

Tanyfron Capel Dewi
Llandysul

**Offers In Excess Of
£500,000**

- Attractive 6.8 acre smallholding overlooking a pretty, wooded valley
- Tastefully renovated to retain original character features with modern conveniences
- Well-appointed accommodation with modern kitchen-diner, large living room and 3 bedrooms
- Cottage-style gardens with vegetable beds, fruit trees and patio area
- 6.8 acres of productive pasture land with stables and level hardstanding area
- Benefits from air source heating, solar panels and uPVC double glazing
- Convenient to Lampeter, Llandysul, Newcastle Emlyn, and Llanybydder



Nestled on the outskirts of the picturesque and active village community of Capel Dewi, Llandysul, this delightful smallholding offers a unique opportunity for those seeking a tranquil lifestyle amidst stunning natural beauty. Set within an expansive 6.8 acres, this elegantly refurbished cottage combines modern comforts with traditional charm, being equipped with solar panels and air source heating, ensuring energy efficiency and sustainability. At the heart of this wonderful home lies an attractive kitchen, featuring an Everhot range that will delight any culinary enthusiast. The property also boasts two inviting reception rooms, three well-proportioned bedrooms and a modern bathroom.

The south-facing valley setting provides views over lovely river meadows, creating a serene backdrop for everyday life. This property is particularly suited for lifestyle, equestrian, and smallholding buyers, offering the perfect blend of rural charm and modern amenities. Whether you are looking to cultivate your own land, enjoy outdoor pursuits, or simply relish the peace of the countryside, this charming cottage in Capel Dewi is a must-see.

Location

Delightfully situated in the popular rural community of Capel Dewi, in a south facing position overlooking a pretty part wooded valley intersected by the river Clettwr. Capel Dewi is renowned for its active and supportive community with the hub of the village being the community shop, supported by local volunteers which also supports a range of other activities in the area.

The property is well positioned, being convenient to a number of traditional West Wales market towns including Llandysul, Newcastle Emlyn, Lampeter and Llanybydder. The property is also within easy driving distance of the West Wales Heritage Coastline, renowned for its sandy beaches and secluded coves at Cwmttydu, Llangrannog and Aberporth.

Description

A property that has been completely transformed in recent years by the current vendor, having being tastefully and elegantly refurbished to provide a modern property with high energy efficient features resulting in a A rating EPC, yet retaining the traditional charm and character offered by this cottage. The works carried out include replacement uPVC traditional sash type windows (in-keeping with the traditional virtues of the property) and insulating the property to provide an energy efficient and sustainable home. There is air source heating together with a 3kW solar panel array which benefits from a feed-in tariff arrangement, with heating distributed via underfloor heating to the ground floor together with radiators fitted, if required, to the ground and first floor.

The kitchen is in our opinion one of the main features of this property with a good quality range of kitchen units and a feature electrically operated Everhot range.

The accommodation provides more particularly the following:

Front Entrance Porch

Being stone faced, providing a welcoming entrance to the property with an open vaulted tongue & groove ceiling and tiled floor.

This leads to the:

Hallway

With an attractive character features including exposed tongue & groove walls and original staircase with understairs storage cupboard.

Kitchen

16'6 x 13'9 (5.03m x 4.19m)

A lovely contemporary styled kitchen yet blending in with the character features of the property, with Quartz work surfaces and a ceramic Belfast style sink with antique style mixer tap. The kitchen is well equipped with an integrated dishwasher, fridge/freezer with a feature Evershot range-style electric cooker of appeal to those culinary enthusiasts.

Pantry Cupboard

With tongue & groove ceiling and spotlighting.

Utility Room

14'3 x 5'8 (4.34m x 1.73m)

A useful and practical space with separate entrance door for those muddy boot days, having a range of base units with Belfast sink unit and Velux roof window to provide light, radiator.

Ground floor Cloakroom

With W.C.

Rear useful storage/freezer room

17'1 x 4'8 (5.21m x 1.42m)

This has a tall, open vaulted ceiling with Velux roof window, tiled floor and would be suitable for a range of uses.

Dining Area

13'2 x 5'8 (4.01m x 1.73m)

With radiator, oak effect tiled flooring with underfloor heating, radiator and front window.

Living Room

18'4 x 13'2 (5.59m x 4.01m)

A lovely, light room from the 2 large picture windows, with oak effect tiled flooring having underfloor heating together with radiators. This room is complemented by a lovely woodburning stove standing on a slate hearth, with oak mantle over adding to the character of the property.

First Floor

Landing / Study area

Being a lovely space to place a chair and read a book whilst enjoying the valley views.



Bedroom 3

13' x 11'4 (3.96m x 3.45m)

A light room with double aspect windows and built-in cupboard housing the pressurised hot water cylinder.

Bathroom

8' x 6' max (2.44m x 1.83m max)

Being tastefully presented with a panelled bath having a power shower over, wash handbasin with storage cupboards beneath, low flush W.C., radiator, feature mosaic styled flooring and part tiled walls.

Inner landing

Providing further space, leading to:

Bedroom 2

9'9" x 9'8 (2.97m x 2.95m)

With front window and radiator.

Bedroom 1

13'7 x 8'3 (4.14m x 2.51m)

With radiator and front window.

Externally

The cottage, which is located on one side of the country lane, has a front railed forecourt with paved driveway, leading to a detached garage which houses the solar panel equipment. The property stands in attractive landscaped gardens and grounds having grassed lawned areas with flower and shrub borders and attractive rear cottage styled terraced garden, with an array of fruit trees leading up to an upper garden of from which there are lovely views over the surrounding countryside.

To the side of the property is an attractive patio area with covered pergola being a real suntrap to take advantage of the south facing location.

Rear Patio Area

Enjoying views over the Clettwr Valley.

The land

The land can be found on the opposite side of the lane via a separate gated entrance to a level hardstanding area, providing ample parking. There are two useful stables which are ideal for those equestrian enthusiasts. The land comprises of rolling river meadows running down to the river Clettwr, recently planted with 150 Willow trees to add to the environmental and conservation appeal of the property.

Stables

Garden

The main feature of this beautiful smallholding is the well-maintained country garden which surrounds the property and includes flower and shrub borders leading to the rear terraced garden.

Rear Terraced Garden

Providing an established vegetable garden with fruit tree orchard and steps leading to patio area.

Agents notes

A property worthy of inspection at an early date.

Services

We are informed the property benefits from connection to mains water, mains electricity, private drainage, recently installed air source heating with underfloor heating to the ground floor, solar panels and telephone subject to BT transfer regulations.

Directions

From Lampeter, take the A475 towards Newcastle Emlyn, continue to the cross roads at Rhydowen taking a left hand turning towards Capel Dewi and proceed on this road for approximately a mile and a half where the property can be found on the left hand side as identified by the agents For Sale board.

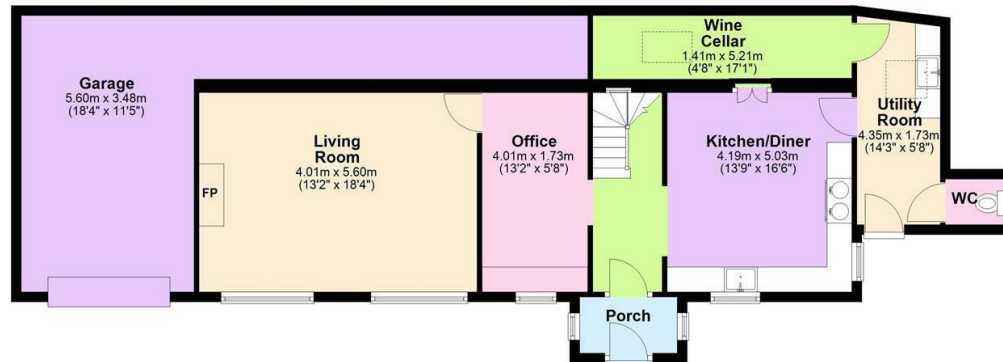




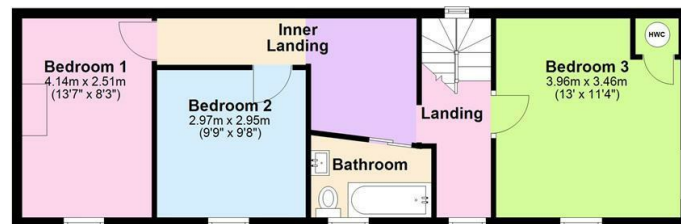
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Ground Floor



First Floor



Total area: approx. 149.5 sq. metres (1609.2 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Tanyfron, Capel Dewi, Llandysul



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



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