



**Rhosgoch , Llanrhystud**  
**Aberystwyth Ceredigion SY23 5AD**  
**Guide price £875,000**



A most desirable traditional property with unrivalled views over the valley comprising of a detached 4/ 5 bed roomed house, attached garage, summer house together with approximately 7.5 acres of land

Rhosgoch enjoys a fine rural location some 3 miles or so inland from the village of Llanrhystud which provides access to the main A487 coastal trunk road and has a good range of local amenities to include post office, garage, general stores and primary school. The university and market town of Aberystwyth is some 8 miles travelling distance to the north, the town having a good range of amenities to cater for the large local and student populations. The Georgian harbour town of Aberaeron is also within a relatively short travelling to the south.

Rhosgoch is a superb country property and has been very well maintained and extended whilst retaining many original characteristic features. Rhosgoch is well laid out accommodation as highlighted on the floor plan.

Rhosgoch is approached over a gravelled driveway lined with fruit tree's set within approximately 7.5 acres of extensive well kept grounds. There is a pond stocked with fish, summer house and hobbit house. The property is well worthy of inspection.

#### TENURE

Freehold

#### SERVICES

Mains electricity and water drainage oil fired central heating LPG gas fire and hob.

#### COUNCIL TAX

Band

#### VIEWING

Strictly by appointment with the sole selling agent – Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

Rhosgoch provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera. There are ample sockets, telephone points and TV points throughout.

#### FRONT ENTRANCE DOOR TO



#### RECEPTION HALLWAY / DINING ROOM



A spacious family room with window to fore and patio doors to rear. Radiator and stairs to 1st floor accommodation go to Kitchen and access to



#### LIVING ROOM



A glorious room with an attractive stone fireplace with inset real flame effect LPG gas room heating range. Large picture windows to fore, windows to both sides and radiator. Doors to

## BEDROOM 1



with 2 windows to rear radiator and access to

## ENSUITE BATHROOM



comprising of corner bath, multi jet power shower, WC and pedestal wash hand basin. Heated towel rail tiled floor and tiled walls. Windows to rear.

## DOWNSTAIRS WC

with pedestal wash hand basin and large built-in wardrobe / storage cupboard. Window to fore.

## KITCHEN



A spacious room with brick inglenook style feature fireplace with oak beam housing the oil range Rayburn which heats the domestic hot water. Base unit incorporating stainless steel sink with mixer tap, work tops over, built in Nef electric cooker and gas ring hob over. Built in dishwasher and fridge. Eye level unit, extractor fan. Window to rear and fore with large picture shelves. Exposed beams, tiled walls and tiled floor.

## SEATING AREA/ DINING AREA



Over winter our vendors use this as a sitting area but can be utilised as a dining area and window to fore. Radiator. Doors to

## UTILITY ROOM



comprising base units with stainless steel sink and work top. Appliance spaces and plumbing for automatic washing machine. Window to rear.

## DOOR TO REAR PORCH

with radiator and coat hooks and external door to rear garden.

## FIRST FLOOR ACCOMMODATION

## LANDING



with reading area, window to fore storage area with seating and radiator. Doors to

## BEDROOM 2



A room with plenty of character with exposed A frame and exposed beams. Radiator, airing cupboard and window to fore and Velux windows to rear. Door to

## EN SUITE BATHROOM



comprising timber panelled bath, wc and pedestal wash hand basin. Radiator, window to fore and Velux window.

## BEDROOM 3/ OFFICE

utilised at present by the vendor as an office. Velux window and radiator.

## BATHROOM



comprising panelled bath, wc and pedestal wash hand basin. Radiator Velux window to rear.

## BEDROOM 4



A light spacious double bedroom with side window with views over the grounds and Velux window to rear. Radiator.

## BEDROOM 5



A spacious double bedroom with window to fore with views down the drive and beyond and Velux window to side. Radiator.

## EXTERNALLY



The property is approached over a gravelled drive with fruit trees (apple, pear & plum) at the entrance leading up to the house, ample parking and turning area.

## ATTACHED GARAGE

with double doors and door to rear. Electric connected and ample power points.

## IMMEDIATE GROUNDS

to the fore and rear with an abundance of shrubs and trees.

## HOBBIT HOUSE



## SUMMER HOUSE



situated in the grounds with power connected with outside decking area and BBQ area.

## THE GROUNDS



In total the grounds amount to 7.612 acres. The grounds are very well kept with the boundary being well fenced all round. There is an area of rough ground left of the pond as you look from the house. There are mature hedge rows intersecting enclosures.

To rear of the property there is an area of grounds with storage shed/ container which houses the ride on lawn mower (available by separate negotiation), green house and oil tank.



## LAKE



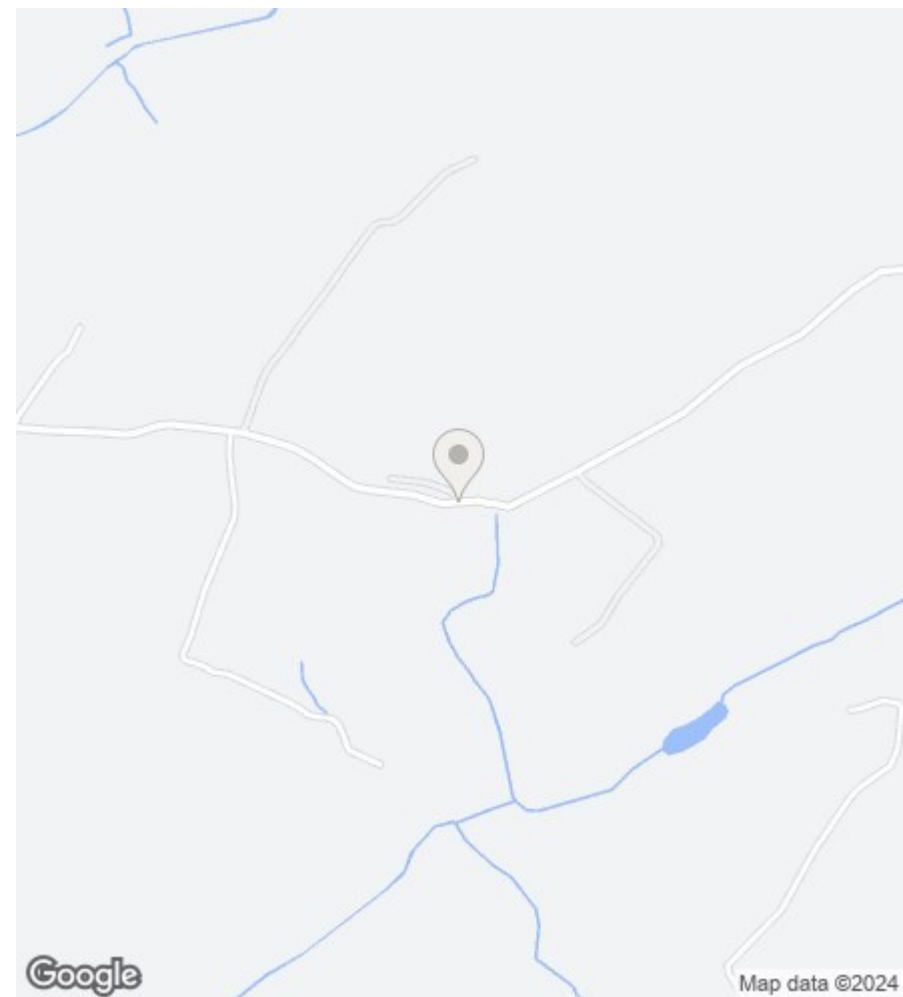
well stocked with fish and is a haven for wildlife.



## DIRECTIONS

From Aberystwyth take the A487 coastal trunk road south for approximately 8 miles to Llanrhystud. Passing the Black Lion pub on your right hand side and immediately just after the bridge turn Left onto B4337 to Lampeter road. Proceed for approximately half a mile to the turning to Penrhos Golf Club. Take the turning left and keep left following the lane for approximately 1.5 miles (pass the milking farm Tynbelil on your right) to the next bend and Rhosgoch entrance can be seen on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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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