



**Asking Price £999,950**

- IMPRESSIVE APPROX 30 ACRE COUNTRY PROPERTY
- COMMODIOUS MODERN 4/5 BED, 3 BATH HOUSE, WITH
- EXTENSIVE OUT BUILDINGS INCLUDING PURPOSE BUILT STABLE RANGE ALSO USED AS WORKSHOPS
- FURTHER WORKSHOP, TRACTOR BARN AND LOOSEBOXES
- EQUESTRIAN FACILITIES TO INCLUDE ARENA AND BASE FOR HORSE WALKER
- REGISTERED FISHERY WITH FEATURE LAKE STOCKED WITH COARSE FISH AND BBQ LODGE
- LOVELY ROLLING PASTURELAND WITH HISTORIC FORT
- CONVENIENT LOCATION CLOSE TO TREGARON WITH A SCENIC BACKDROP AGAINST THE CAMBRIAN MOUNTAINS
- HUGE POTENTIAL FOR BUSINESS USE/INCOME GENERATION



This impressive country property spans approximately 30 acres of rolling countryside, offering a unique blend of tranquillity and convenience. The modern four-bedroom, three-bathroom house is highly desirable with its turn key appeal.

As you enter the property, you are greeted by three spacious reception rooms, perfect for entertaining guests or enjoying quiet family time. The diverse outbuildings add to the charm of this estate, boasting purpose-built stables and workshops that cater to a variety of interests and hobbies.

One of the standout features of this property is the enchanting lake, which is stocked with coarse fish, providing an idyllic setting for fishing enthusiasts. The accompanying barbecue lodge offers a delightful space for outdoor gatherings, allowing you to fully embrace the natural beauty that surrounds you.

The stunning backdrop of the Cambrian Mountains enhances the appeal of this small holding, while its proximity to Tregaron ensures that local amenities are just a short drive away. Additionally, the beautiful coastlines of Aberaeron and Aberystwyth are conveniently accessible, making this location perfect for those who appreciate both rural charm and coastal adventures.

## LOCATION

Set in an outstanding rural position just outside the historic market town of Tregaron, this exceptional 30-acre country property enjoys a truly unique setting, backing onto a picturesque lake and incorporating the fascinating site of a Roman fort at Castell Flemish. With the majestic Cambrian Mountains forming a stunning natural backdrop, the location offers both tranquillity and historical significance. Tregaron itself provides a good range of local amenities including shops, cafes, and schools, while the beautiful Ceredigion coast is within easy reach. The vibrant harbour town of Aberaeron and the bustling university

town of Aberystwyth — with its excellent shopping, hospital, and mainline railway station — are both conveniently accessible, making this an ideal combination of peaceful rural living with strong connections to the coast and key services.

## DESCRIPTION

We are informed the house was constructed some 20 years ago as a replacement dwelling to a former farmhouse and is of traditional construction. The property benefits from uPVC double glazing and oil fired heating and large pressurized hot water tank with the benefit of good insulation from the modern build. The property is complemented by a range of outbuildings, workshops, static caravan and stabling.

The interior of the property has been renovated and modernized to a high standard resulting in a turn key property being of high residential appeal.

This property in our opinion with its large lake being a registered fishery, lakeside lodge, residential caravan, games room with bar and hot tub makes an ideal peaceful country retreat or has immense potential for a property with business use and income generation

## GROUND FLOOR

As you enter this property, the inviting hallway gives the initial feeling of space. The spacious feeling flows into the living room that has triple aspect windows with a wood-burner and picture window overlooking the lake. Further down the hallway the dining room, office or 5th bedroom and store room/study give further room to enjoy this home with ground floor shower room for additional convenience.

The main attraction of this residence in our opinion is the great kitchen/dining space which combines room for entertaining and modern living. Located conveniently off the kitchen is a relaxing snug/sitting area and a useful utility room for "kicking off your boots".



## FIRST FLOOR

The First floor is approached by a dog leg staircase winding round a feature light fitting providing a beautiful focal point leading on to a large landing. The master bedroom suite which is serviced by an air conditioning unit provides a large bedroom area, separate dressing area and a spacious en-suite bathroom with spa bath.

There are two further double bedrooms a single bedroom with lakeside view and main bathroom again with a spa bath.

## EXTERNALLY

The property is approached by a concreted lane with automated timber gate, leading to an extensive concreted yard area with ample parking for vehicles machinery lorries etc. There are extensive lawned garden areas that overlook the lake and a useful range of purpose built kennels with runs.

## PURPOSE BUILT STABLE BLOCK

The U shaped stable block provides six - 12' x 12' stables one currently used as a hot tub room, a spacious 12' x 24' foaling box - currently a workshop and a further 12' x 16' unit also being a workshop. These are diversely appealing being ideal for equestrian use for which they were originally designed, or also suitable for other uses such as workshops, storage buildings etc etc.

## WORKSHOP

Backing on to the stable range is a portal framed purpose built workshop 32' x 32' with several access points via roller shutter doors. Also part of this building is the "Man Cave" with its games room and bar area, storage room and shower room with potential kitchen area that could provide overflow/annexe accommodation.

## FURTHER OUT BUILDINGS

There is a modern tractor barn and a range of loose boxes made from shipping containers and inter connecting roofs to create useful space for livestock or horses.



## EQUESTRIAN FACILITIES

There is an enclosed arena with rubber surface and a base for a horse walker with an electric connection should you wish to re-install one. There is a bridleway that adjoins the property (but does not run through it) for access to outriding.

## THE LANDS

The lands are level to sloping being a mix of good grazing and hay fields and include the Castell Flemish Roman fort an important historic feature .

## LAKE

The purpose built lake is a registered fishery and stocked with coarse fish, although not having been used commercially there is significant potential to do so, This is over-looked by a lovely timber BBQ lodge with pier.

## DIRECTIONS

From Tregaron take the A485 road north towards Aberystwyth after passing through Tynreithyn around the sharp left hand bend the entrance is the first concrete lane on the left and then take the right hand fork by the timber gate.

## SERVICES

Mains Electricity and Water Private Drainage Oil fired heating

## COUNCIL TAX

Council Tax Band: D - £2296 per year.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		91
(81-91) B		
(69-80) C	70	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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