



# FRONHAUL

Llandre | Bow Street | Ceredigion | SY24 5AB

FINE & COUNTRY

FRONHAUL

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Fine and Country is delighted to present a beautifully maintained period house, superbly situated at the edge of Llandre. Built in 1936 by Jones Builders of Dole, Fronhaul combines the elegance of an early twentieth-century executive home with modern amenities following a recent sympathetic refurbishment. With its inclusion of an adjoining 3.2 acre field this is a rare opportunity to acquire a substantial property, together with land, all within a village setting.

The house itself boasts an abundance of light, with many rooms featuring dual-aspect windows. Original oak flooring and staircase have been meticulously restored, complemented by newly fitted high-standard bathrooms with underfloor heating and a bespoke Sheraton kitchen. The original timber sash windows add to the property's period charm. A south-facing stone-paved veranda along the front of the house offers the perfect space to enjoy long summer evenings with stunning panoramic countryside views.

Sitting in just under a third of an acre, Fronhaul enjoys gardens to the front, side, and rear of the house, mainly laid to lawn with mature shrubs, deep borders, and various fruit trees including apple, pear, quince, and greengage. A magnificent copper beech tree marks the entrance, while a mature beech hedge forms the northern boundary, through which an estate gate provides access to the land. There is a period detached garage and parking for several vehicles along a sweeping gravel drive. The property is accessed from a private slip lane that runs parallel to the main road.







The 3.2 acres of adjoining land included in the sale is level to gently sloping in nature and ideal for equestrian use (see aerial photograph with blue boundary edging). Available through additional negotiations is a further 4-acre parcel, which would extend the total field to 7.2 acres (see aerial photograph with yellow boundary edging) and introduce secondary access from the A487 trunk road. In its current state the land provides excellent grazing but it should be noted that it also holds potential for residential development, subject to necessary planning consents being obtained.

Properties of this calibre are rare, and early interest is advised.

Llandre is six miles from the university town of Aberystwyth and a quarter of a mile from the village of Bow Street, which offers a primary school, post office, garage, village shop, and two pubs. The seaside resort of Borth is just two miles away.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

















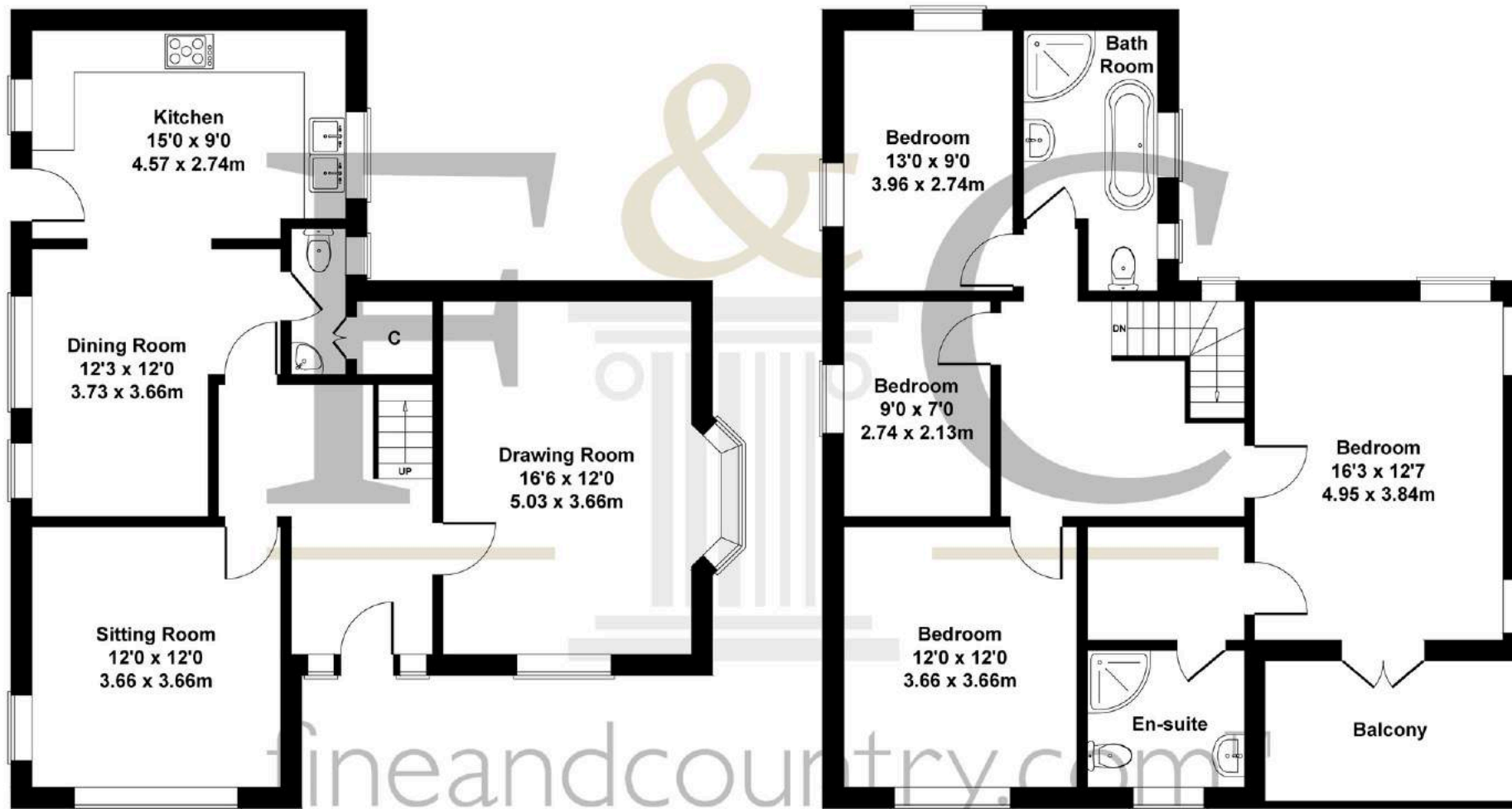






# Fronhaul, Llandre, Bow Street, SY24 5AB

Approximate Gross Internal Area  
1649 sq ft - 153 sq m



**GROUND FLOOR**

**FIRST FLOOR**

### 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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