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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Parcau Isaf Pencae, Llanarth, Ceredigion, SA47 0QW

Asking Price £345,000

A delightfully situated secluded 8 acre country property comprising detached characterful and well presented 2 bedroom cottage with the benefit of double glazing, standing in approximately 8 acres of mature gardens and grounds being a haven for wildlife and high in conservation and amenity value. Although located in a private secluded location, the property is not remote being only some 2 miles from the village of Llanarth and within a 5 minute drive of the popular seaside fishing village of New Quay renowned for its sandy beaches.

Please note this property is subject to an Agricultural Occupancy restriction.

Location



The main feature of this property is its tucked away and secluded location being approached via a right of way initially through a farmyard and then along a bumpy track, opening and closing 2 gates, through a stream making it ideal for those looking to be tucked away. The property stands in its own mature grounds that have reverted to nature in recent years, we are informed historically the grounds were clear, now the property is a haven for wildlife and is ideal for those with nature conservation at heart.

Llanarth provides a good range of everyday amenities including, primary school, 2 shops, public house and is on a regular bus route and the property within a 5 minute drive of the pretty seaside village of New Quay, renowned for it's sandy beaches. is also close to the harbour town of Aberaeron providing a wider range of facilities shops etc.

Description



We understand the property was built some 50 years ago and now offers refurbished and characterful accommodation of a cottage style, with the benefit of uPVC double glazing LPG central heating. The property has recently had a wood burning stove installed with lined flue being the heart of this home.

The attractively presented accommodation provides more particularly the following;

Front Entrance Door



To

Open Plan Living Room / Kitchen



Living Area

19'4 x 9'6 (5.89m x 2.90m)



Central feature fire place having attractive timber surround with recessed fire, having a multi fuel stove inset (newly installed) with lined flue.

Kitchen Area



An attractive range of bespoke fitted kitchen units incorporating an antique style ceramic sink with brass mixer taps, fitted cupboards incorporating microwave and combination over, integrated fridge and freezer. Door to Boiler Cupboard having LPG gas fired boiler,.

Rear Utility Room



A useful space to kick off your boots! before entering the property.

Off the Living Room

Small Inner Hallway

With door to storage cupboard.

Bathroom

9'10 x 7' (3.00m x 2.13m)



With bath, wash hand basin and toilet.

Rear Bedroom 1

11'9 x 10' (3.58m x 3.05m)



Radiator, double doors

Bedroom 2

10' x 11'7 (3.05m x 3.53m)



Please note there is a set of double doors between the 2 bedrooms meaning they can be used as one large open space if required.

Externally



The property is approached by a shared right of way initially through a farm yard and then following a stone lane, through 2 gates, over a stream leading to the property. This lane leading on to one other 3rd party property.

The property is approached by a gated entrance, leading to a private parking area with gravel surface, further concreted parking area and the outbuilding. There is a former caravan in the grounds of the property which we understand was occupied by the current vendors whilst the property was being refurbished and historically council tax has been paid on this, although is currently in a derelict state.

Detached Outbuilding



With power and water connected .

Gardens and Grounds



There are extensive, mature gardens and grounds which surround the property, giving it a private nature, this then leads to further lands, intersected by small brooks, bordered by the source of the river Llethi, providing a pretty stream border.

The land



Is ideal for those having nature conservation interests at heart.

Directions



Viewings Strictly by appointment - Directions will be provided on confirmation of viewing

Services

We are informed the property is connected to mains water, mains electricity, private drainage, LPG gas fired central heating fully operational.

We have been advised that a telephone line is connected to the property but not switched on, We are informed that Broadband is available at Super fast rate but not connected at the moment.

Agents Notes - Planning Permission

Please note

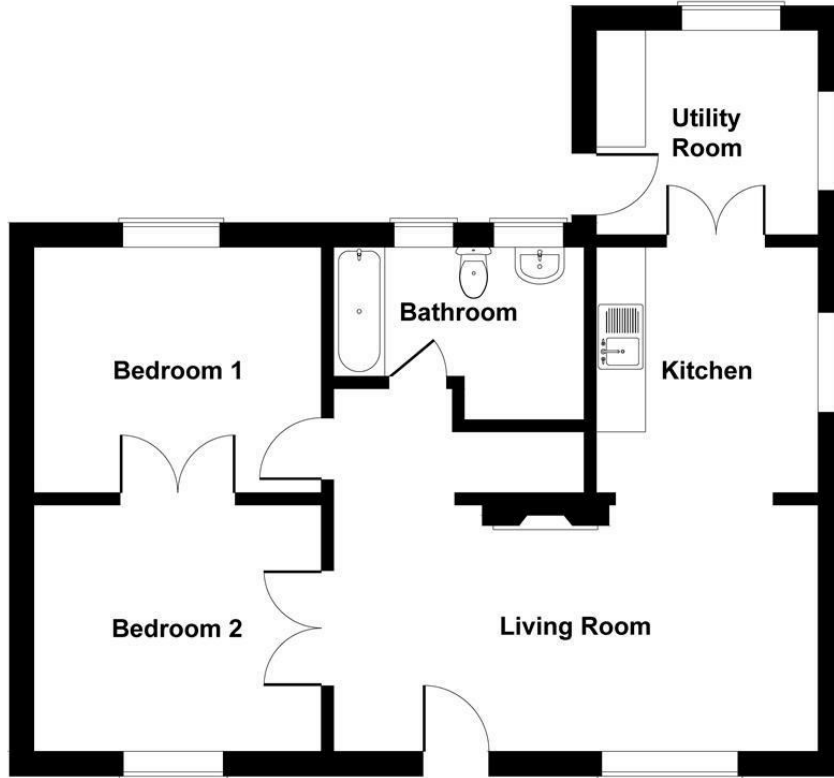
We understand that the property is subject to an Agricultural Occupancy restriction. Further details from the selling agents. We are informed that this has not been complied with for many years.

"The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture/horticulture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such a person residing with him), or a widow or widower of such a person".

Council Tax Band D

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£1908

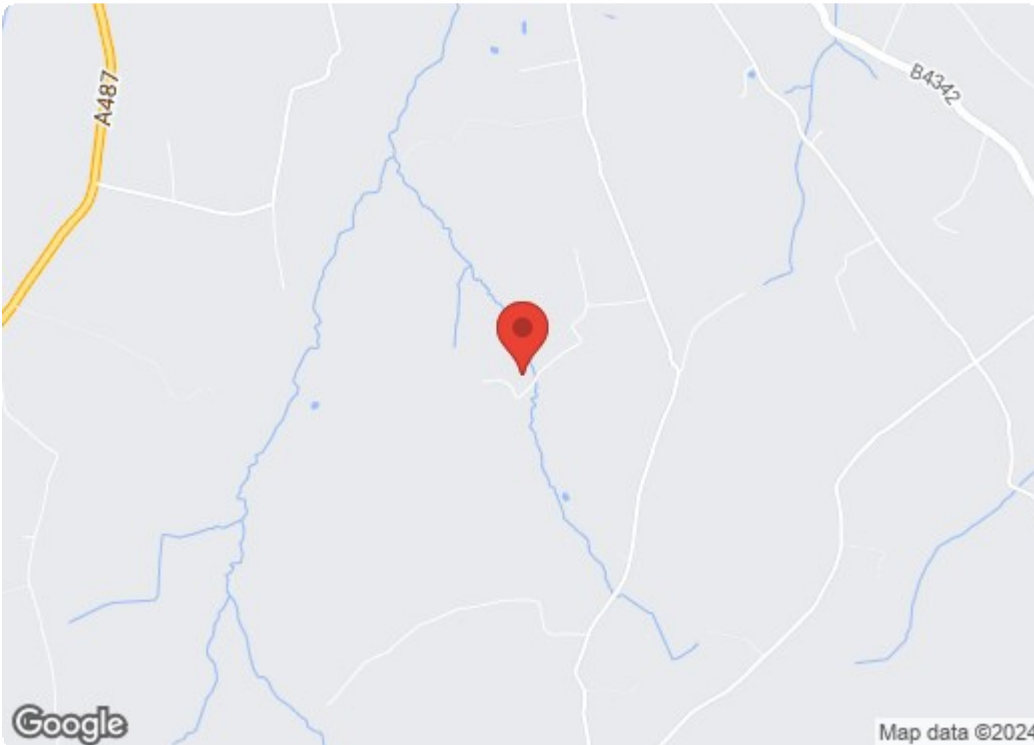
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	42
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	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611