



TYR WENNOL

Llanrhystud | SY23 5EF

FINE & COUNTRY

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Ty Wennol is a true countryside retreat, located just 2 miles from the coastal village of Llanrhystud. It provides an excellent opportunity for a multi-generational family setup, featuring a modern smallholding spread across 4 acres. The property includes equestrian facilities and a caravan park with electric hook-ups for 5, making it ideal for those passionate about country living and outdoor pursuits.

Additionally, the property boasts a 2-bedroom holiday cottage that generates additional income. The beautifully landscaped garden features central lawns, vibrant flower borders, and a prolific kitchen garden, enhancing the rural charm.

Constructed by the owner 15 years ago, the bespoke house is built with traditional cavity wall construction and an insulated timber frame interior. The roof is meticulously laid with slate and complemented by UPVC double-glazed casement windows. The house offers spacious rooms with delightful garden views from the principal windows.

Energy saving features include 13.375 kw solar panels with 13kw storage batteries offering a big benefit for money saving for the new owners. Additionally, there are also 4 x 1,000 litre underground water storage tanks on the property.

The property also includes a fully insulated summer house/office suitable for all-year-round use, enhancing the versatility of this estate. Security is a priority, with CCTV coverage across the premises.

For the caravan site, there is a fully equipped shower block that includes an information room and washing up facilities, ensuring comfort and convenience for guests. The equestrian facilities are well-catered for with two insulated stables, a fully equipped tack room, and a separate hay store, providing excellent amenities for horse care.





GROUND FLOOR

Front Entrance Veranda with entrance door leading to:

Reception Hallway:

With oak stair-case with stair lift leading to first floor and oak finished doors to:

Living Room:

7.26m x 5.26m (23'10" x 17'3")

With window to front Double doors to outside. Two double panel radiators. feature EFEL solid stove fire with tile hearth and surround. Ample power points double doors to:

Kitchen / Dining Room:

10.01m x 4.01m (32'10" x 13'2")

Dining area with glazed door to outside rear. Kitchen area with range of oak fronted fitted base and eye level units. Work top above incorporating single drainer sink with rinse bowl. To include all white goods. Walk in Pantry with shelves. Door to:

Utility Room:

3.81m x 2.44m (12'6" x 8'0")

With plumbing for automatic washing machine. Built in base cupboards with work tops above with single drainer sink. Worcester freestanding oil fired boiler which heats hot water and central heating. Rear Entrance Hall with door to outside.

Snug:

4.57m x 2.95m (15'0" x 9'8")

With window to front. Double panel radiator. Power points.



Cloakroom:

With low flush WC. Vanity wash hand basin. Extractor fan.

First Floor:

Accessed via a staircase leading to a landing with doors to

Master Bedroom:

4.75m x 3.07m (15'7" x 10'1")

Includes a radiator and power points.

Rear Bedroom:

3.99m x 3.07m (13'1" x 10'1")

Features a Velux window, power points, and a radiator.

Shower Room:

Contains a shower cubicle, low flush WC, wash basin, and towel radiator.

Exterior:

Features landscaped gardens, vegetable beds, storage sheds, a poly tunnel, a greenhouse, a static caravan with guest bedrooms, a deck with water storage for irrigation, a summer house, an aviary, a pergola, and a paved dog yard.

Land:

Spans approximately 4 acres with fenced grazing areas and a licensed caravan park for five caravans or motorhomes with electrical points and a shower block.





Video Link: <https://youtu.be/jpi246DOlb4>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		













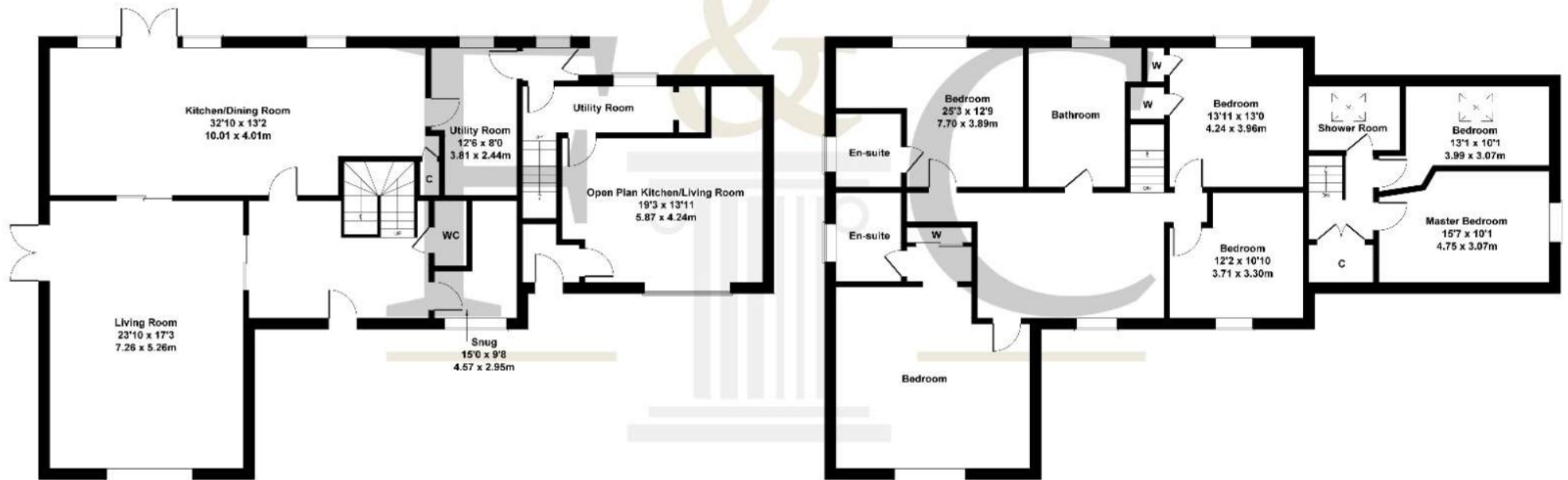






Tyr Wennol, Llanrhystud, SY23 5EF

Approximate Gross Internal Area
3250 sq ft - 302 sq m



GROUND FLOOR

FIRST FLOOR

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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