



 **CARDIGAN BAY PROPERTIES**
EST 2021

Llwyn Yr Eos, Lampeter, SA48 8RB
Offers in the region of £700,000

 **5**  **4**  **3**  **C**



Llwyn Yr Eos, Talsarn, SA48 8RB

- 5 bed detached house in 2.09 acres of grounds, inc paddock
- Stunning, far-reaching countryside views to the front
- 8 Stables to the rear
- Owned solar panels with 2 batteries
- Around 8 miles to Aberaeron and the coast
- 3 reception rooms and 4 bathrooms, inc en-suite
- Rural yet not secluded location
- Veg plot, polytunnel, greenhouse and chicken run
- Less than 8 miles to Lampeter
- Energy Rating: C

About The Property

Nestled in the charming village of Talsarn, Lampeter, this property with 2.09 acres is a true gem waiting to be discovered. Boasting 3 reception rooms and 5 bedrooms, this property offers ample space for comfortable living. With 4 bathrooms, there will be no more queuing in the morning rush.

One of the standout features of this property is the parking space for 8 vehicles, perfect for those who love to entertain or have a growing family. The house sits in an elevated position, providing breathtaking panoramic views without the disturbance of immediate neighbours.

Talsarn is only 7.7 miles away from the university town of Lampeter, which is also a market town in the Teifi Valley. It has an interesting history as a university town, provides services for a wide area including independent shops, cafes, leisure centre and farmers market etc with a great network of walks to enjoy and all within easy driving distance of the west Wales coast of Cardigan Bay and it's many pretty, sandy beaches. Equally, Talsarn is not far from Aberaeron, which is a beautiful coastal town popular with locals and tourists alike, conveniently situated between Cardigan and Aberystwyth on the West Wales coastal road in Cardigan Bay. It has a rich heritage and is a thriving harbour town with many attractions and modern-day conveniences, including primary and secondary schools, shops, supermarkets, pubs, restaurants, and so much more. It is also famed for its beautiful colourful Georgian houses and stunning harbour.

Step inside, and you'll find a beautifully updated interior, including a generous lounge with patio doors that open out to the garden, offering a seamless blend of indoor and outdoor living. The dining room and study on the ground floor also provide versatile living options, doubling up as extra bedrooms if needed.

The main hallway is accessed from steps to the front, with stairs to the first floor, a W/C, a coat cupboard, door out to the rear of the property, and doors off to...

Offers in the region of £700,000



Details Continued:

... the study, with ample space for a home office. The kitchen/breakfast room, with a beautifully fitted kitchen with matching solid wood wall and base units with some glass fronted cabinets and fitted wine rack, and an island, with pelmet lighting, built-in eye level oven and combi-microwave, integrated electric hob with extractor, stainless steel sink with drainer, space and plumbing for a dishwasher, an integrated fridge, and on the breakfast area there is a useful pantry/storage cupboard. The lounge is a very spacious room with plenty of natural light, a feature multi-fuel burning stove on a slate tiled hearth with wooden mantle, patio doors lead out to the patio and garden area and offers beautiful, far-reaching views to the front. The dining room offers ample space for a family to dine. The utility room has tiled floor, a range of fitted base units and a sink with drainer, space

and plumbing for a washing machine, and doors leading into the ground floor shower room and the integral double garage. The shower room has a double shower, a pretty vanity wash hand unit and a toilet. The double garage is a very useful room with ample space to store two cars (with two up and over doors to the front), or to use as a workshop, with a door out to the rear garden. There is one room with space and plumbing for a washing machine, and another room with ample space to be used for storage or as another pantry area. The garage also houses the oil-fired boiler that serves the hot water and central heating, and the solar panel controls and two storage batteries.

Details Continued:

On the first floor is a spacious landing with under eaves storage, built in airing cupboard housing the hot water tank and with

shelving, and doors to; The master bedroom, with an en-suite, windows to the front and sides with stunning views, and ample space for a king or super king bed. The en-suite has a double shower, a bath, a toilet and a wash hand basin set on a vanity unit with draws; the jack and jill bathroom with bath, toilet and sink, and a door into bedroom 2. Bedroom two (also accessed off the landing) had a built-in wardrobe and views over the garden; Bedroom 3 is a spacious room, perfect as a teenagers space or home office, with under eaves storage, and views out over the stable block. On the other end of the landing are two more bedrooms (bedroom 4 being another spacious room), and a family shower room.

Externally:

The property is approached off a small country lane onto its own, gated driveways, with one to the front and one to the rear offering ample off-road parking. Surrounded by approximately 2.09 acres of grounds, including a paddock and stable block, this property is a haven for nature lovers or those with equestrian interests.

Additionally, as well as a manicured lawn to the rear, with a patio area outside the lounge and paths leading up to the stables, there is another garden area to the front, below the property, accessed via a path that leads from the front drive, down to the lower garden, which features a poly tunnel, greenhouse, raised vegetable beds, fruit trees and fruit cage, and even a chicken run, perfect for those looking to embrace a more sustainable lifestyle. From here a gate also leads into the paddock.

The 8 stables are a useful addition, with 4 pony sized stables measuring around 10ft x 12ft and 4 larger, horse stables (with three currently turned into one storage space but could easily be turned back into three if needed). There is enough space to use a few as stables and a feed/tack room and the others as storage/workshop if needed. Access off the road is via a concrete drive which passes over the rear parking, through gates and up the drive to the block, with a

gate into the rear paddock (this does need levelling a bit to give good access). There is also a useful log store just below the stable block.

If you're seeking a spacious and private residence with endless possibilities, this property is a rare find that ticks all the boxes.

Hallway

20'2" x 20'9" x 5'11" max - I shaped

Study

14'10" x 9'1" max

Kitchen/Breakfast Room

23'5" x 11'8" max

WC

5'2" x 2'7"

Lounge

21'11" x 20'2" max

Dining Room

9'3" x 15'9"

Utility Room

11'1" x 9'3" max

Shower Room

7'8" x 10'0"

Double Garage

21'11" x 20'4" max

Store Room

6'1" x 11'0"

Landing

18'3" x 25'8" x 6'0" max - I shaped

Master Bedroom

21'4" x 20'3" max

En-suite

6'5" x 12'5"

Jack and Jill Bathroom

12'2" x 6'5"

Bedroom 2

10'8" x 13'5"





Bedroom 3

24'6" x 14'0"

Bedroom 4

24'1" x 12'11" max

Shower Room

5'6" x 6'0"

Bedroom 5

17'1" x 10'6" max

Stables 1 - 4

9'10" x 11'11" max each

Stable 5

16'9" x 14'10"

Stable 6,7 & 8

16'10" x 29'0" max - total

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: G - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity with 2 x 3kw batteries for storage

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating plus multi fuel stove in lounge

BROADBAND: Connected TYPE - Superfast - up to 300-900Mbps Download, up to 200 Mbps upload FTTP-

PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. The property is located on a hill although its grounds are fairly level and the field is gently sloping/sloping in places.

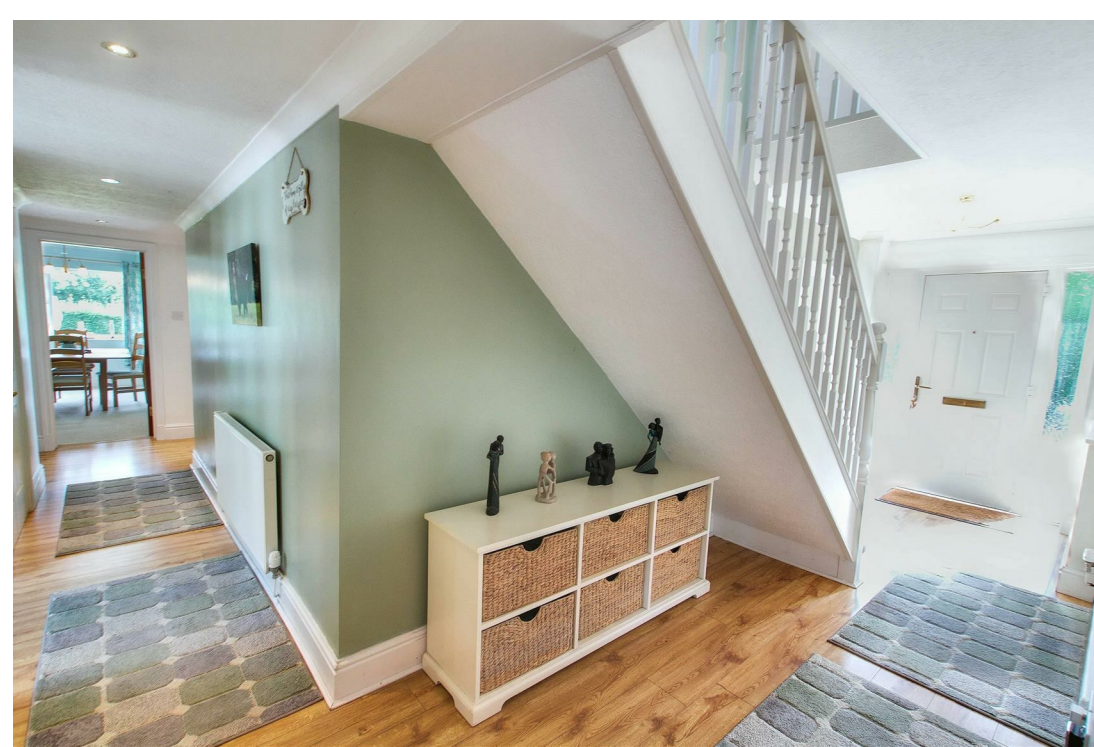
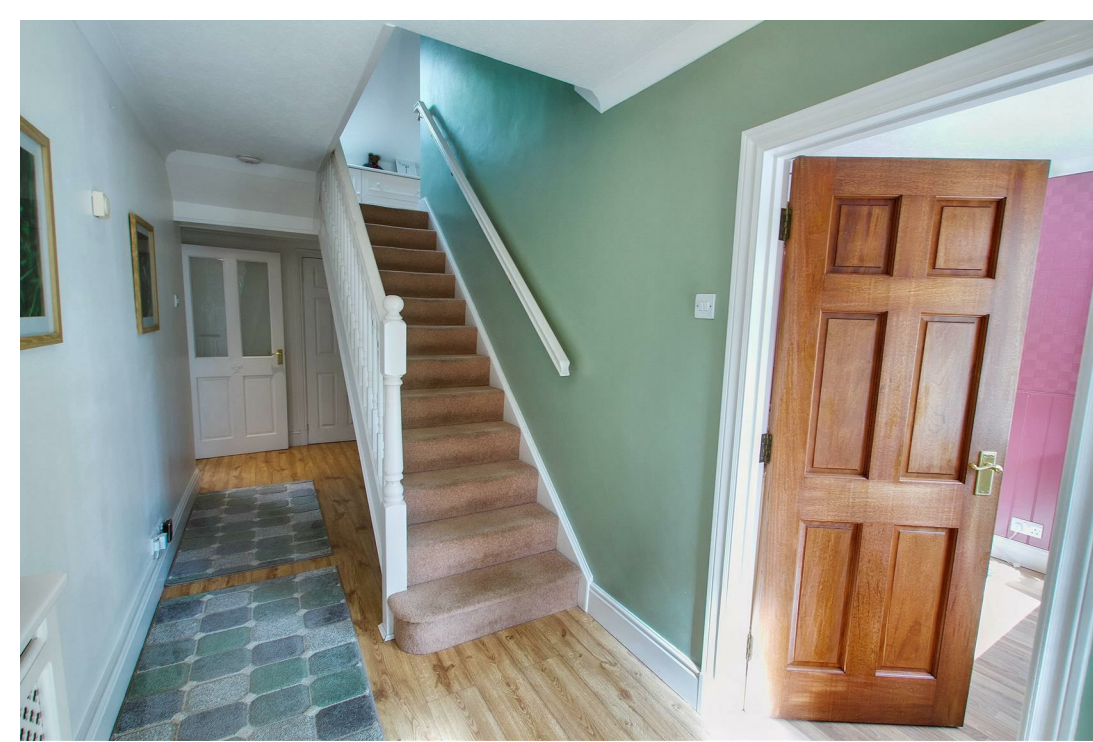
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: 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 in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.















DIRECTIONS:

From Cardigan head northwards along the A478 until you reach Aberaeron. Here turn right heading towards Felinfach along the A482 until you reach the village of Felinfach. At the village turn left along the B4342 heading towards Talsarn. Go through Talsarn and take a left turning shortly after leaving the village. Follow this road up to the right for a short distance and you will see the property on the right-hand side halfway up the hill. What3Words -

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INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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