



**Wenallt Cottage , Llanafan**  
**Aberystwyth Ceredigion SY23 4AX**  
**Guide price £415,000**



## For Sale By Private Treaty

A most interesting historic rural property comprising of traditional semi-detached house, traditional mill with planning for conversion to 2 units of holiday accommodation, further former cottage and approx 13 acres of land abutting the river Ystwyth.

WENALLT COTTAGE  
LLANAFAN  
ABERYSTWYTH  
CEREDIGION  
SY23 4AX

We are pleased to be able to offer for sale this historic property which once formed part of the nearby Trawscoed (Lord Lisbourne) estate. According to Cadw around 1760 the estate closed down its smaller mills and concentrated production at the new mill at Wenallt. The holding is intersected by a council maintained road which leads to a ford over the river Ystwyth which forms the boundary to this property.

The property is situated 10 miles inland from Aberystwyth towards the upper reaches of the Ystwyth Valley just off the B4340 Aberystwyth to Ponrhydfendigaid road. There are limited local amenities at the surrounding villages to include a primary school and public house. Aberystwyth has a good range of both local and national retailers to cater for the large local and student populations. There is a bus service three times a day into Aberystwyth which stops outside the house.

### TENURE

Freehold

### SERVICES

Mains electricity and water. Private drainage.

### COUNCIL TAX

Band D

### VIEWING

Strictly by appointment with the sole selling agents - Aled Ellis & Co, 16 Terrace Road Aberystwyth. 01970 626160 or sales@aledellis.com

## WENALLT COTTAGE



(also known as Wenallt Fach Cottage). Semi detached and extended traditional cottage (other cottage is under different ownership). The cottage provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera. The cottages double glazed throughout.

### GROUND FLOOR

#### FRONT ENTRANCE DOOR TO

## LIVING ROOM

14' x 15'9 (4.27m x 4.80m )



Fireplace with Parkray, night storage heater, recess cupboard and under stairs storage cupboard. Window to fore and door to

## KITCHEN/ DINING ROOM

10'1 x 18'7 (3.07m x 5.66m )

### Kitchen area



comprising single drainer stainless steel sink unit with mixer tap. Range of base units with electric cooker and 4 ring hob. Appliance spaces and worktops over. Eyelevel units with extractor fan, tiled splashback, cooker, tiled floor, door side and window window to fire. Villager multi fuel heating range which heats the domestic hot water.

### Dining area



with night storage heater and window to side.

### From Living Room

#### INNER HALLWAY

with cupboard and stairs to first floor accommodation.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

with airing cupboard and night storage heater. Access to roof space and doors to

### BEDROOM 1

11'1 x 10'5 (3.38m x 3.18m )



window to fore with fine views over the River Ystwyth and beyond.

### BEDROOM 2

7'7 x 9'8 (2.31m x 2.95m )



window to fore with fine views over the River Ystwyth and beyond.

### BEDROOM 3

10'5 x 10'1 (3.18m x 3.07m )



with recess cupboard and window to fore with fine views over the River Ystwyth.

### BATHROOM

5'3 x 10'1 (1.60m x 3.07m )



comprising bath with Mira shower over and screen. WC and wash hand basin, wall mounted fan heater, shaver point and window to side.

### TY NANSI

A small traditional property which is ripe for conversion to a dwelling subject to obtaining planning permission. The planning department have indicated that they would support an application if the external appearance is not greatly altered and that any extension is small and traditional in appearance.

Mains electricity and water are connected.

At present the property comprises of:-

### GROUND FLOOR

small room with fireplace and Belfast sink. Small pantry with cold slab.

### FIRST FLOOR ACCOMMODATION

external side access only to small bedroom.

## PROSPECTIVE PURCHASES

Please note that the detached garage nearby is let to the neighbouring property.

## WENALLT MILL

We attach a copy of the planning permission (application number A230509) for your information. Please note conditions 3 and 4, namely that the two units shall be occupied for holiday purposes only and cannot be occupied as a persons sole or main place of residence. Plans will be made available to bona fide parties.

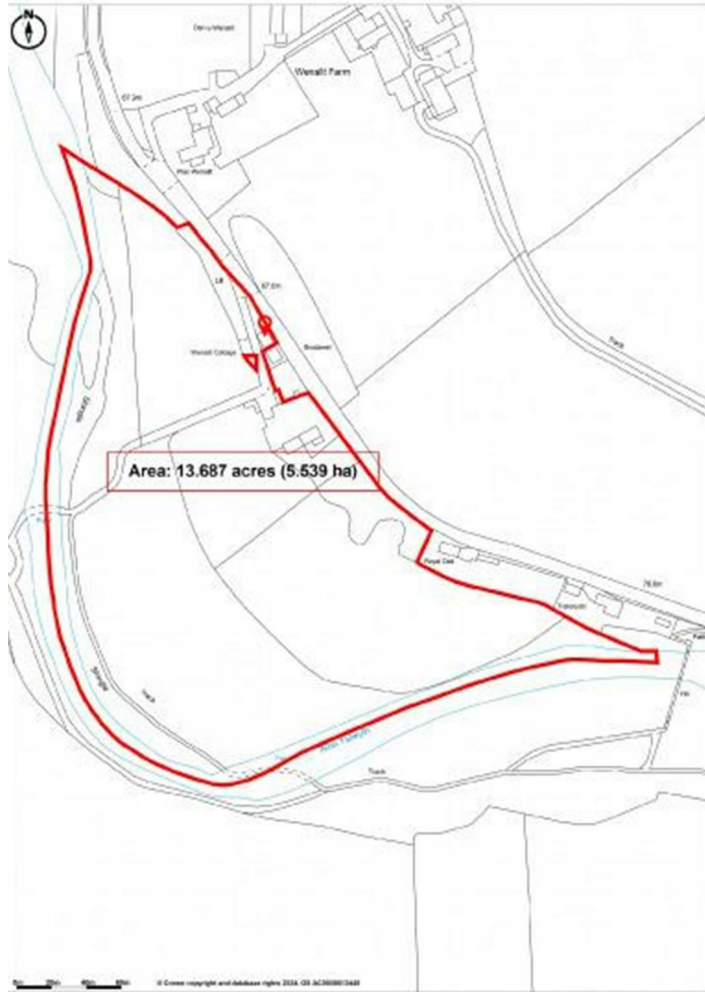
## THE LAND



The productive meadow land abuts the river Ystwyth as highlighted on the attached land registry plan. The land in total to include the homestead and grounds amounts to 13 Acres. The clean paddocks are situated immediately in front of the cottage and to the rear and side of the former Mill. The lane leading to the ford is a Council maintained road.



WENALLT COTTAGE, LLANAFAN



# Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering  
 Swyddog Arweiniol Corfforaethol : Economi ac Adfywio  
 Corporate Lead Officer : Economy and Regeneration

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 0PA  
 www.ceredigion.gov.uk



## PLANNING DECISION Town and Country Planning Act 1990 PLANNING PERMISSION

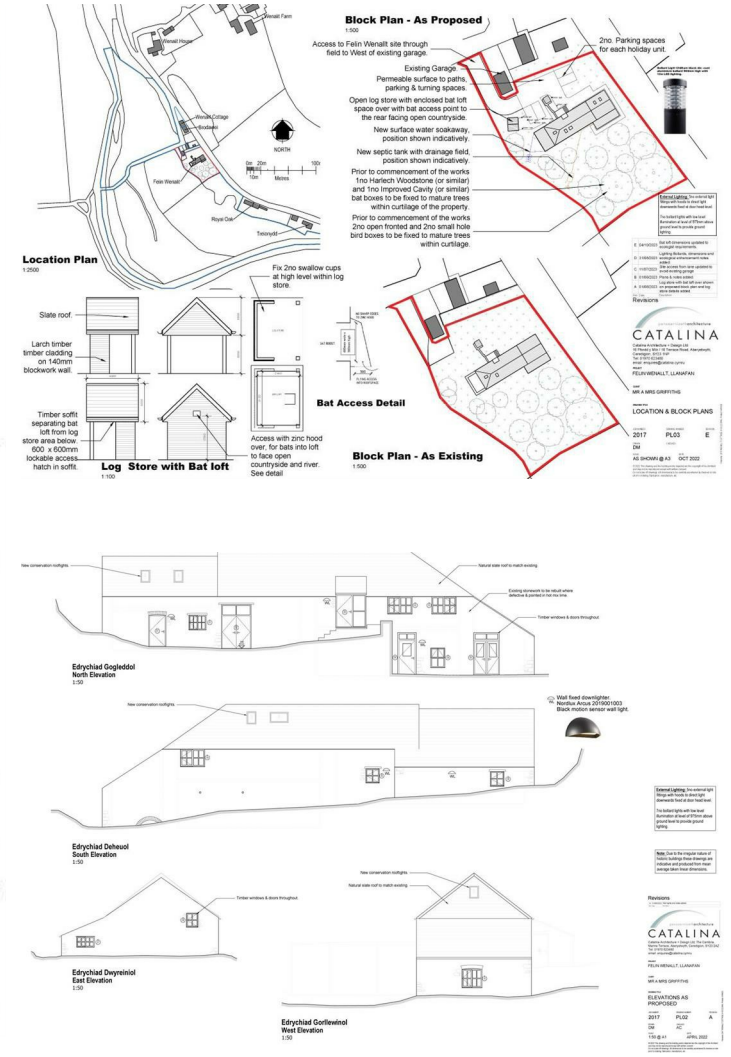
**Agent:**  
 Lyndsey Wheeler  
 Catalina Architecture & Design Ltd  
 16 Terrace Road  
 Aberystwyth  
 Ceredigion  
 SY23 1NP

**Part 1 - Particulars of application**  
**Date of application:** 16-07-2023 **Application No:** A230509

**Particulars and location of development**  
**Site Location:** Wenallt Cottage, Llanafan, Aberystwyth, SY23 4AX  
**Proposal:** Conversion of existing derelict mill into 2no units of holiday accommodation.

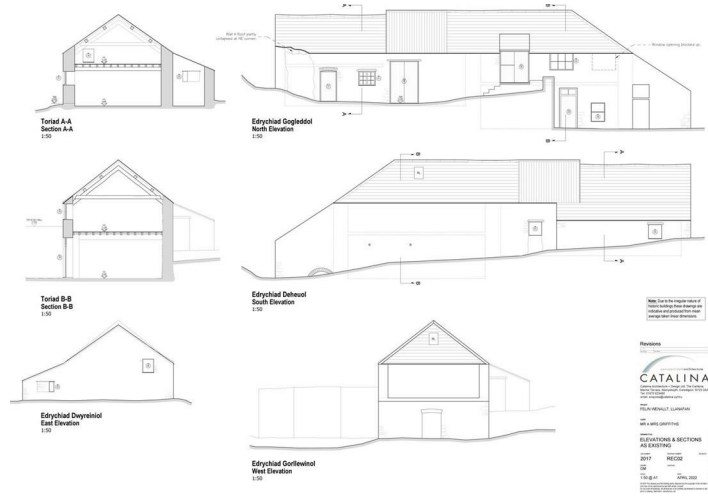
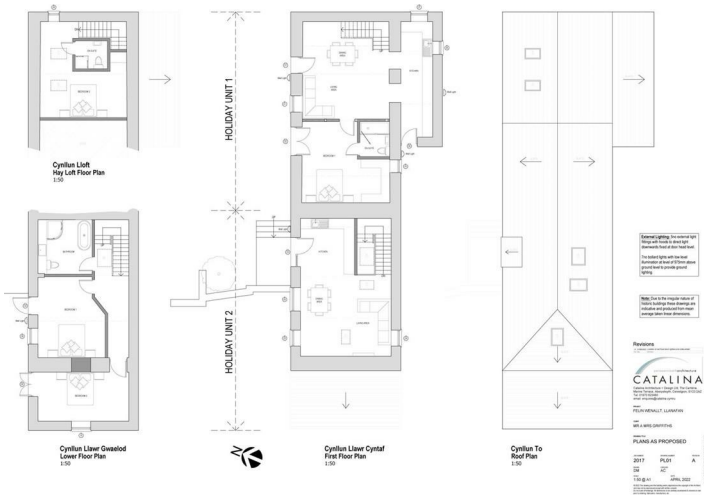
**Part 2 - Particulars of decision**  
 Cyngor Sir Ceredigion hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- The development shall begin no later than five years from the date of this decision.
- The development shall be carried out in accordance with the following approved plans and documents:-  
 PLO1 A;  
 PLO2 A;  
 PLO3 E;  
 Bat Survey Report (I&G Ecological Consulting Ltd).
- The holiday units hereby granted planning permission shall be occupied for holiday purposes only.
- The holiday units hereby granted full planning permission shall not be occupied as a person's sole, or main place of residence.
- The owners / operators shall maintain an up-to-date register of the names of all occupiers of the holiday units, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
- No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.
- The proposed site access with the adjoining minor County Unclassified Road shall be laid out and constructed in accordance with Typical Layout No.1 and the accompanying General Notes.



**CATALINA**  
 ARCHITECTURE & DESIGN LTD  
 16 TERRACE ROAD  
 ABERYSTWYTH  
 CEREDIGION  
 SY23 1NP  
 TEL: 01432 262222  
 WWW.CATALINA-ARCHITECTURE.COM

DATE: 16/07/23  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1:500



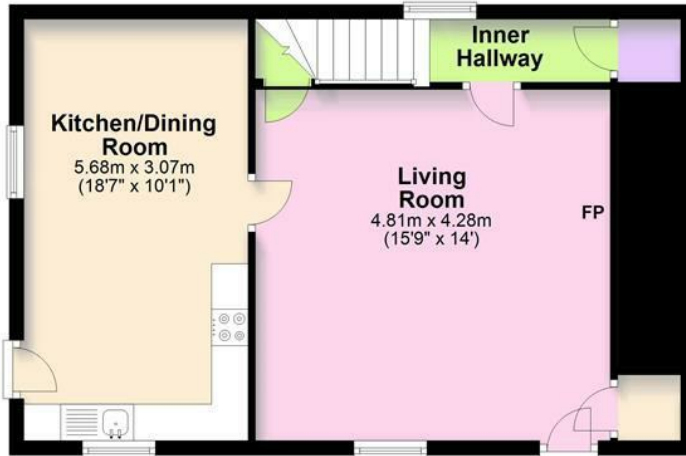
**DIRECTIONS**  
 (OS Grid reference SN67512 71754)  
 From Aberystwyth take the A487 coastal trunk road South to Penparcau. Turn left onto the A4142 Devils Bridge Road and then immediately right onto the B4340 Pontrhydfendigaid road. Proceeded through the villages of New Cross and Abermagwr for a further mile or so. The property is on your right hand side immediately after the S bend with a “ no through road” sign on the top of the lane





### Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



### First Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



Total area: approx. 105.1 sq. metres (1131.3 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Wenallt Cottage, Llanafan, Aberystwyth**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		49	
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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Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com