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## Brynarth Lledrod, Aberystwyth, Ceredigion, SY23 4HX

**Asking Price £925,000**

Looking for an escape to the country - Look no further!

A fantastic property boasting a characterful 3 bedroomed farmhouse, 3 well appointed letting cottages and further outbuildings set in some 8 acres in a pretty, rural setting - yet close to Aberystwyth.

The cottages offer established 4 Star well-appointed accommodation and are offered as a going concern with a good income stream.

Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a place to create new memories with your loved ones, this property offers endless possibilities. Don't miss out on the chance to make this charming small holding your own piece of heaven in the heart of unspoilt countryside.

## Location and Directions



From Lampeter take the A485 sign posted Tregaron. After approx. 8 miles turn left onto the B4578 for Bronant. At the cross roads in Stags Head go straight across and continue to the 'T' junction and bear left re-joining the A485 going North. In Lledrod drop down around the hairpin to the left, turn right on the sharp bend signposted Ystrad Meurig and follow the road up through village houses, following the road round to the left, and continue for about 2 miles where you will see the sign pointing left for Brynarth/Trawscoed.

## MAIN FARMHOUSE



The main farm house offers well appointed 3 bedroom, 2 bathroom accommodation, oozing in charm and character, and providing the following:-

## Reception porch



## Entrance Hall

12'6 x 5'0 (3.81m x 1.52m)

## Lounge

19'4 x 16'0 (5.89m x 4.88m)



Access via an impressive Oak door to a feature Inglenook fireplace. Having wood burning stove inset, with fitted original fire crane, beamed ceiling, painted stone wall and carpeted floor.

## Dining room / Sitting room

16'1 x 11'0 (4.90m x 3.35m)



Stripped pine flooring, beamed ceiling, tongue and groove walls, feature front bay window, fireplace with LPG gas fired wood-burning style stove.

## Kitchen

20'3 x 5'10 (6.17m x 1.78m)



With quarry tiled floor, having a range of bespoke fitted kitchen units at base and wall level, incorporating 1 and a 1/2 bowl ceramic sink unit, fitted LPG range with extractor hood over, plumbing space for dishwasher and automatic washing machine, feature pantry cupboard. Door to Utility room.

## Utility room

11'2 x 6'0 (3.40m x 1.83m)



Daub walls, beamed ceiling.

## First floor, galleried landing

With open vaulted ceiling, Velux window, access to airing cupboard. Oak doors to:

## Bedroom 1

19'2 x 13'5 (5.84m x 4.09m)



With two windows, exposed daub walling, storage cupboard, radiator. With ensuite bathroom with bath/shower, wash handbasin, W.C., towel rail, spot lighting, tiled surround.

## Bathroom



With bath having shower over, wash handbasin, toilet, heated towel rail and spot lighting, part tiled and part tongue and groove walls.

## Bedroom 2

11'6 x 9'10 (3.51m x 3.00m)



Front window and Velux.

## Bedroom 3



Rear Velux roof light and side window, built in wardrobes.

## Shower room



A light room with Velux roof window, corner shower cubicle, wash handbasin, toilet, part tiled walls, heated towel rail.

## External Boiler Room

10' x 10'2 (3.05m x 3.10m)

Having independent access, this currently houses the pellet boiler heating system and provides useful storage / laundry space, at the end of the main farm house, fitted pine cupboards.

## THE COTTAGES



The property has a lovely range of three self contained letting cottages with VisitWales 4 star ratings. This is an established business and will be offered as a going concern with website, all ongoing bookings, and the business assets. Trading accounts and financial information may be available to Bona - Fide interested parties.

## COTTAGE 1 - Y CWTCH



Provides a 2 Bedroom, 3 Bathroom cottage, with access via an inner hallway.

### Ground floor



Inner hallway door to two en-suite bedrooms.

### Stairs to first floor



Having living room with ensuite shower room off, dining room and kitchen.

## Cottage 2 - Y CUDDFAN



Being the middle cottage, with entrance door to hallway.

### Lounge / Dining room



Open plan lounge / dining room, having access to two bathrooms and door to rear kitchen.

### Stairs to First floor



With two bedrooms and bathroom.

## Cottage 3 - HUD Y MACHLUD



A lovely, one bedroomed cottage, with access via a conservatory, leading to:

### Kitchen / dining room



Leading to a characterful living room and stairs to first floor.

### Master bedroom suite



With bedroom, large built-in cupboards, and en-suite bathroom.

## Externally



The homestead is arranged with the farmhouse overlooking a tarmacadamed courtyard flanked by the stone range and with the cottages set back, all surrounded by delightful gardens and grounds with the cottages having access to individual garden areas and also the further mature grounds, wooded walks and lands.

### Stone Barn



The property has a further attractive stone and slate barn, currently used as a games room/office/work shop accommodation. This has previously had planning consent for conversion into 3 cottages and therefore has potential to provide further units for letting if required (STP)

## Games room

29'6 x 16'7 (8.99m x 5.05m)



With exposed A frames, front and rear doors, plumbing for automatic washing machine, steps up to office.

## Office

17'2 x 12'5 (5.23m x 3.78m)



With painted stone walls, front and side windows and timber effect flooring.

## Side workshop

17'6 x 16'3 (5.33m x 4.95m)

Originally the stables with original hayrack and loft over.

## Further Storage room

16'10 x 9'10 (5.13m x 3.00m)

## Garden



Delightful gardens and grounds with private entrance with forecourt and lovely ornamental pond and attractive rockery and flower borders.

There is a further productive vegetable garden area with vegetable beds, orchard, greenhouse and poultry house ideal for the good life purchasers to grow your own produce.

## Detached Garage / Workshop

32'8 x 16'8 (9.96m x 5.08m)



Having been re-roofed, providing useful storage space.

## Car Park

To the rear of the Games Barn is a gravel car park which would comfortably accommodate eight cars, for use by the guests

## Land



The property stands in approximately 8 acres of land, including some beautiful oak woodland with bluebell carpeted woods in the spring, further paddock areas, the whole having an attractive path surrounding it for leisurely walks in this lovely secluded wooded enclave in the mid reaches of the Ystwyth Valley.

Taking into account the location and layout of the land we also feel the property would have potential for pods/glamping units on the land to enhance the income generation of the property (STP).

## Services

The property is connected to mains electricity, private water and private drainage systems.

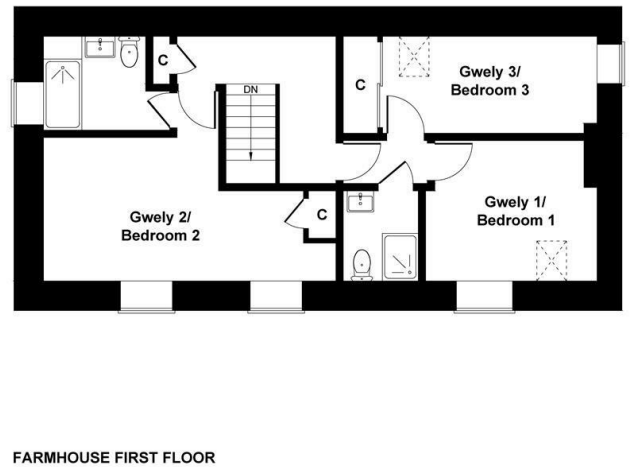
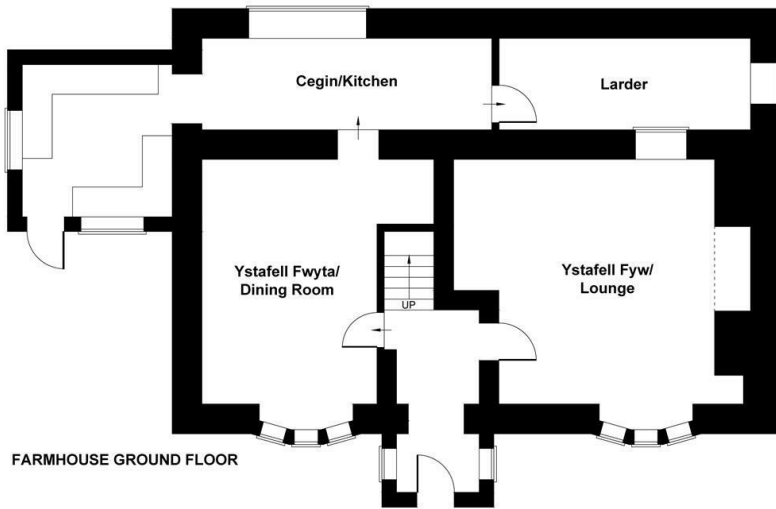
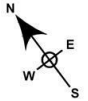
The farmhouse has a pellet boiler heating system which has the benefit of RHI payments for another 5 years to the value of approx £10,000

Oil fired heating to cottages.

The property benefits from connection to a high speed Starlink broadband service with download speeds of 150M/bits+ per second which is essential to the current vendors who works from home.

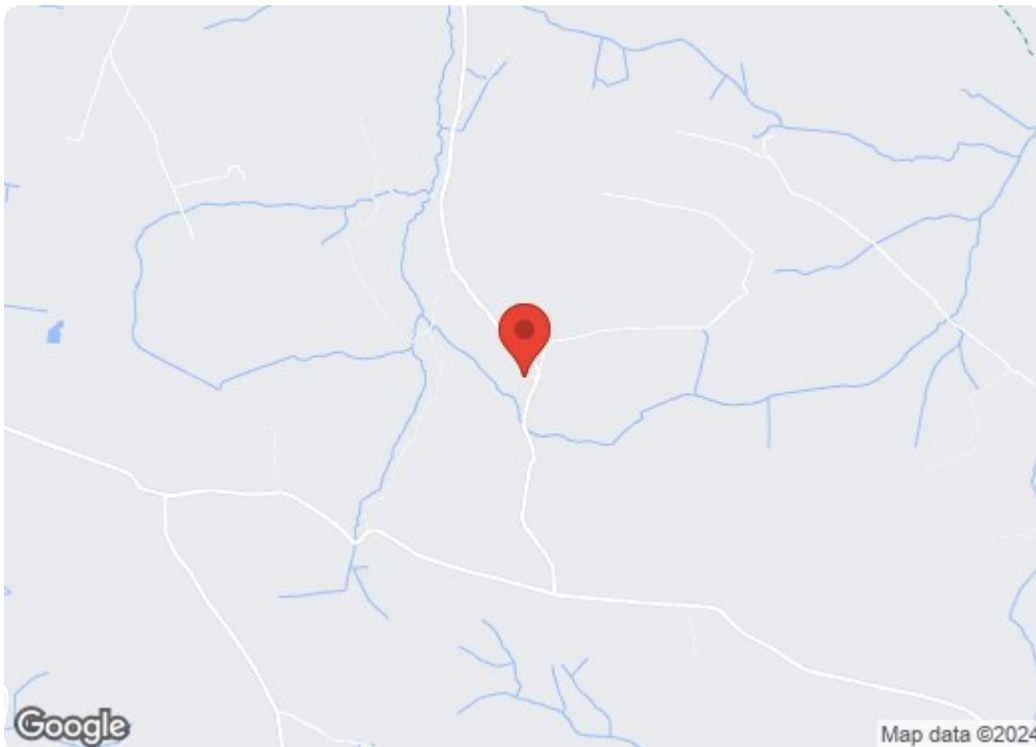


# Brynarth Lledrod



**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. 2024



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



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