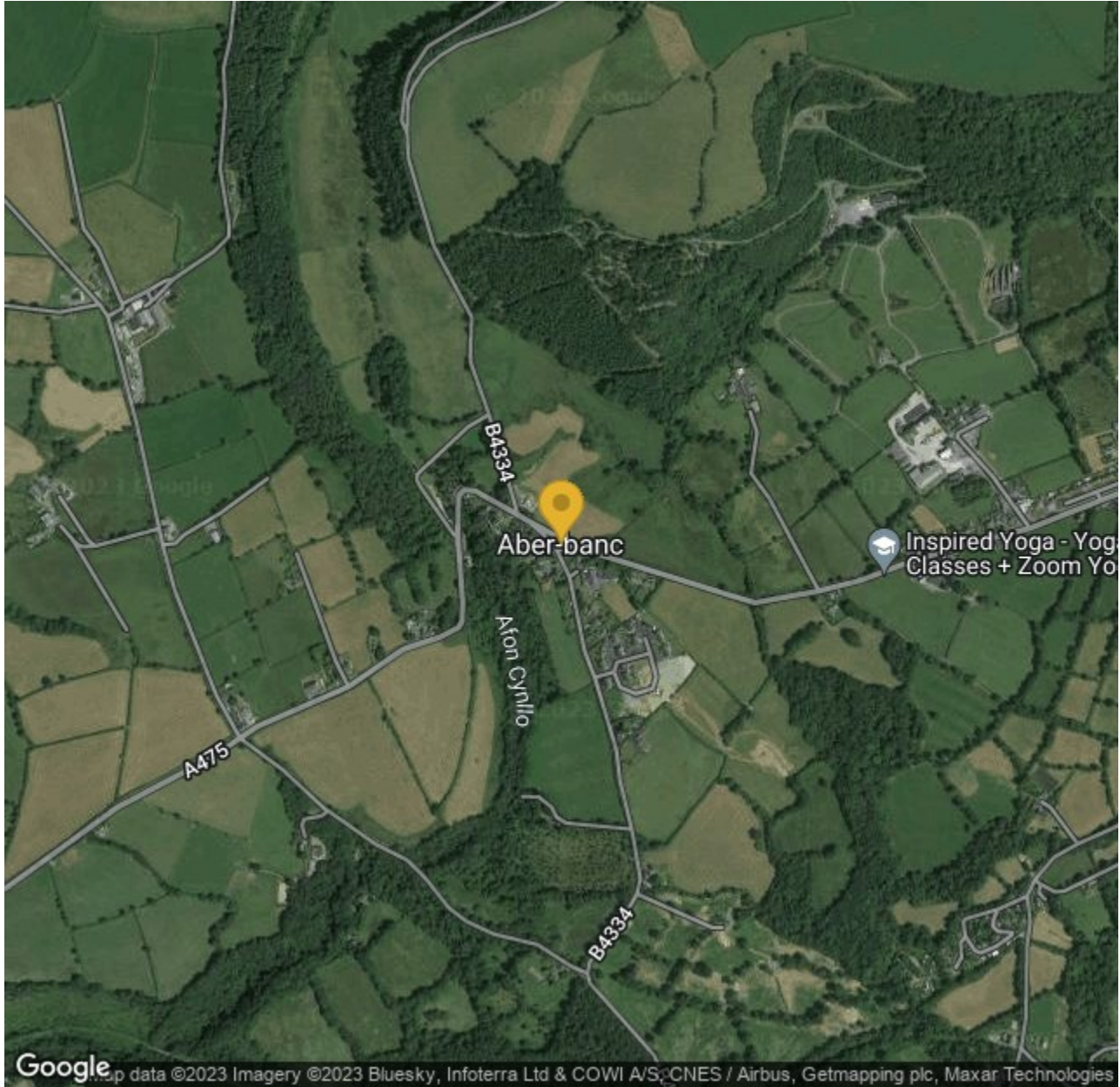
From Cardigan continue to Newcastle Emlyn and take the A475 Lampeter road. When you reach Aberbanc proceed down the hill and around the sharp right bend. Turn right at the fork road, signposted towards Henllan and you will see the parking for the property on your right before the War Memorial. What 3 Words Reference - //intrigues.field.splash

GENERAL INFORMATION

VIEWING: By appointment only.
TENURE: We are advised freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX BAND: Ceredigion County Council Band "D"
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

AGENTS NOTE: We would respectfully ask you to call our office before you view this property internally or externally.
OK/LW/LW/05/23

AERIAL VIEW



The Owners Say... "It was in 1847 that Yr Hen Ysgol first opened as a school. On our first sight of Yr Hen Ysgol it really did get us lost thinking about the huge number of boys and girls that had learnt their lessons in those three schoolrooms. It was our intention, well obsession really, to keep the spirit of this beautiful Grade 2 school as we converted it into a family home and then built an outside double -storey office. Obviously we had to make changes, but we were adamant that we could still keep the charm and the quirkiness of this beautiful old building. The village of Aberbanc is a fairly quiet, but there is a well-stocked shop in the next door village of Penrhiwllan and Yr Hen Ysgol is only a short drive into Newcastle Emlyn for a range of local shops, cafes, pubs, a hotel with a spa and also schools and churches. Yr Hen Ysgol is also close to the lovely beaches at Aberporth, Aberaeron, Llangranog and Poppit Sands. Moving into the property suited our situation perfectly as one set of parents lived in the cottage at the front, whilst we lived in the school and ran our business from the newly built office in the playground. Now with staff working from their homes and just two of us left the property, as much as we love Yr Hen Ysgol, it is now too large for us. The property is ideal for a multi-generational family or a family wishing to run a business from home, or perhaps using the cottage as an Airbnb. The opportunities are endless with this beautiful and very characterful property."



