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Rhosgoch Fach Mydroilyn, Mydroilyn, Nr Aberaeron, Ceredigion, SA48 7RW

Offers In The Region Of £875,000

An attractively located country property with a substantial and characterful 4 bed, 3 bath farmhouse and a super range of barns, the whole set in approx. 32 acres of land, in a secluded rural location with no near neighbours. Having been re-built some 20 years ago by the current owners, this delightful property suits a good range of purchasers with a private location and enjoying superb views.

Close to the Ceredigion coastline at New Quay and Aberaeron

Location

A property superbly situated in a secluded no near neighbours location, along an initially shared, then mainly private lane, in an elevated position with a superb panoramic view over the surrounding countryside and towards the Cardigan Bay coast line. The property is located on the outskirts of the popular rural community of Mydroilyn, being some 3 miles in land of the larger village of Llanarth, on the A487 road and also convenient to the popular coastal village of New Quay, renowned for its sandy beaches, being some 6 miles from Aberaeron, renowned for its popular bars, restaurants and shops with integrated health centre and primary and secondary schooling. The property is also within commuting distance of the larger town of Aberystwyth to the North, Cardigan to the South and Lampeter inland.

Description



The property comprises of a former farm house, having been rebuilt by the current vendors, approximately 20 years ago. Offering characterful accommodation with many features such as hard wood double glazed windows, oil fired central heating from the Rayburn Range, together with backup from the solid fuel system wood burner, with characterful accommodation throughout. The property could have annex potential, with a ground floor bedroom and adj bathroom with the incorporation of the integral garage.

Complimented by a comprehensive range of barns with a traditional range and more modern portal framed building, with integral workshop.. The property provides more particularly the following :-

Hallway



Steps up to hallway with fully glazed side panel providing a light, inviting entrance to this property.

Side lobby



Leading to ground floor bedroom 4, with side exterior door, which would make this ideal for letting or potential annex by incorporation of the integral garage , which the vendors have considered in the past.

Ground floor bedroom 4



with Velux roof window, radiator.

Bathroom



Half tiled walls, tiled floor, panelled bath, wash hand basin, toilet and radiator.

Utility room



With an attractive range of timber built base units, with feature double sized Belfast sink unit, heated towel rail, boiler cupboard for the oil fired central heating boiler, also housing the copper cylinder.

Rear Kitchen



An attractive characterful kitchen with fitted units at base and wall level incorporating, Smeg double oven with integrated microwave, 5 ring LPG hob, single bowl sink unit, feature claret Rayburn Range, being the modern pressure jet with a back boiler for domestic hot water and central heating supplies, beamed ceiling.

Living room



An attractive exposed stone walling to front and feature Ingle nook fire place, having a tiled hearth with wood burning stove, inset also with a back boiler providing a dual central heating system. Door to front lobby with hard wood door, access to under stair storage cupboard, being shelved for storage purposes.

Front hall

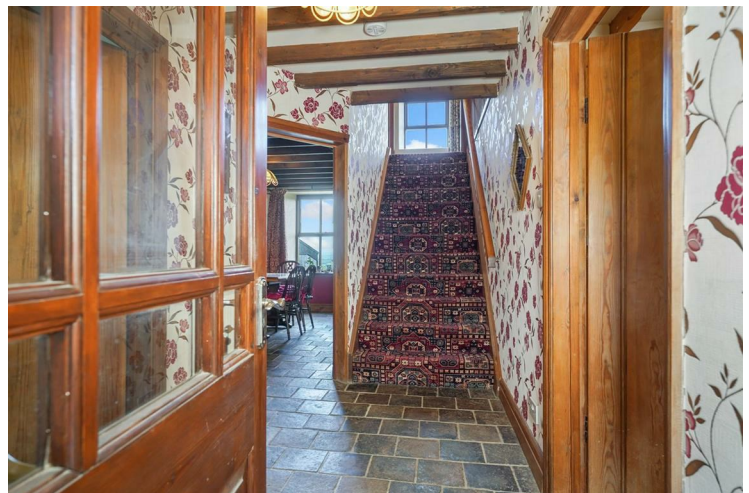
Quarry tiled floor

Dining room



With attractive quarry tiled floor, painted stone wall with wood burning stove, with beamed ceiling.

Rear Hall



Spacious rear hall, with wide staircase leading to first floor, quarry tiled floor, radiator

Office/study



With quarry tiled floor, beamed ceiling, radiators.

Sun lounge



An attractive room, with tiled floor, side patio doors, further side entrance door.

First floor

Landing

Feature galleried landing, leading to bedroom 1

Bedroom 1



Painted stone wall, front window, radiator

Jack and Jill Bathroom



With bath, hand wash basin, toilet, half tiled walls, extractor fan, radiator

Bedroom 2



Radiator, rear window, built in wardrobe space

Main Bedroom



Double built in wardrobe, radiator, front window.

En-suite bathroom



Having corner bath, shower attachment, toilet, wash hand basin, tiled floor, radiator, access to airing cupboard with copper cylinder

Integral Garage

17 x 17'5 (5.18m x 5.31m)

Originally designed to be incorporated into the main house, (subject to obtaining any consent required)

Approach



The property is approached by an initially shared, then mainly private hard based tarmac and concreted drive providing for privacy, leading to a traditional homestead, with the house looking over the yard area.

Yard area



Has ample parking together with further level parking area, aluminium green house 24x8, with water connected together with sprinkler system and auto opening roof vents.

Rear garden

Paved patio to the rear with raised beds.

Portal Framed Barn

160 x 50 (48.77m x 15.24m)



This is a fantastic umbrella building suitable for a range of uses, including equestrian, work shop, storage etc and includes a segregated purpose built workshop 60x30 with compressor included and also previously having a three phase generator, the property also has a further traditional barn

Traditional barns



Currently divided into an initial feed storage area with further 3 loose boxes, opening out to an enclosed concreted yard area to front, integrated feed troughs.

Further barns

Set away from the house is a further set of former farm buildings and hay barns, unfortunately storm damaged but ideal for reinstatement to provide further covered accommodation if required.

Land



The land which surrounds the property is some 32 acres, being mainly level to gently sloping pasture land, being in good health, well fenced, with water troughs etc and including an area recently having had a pond established there, adding to the appeal of the property.

Services



Main electricity, mains water, private drainage

Council Tax Band E

We understand the property is Council Tax Band E and the Council Tax payable for 2024 / 2025 financial year is £2587.

Directions



What3words - bunny.return.saved

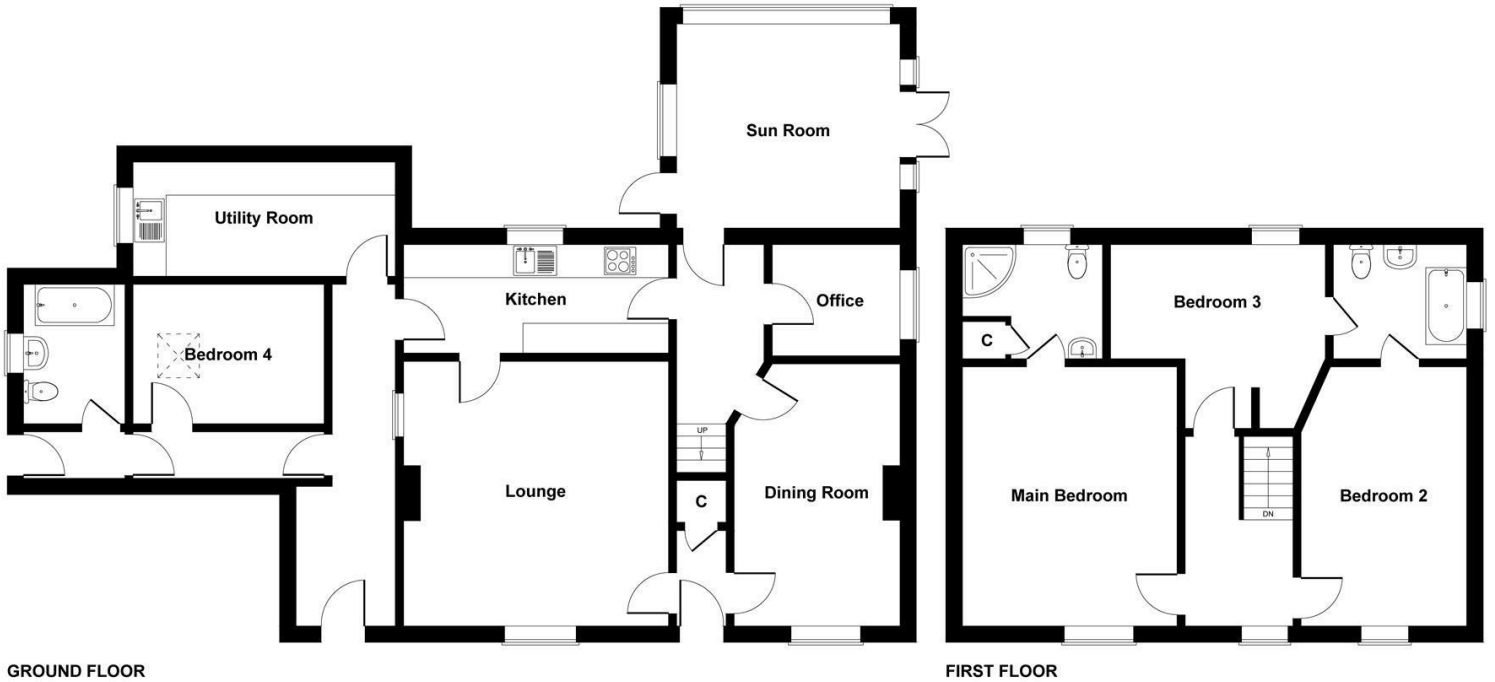
From Aberaeron take the A487 south, after passing through Llwynceilyn after approx 1 mile turn left for Mydroilyn.

Continue to the village down the hill and at the bottom just after the bridge turn right. Continue to a T junction turning right again and then after a barn turn left on to a lane that terminates at Rhosgoch Fach

Please note

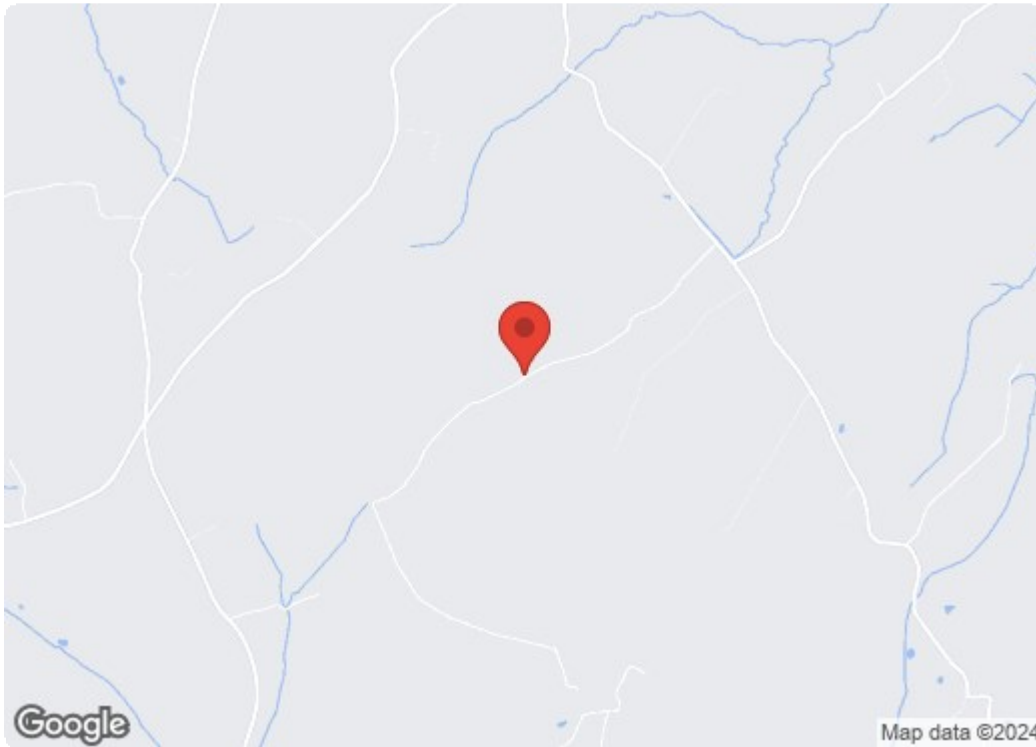
There is a public footpath that bisects the property, further information is available from the agents. All plans are provided for identification purposes only

Rhosgoch Fach, Mydroily. SA48 7RW



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.

Produced by Potterplans Ltd. 2022



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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