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**Ty Newydd Joppa, Joppa, Llanrhystud, Ceredigion, SY23 5EH**

**Guide Price £200,000**

**\*\* An exciting rural development opportunity\*\***

A beautifully positioned former dwelling set in approximately 5 acres of land with planning permission for the construction of a replacement dwelling, approved in 2024 - reference A240430.

Rarely do opportunities such as this, to develop your own country smallholding in the heart of the countryside just off a quiet no-through road, become available.

There is also an option of purchasing further land:

Land at Joppa - 2.1 acre level pasture paddock. Guide price £20,000.



## Location



Attractively positioned on a quiet no-through road, terminating at a farm beyond the property, having attractive views situated in the rural community of Joppa and some 3 miles from the popular coastal village of Llanrhystud, with a good range of amenities including primary school, shops, public house and access to a shingle beach. Llanrhystud is approximately 8 miles equidistant to the towns of Aberaeron to the south, being an attractive Georgian harbour town renowned for its colourful houses, restaurants and cafes, and Aberystwyth to the north being a popular tourist and university town with many national retailers such as Next, M&S, Tesco etc., and also home to Aberystwyth University, Bronglais General Hospital and rail station.

## Description



Rarely do we find that properties such as this become available with the benefit of planning consent for the construction of a replacement dwelling. This provides immense potential to develop a bespoke country home for the discerning purchaser.

Copies of the planning permission are available either online from Ceredigion County Council planning department (reference A240430) or available from our offices upon request.

The replacement dwelling has been sympathetically designed to utilise the natural stone walls with natural slate roof covering, also having an additional conservatory and the use of timber cladding to some elevations.

## Internally



The cottage has been designed to provide an open-plan kitchen/living/dining area in part of the original cottage together with a feature sun lounge/sitting room to take advantage of the views over the land, with a further inner hallway leading to 3 bedrooms - one of which having an ensuite shower room, a main bathroom, store room and utility room also.

## The lands



The property is offered initially with just over 5 acres of land, being 2 fields of traditional hay meadows leading down to a pretty stream boundary.

Both fields have access on to a council maintained road for ease of access.

## Services



Prospective purchasers would be required to connect to mains electricity, provide a water supply (probably in the form of a borehole as we understand there is no mains water immediately available) and provide private drainage facilities.

## Directions

What3Words: steepest.spray.gather

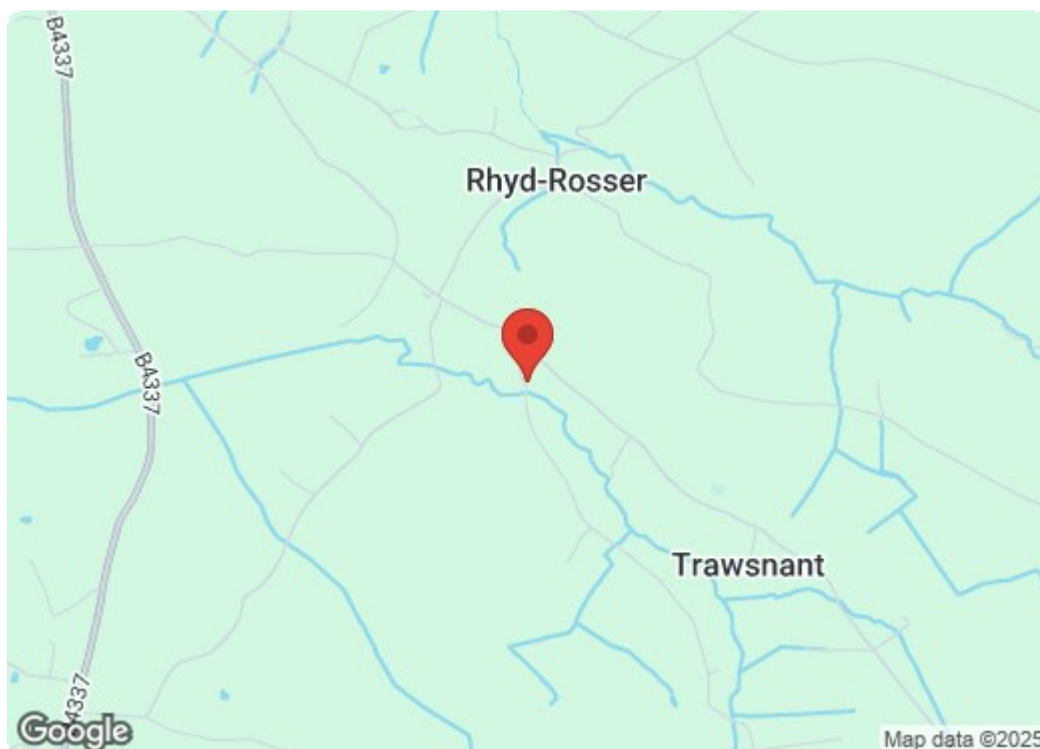
From Aberaeron take the A487 north to Llanrhystud and in the centre of the village turn right on to the B4337 Talsarn road. Continue up the hill and at the crest of the hill, take a left hand turning towards Joppa. Continue through the staggered junctions of Joppa, taking the next right hand turning as identified by the agents directional arrow. Continue along this road past a property known as Bwlchgwynt and the property is on the left hand side as notified by the agent's For Sale board.

## Land at Joppa - Guide Price £20,000



A triangular shaped level paddock with extensive road side frontage being opposite the main section of land and cottage but an ideal parcel of land for cropping grazing or alternative uses (STP)





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