



# MURMUR Y COED

Tynreithyn | Tregaron | Wales | SY25 6LL

FINE & COUNTRY

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Nestled in a sought-after location close to Tregaron, Lampeter, and Aberystwyth, Murmur y Coed is a superior Modern country property and is a blend of luxury, functionality, and rural charm. Built in 2019, the substantial 6-bedroom, 4-bathroom house is spread across three well-appointed storeys and offers the potential for an independent annexe.

Engineered for sustainability and comfort, the residence boasts high insulative features, augmented by a recently installed air-source heating system and a solar panel array. These eco-conscious additions ensure low running costs for now and the future.

The interior of the home offers design and quality. Underfloor heating across the entire ground floor, while the upper levels are equipped with efficient radiators. High-quality oak doors, television points in every room, and UPVC tilt-and-turn windows offer a blend of luxury and practicality.

Externally, the property is equally impressive. A Swedish log cabin measuring 6m x 6m adds versatility to the estate, suitable for a variety of uses from a home office to guest accommodation.

The equestrian facilities are of superior quality, including impressive stabling and a purpose-built workshop for your equine needs. A recently completed 40 x 20m manege adds further value, making it an ideal choice for equine enthusiasts.





Adding to the property's comprehensive offerings is approximately 9 acres of good quality land. Outdoor living is further enhanced by a terrace flowing from the living room and a first-floor balcony adjoining the master bedroom, both offering captivating views of the countryside.

Whether you envision multi-generational living, a large country house, a countryside Bed & Breakfast, or a profitable Airbnb enterprise, this property could be exceptionally versatile. Its proximity to Tregaron, Lampeter, and Aberystwyth offers the convenience of nearby amenities while maintaining the tranquillity and privacy of rural life.

In summary, this well-appointed country home is not merely a residence, but a statement of sustainable country living, endowed with first-rate equestrian facilities and modern amenities.

Video Link QR Code:



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