

NEW
INSTRUCTION



Three Horseshoes, Cribyn, Lampeter SA48 7NA

Offers in the region of £269,500

Character Detached 3/4 Bed House & Adj 1 Bed Annexe (stc)
Small Rural Village Location

Excellent Potential For Holiday Lets/ Extended Family Etc Mature
Gardens & Garage Block

EPC - EER - F 25

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EJ/RO/75672/191120

DESCRIPTION

**** CHARMING DETACHED VILLAGE PROPERTY WITH POTENTIAL 1 BED GROUND FLOOR ANNEXE (STC) WITH MATURE GARDENS - 15 MINUTES FROM THE BEAUTIFUL COASTLINE AT ABERAERON ****
A pleasantly and conveniently situated detached 4/5 bed roomed house including a potential ground floor self contained 1 bed annexe being ideal for holiday let/extended family (stc). The property which was formerly a public house offers spacious family sized accommodation with character features. Outside there are well stocked mature gardens with ample car parking area, entered via attractive wrought iron gates with large garage block incorporating store sheds and boiler room. The property is located within the small village of Cribyn being only 5 miles from the University and shopping town of Lampeter, with the popular harbour town of Aberaeron some 10 miles away on the beautiful Cardiganshire coastline. EPC EER-F25

ACCOMMODATION

The property which was formerly a public house is of traditional stone build with Welsh slate roof covering and occupies a pleasant picturesque setting within the small rural village of Cribyn. The property benefits from double glazed windows and oil fired central heating system, and has great potential to use the ground floor accommodation as a self-contained annexe, being ideal for extended family or letting purposes (subject to consent). The accommodation provides as follows:

ENTRANCE LOBBY

Enter via double glazed front entrance door, part glazed door to:

OPEN PLAN LIVING/DINING ROOM

26'4 x 14'11 (8.03m x 4.55m)
Attractive stone fireplace and surround with raised brick hearth incorporating a Hunter wood burning stove, under stairs storage cupboard, telephone point, beams to ceiling, part exposed stone walls, 3 radiators, steps down to:

REAR HALL

Tiled flooring, radiator, double glazed rear exterior door, doors to:

CLOAKROOM

WC, tiled flooring, radiator.

UTILITY ROOM

8'9 x 7'11 (2.67m x 2.41m)

Window to rear, fitted wall units, space and plumbing for washing machine, radiator.

KITCHEN

11'3 x 7'10 (3.43m x 2.39m)
Window to rear, range of painted pine wall and base units, 1½ bowl single drainer sink unit with mixer tap, Rayburn solid fuel range, electric oven with 4 ring electric hob, quarry tiled flooring.

ADJOINING POTENTIAL ANNEXE

Approached via open plan living/dining room, would be ideally suited as self-contained accommodation for extended family or letting purposes (subject to the necessary planning consents required).

RECEPTION ROOM/STUDY

13'11 x 10'10 (4.24m x 3.30m)
Currently used as an office/study with double aspect windows, radiator, 2 doors leading to:

GROUND FLOOR BEDROOM

14'8 x 13'11 (max) (4.47m x 4.24m (max))
Two windows to side, radiator, door to:

EN-SUITE WET/SHOWER ROOM

6'2 x 4'2 (1.88m x 1.27m)
Being ideally suited for disabled persons with a walk-in shower area, corner wash hand basin, tiled flooring, radiator.

REAR ENTRANCE PORCH

6'2 x 5'1 (1.88m x 1.55m)
Double glazed rear exterior door.

FIRST FLOOR LANDING

Access to loft space, doors to:

BEDROOM 1

14'8 x 11'3 (max) (4.47m x 3.43m (max))
Double aspect windows, range of fitted wardrobes with mirrored sliding doors, radiator.

BEDROOM 2

14'11 x 9'4 (4.55m x 2.84m)
Double aspect windows, radiator.

CHILD'S BEDROOM 4

7'1 x 6'3 (2.16m x 1.91m)
Window to front, radiator.

BEDROOM 3

11'9 x 7'10 (3.58m x 2.39m)
Window to rear, sloping ceiling, radiator.

BATHROOM

11'4 x 7'9 (3.45m x 2.36m)
Modern luxury suite comprising large bath with mixer tap and shower attachment, Quadrant shower cubicle with tropical head, WC, vanity wash hand basin with mixer tap, timber effect flooring, heated towel rail.

STORE ROOM

Window to rear.

EXTERNALLY

A particular feature of the property is the spacious mature gardens on offer with attractive double wrought iron entrance gates leading to the sweeping car parking driveway. To the rear and sides are mature lawned gardens with established flowers, shrubs and conifers, private orchard including apple, cherry and pear trees. There is also a **GARAGE BLOCK 20'4 x 13'7** with an electric door, double aspect windows, storage area and door to **SEPERATE STORE AREA** with an entrance door, **GREEN HOUSE**, **OUTSIDE UTILITY** with space and plumbing for washing machine and housing the oil fired central heating boiler.

SERVICES

We are advised mains water, electricity and drainage are connected to the property. Fibre optic broadband.

ESTATE AGENCY ACT 1979

Under this act we are obliged to inform you that a member of John Francis has a connection with this property.

VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisLamp or on facebook
www.facebook.com/
JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

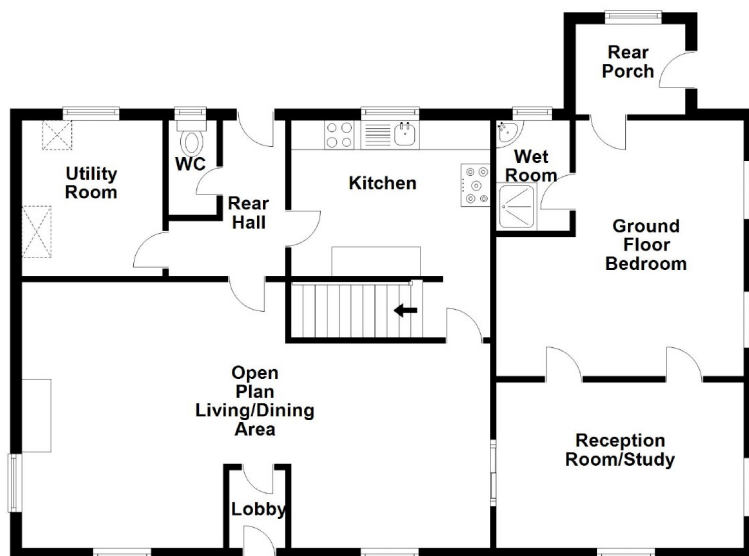
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

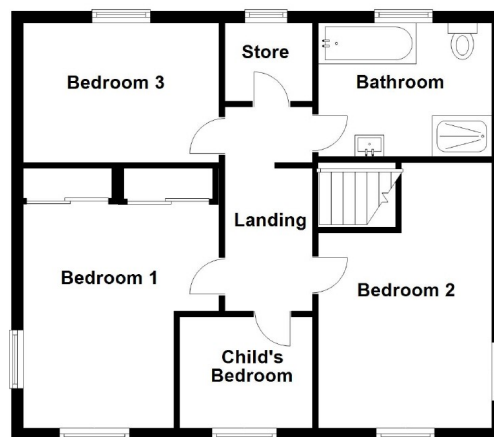
DIRECTIONS

From Lampeter take the main A475 Newcastle Emlyn road and carry on for approximately 2.5 miles until arriving at Llanwnnen. Turn right at the junction signposted the B4337 Cribyn road and carry on for approximately 3 miles until arriving at Cribyn. On entering the village the property will be found further on the left hand side at the sharp left hand bend.

Ground Floor



First Floor




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

John.
Francis