

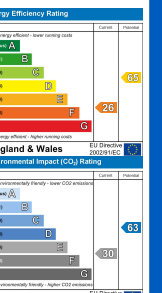


Bank Hall Llanwnnen Road, Lampeter, Ceredigion, SA48 7JP

- 5 Bed Gentleman's Residence
- Sitting In Over 5 Acres of Grounds
- Stunning Countryside Views
- Outbuildings & Paddock
- Just 1 Mile to Lampeter Town Centre
- Beautifully Presented
- Character Features
- Ample Parking & Double Garage
- Convenient Location
- EPC Rating: F

Offers In Excess Of £650,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



6 Morgan Street, Cardigan, Ceredigion, SA43 1DF

EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

The Agent that goes the Extra Mile

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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We Say...

This is an absolutely stunning and impressive 4 bed period gentlemen's residence of distinction, which has been recently renovated to a high standard, and boasts a wealth of character and charm and maintains many of its gorgeous original features, such as the bay windows, feature fireplaces, sash windows and high coved ceilings,

Located in an elevated position with superb far reaching country views the property sits in approximately 5 acres of grounds with beautifully landscaped gardens and paddock to the rear. Situated just a short drive to the town of Lampeter and its amenities, the commanding property is accessed via a tarmacadam driveway leading to a paved forecourt, offering ample off-road parking.

The property offers spacious accommodation with potential to change the large music room to a separate annexe, subject the necessary planning consents, and would make a fantastic family home with possible income potential or for multi- generational occupancy.



LOCATION

The University town of Lampeter offers many conveniences such as supermarkets, local shops and boutiques, cafes, restaurants, primary and secondary schools, public houses, a castle and one of the oldest universities in Britain.

GENERAL INFORMATION

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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 G Ceredigion

DRAINAGE: We are advised by the vendor the property has shared private drainage

AGENTS VIEWING NOTES...

We would respectfully ask you to call our office before you view this property internally or externally

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

ADR/FHR/10/20/OK/FHR/28/10

- Entrance Hallway- 14'03 x 6'03
- Reception Room 1- 14'11 x 15'11 (maximum)
- Reception Room 2- 15'11 x 14'11
- Side Entrance Hallway- 5'00 x 9'06 (maximum)
- Cloak Room- 4'10 x 5'00
- Basement Cellar
- Living Room- 16'10 x 22'06
- Kitchen/Diner- 24'03 x 12'07
- Utility Room- 8'09 x 14'02
- Front Entrance Lobby- 5'11 x 5'00
- Shower Room- 3'03 x 8'11
- Music Room/Annexe- 17'02 x 20'06

- First Floor Landing- 6'02 x 18'06
- Bedroom 1- 15'00 x 15'11
- Bedroom 2- 15'11 x 14'05
- En-Suite- 9'06 x 4'10
- Rear Landing Area- 9'07 x 14'03
- Bedroom 3- 17'01 x 10'06
- Bathroom- 7'08 x 12'08
- Bedroom 4- 10'05 x 11'07
- Garage- 11'07 x 25'00

LOCATION AERIAL VIEW



From the Cardigan office head north on the Aberystwyth Road, A487. On reaching the village of Synod Inn turn right at the cross roads onto the B4338. Continue along this road and at the Llanwnnen roundabout take the first exit onto the A475. Continue along this road and the entrance of Bank Hall is located on your left, denoted by our For Sale board.

Come On In...

...and step into the beautifully presented entrance hall, and to the first of the reception rooms to your right, with attractive bay window to front offering panoramic countryside views, coved ceiling, and solid limestone fireplace and surround with a multi fuel stove inset, this is character and style which continues throughout. To the left is the second reception room with further bay window to front, coved ceiling, and marble fireplace and surround with coal effect gas fire inset. Following on from the hallway is the side entrance hallway with doors to the cloak room and basement cellar, which is ideal for storage. The elegant living room benefits from a modern brick-built fireplace with slate hearth and oak beam mantle and a multi fuel stove inset, and French doors to side patio area. Steps lead up to the fitted kitchen/dining room with light oak units and breakfast bar, tiled flooring and doors to the rear of the property and to the fitted utility room with built in airing cupboard. To the right of the utility is the front entrance lobby, with front entrance door, shower room, and the music room/annexe which offers a potential for being converted into a separate self-contained annexe, subject to the necessary planning consents.

From the entrance hallway the staircase leads to a split landing area and to 4 bedrooms. Bedroom 1 benefits from double aspect windows and stunning views to the front, and fitted wardrobes and cupboards. Opposite is bedroom 2 which boasts further views to the front, fitted wardrobes and cupboards and a separate shower room en-suite. To the rear landing area there is a modern family bathroom with ceramic tiled flooring, bath and shower cubicle, and a 2 further bedrooms, both of which have beautiful views of the rolling countryside and fitted wardrobes and cupboards.





Step Outside...

Sitting in approximately 5 acres of grounds, the property is approached via tarmacadam driveway and leads to a paved forecourt, offering ample off-road parking and turning space. To the side of the property there are two garages, both with light and power supply and electrically operated doors. To the front and side of the property there are beautifully manicured gardens which showcase a variety of mature trees and shrubs and there is a paved patio area, offering a perfect place to sit and enjoy the far-reaching views.



To the rear of the property and accessed from the garden or a separate gate at the bottom of the driveway there is a paddock. Gently sloping the paddock has a hedge boundary and would be ideal for a variety of livestock. To the front of the paddock there is also a variety of outbuildings, including a store, barn with adjoining garage, and a lean-to log-store.