



Rhosgoch Fach , Mydroilyn
Lampeter Ceredigion SA48 7RW
Guide price £825,000



Well situated on the early growing coastal belt an attractively located small holding comprising of superior detached 3 / 4 bed roomed farmhouse, 33 acres of land together with substantial modern outbuildings.

The small holding is approached over a part shared drive and enjoys a slightly elevated location with superb views over the surrounding countryside. There are no near neighbours. The village of Mydroilyn is nearby and the larger village of Llanarth is on the A487 trunk road some 3 miles travelling distance, the village providing for local amenities to include primary school, garage and village store. The Georgian harbour town of Aberaeron is 6 miles to the North and the popular coastal village of New Quay is also nearby.

The well presented farmhouse was modernised 20 years ago and is well worthy of inspection and has potential for an annexe on the ground floor. There is a large 160' x 80' multi purpose portal framed outbuilding on the homestead (see photograph) part of which is segregated as a useful 60' x 30' workshop. The land is gently sloping in nature and all accessible and appearing in good heart with a recently established pond.

Tenure

Freehold

Services

Mains electricity and water, private drainage, Oil fired central heating. Fibre broadband.

Council Tax

Band E

Viewing

Strictly by appointment only through the selling agent.

The farmhouse provides for the following accommodation, all room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

Steps to

Glazed front entrance door to,

Reception Hallway



With tiled floor and radiator

Inner Hallway

With door to side, radiator and door to

Bedroom

8'4 x 12'7 (2.54m x 3.84m)



Fitted wardrobe, radiator

Bathroom

7'9 x 6'8 (2.36m x 2.03m)



Comprising of WC, pedestal wash handbasin and bath with mixer tap. Part tiled walls and tiled floor, radiator and extractor fan.

Utility Room

6'7 x 14'8 (2.01m x 4.47m)



Cupboard housing oil fired central boiler and airing cupboard.

Belfast sink, plumbing for washing machine, heated towel rail and tiled floor.

Kitchen

16' x 7'8 (4.88m x 2.34m)



Comprising of one bowl stainless steel sink unit with mixer tap. Range of base units with 5 ring gas hob, concealed dish washer & fridge. Double oven and electric cooker. Oil fired Rayburn which also runs radiators, stainless steel extractor hood. Eye level units and part tiled floor & walls.

Inner Hallway

With stairs to first floor accommodation, tiled floor, radiators and door to

Conservatory

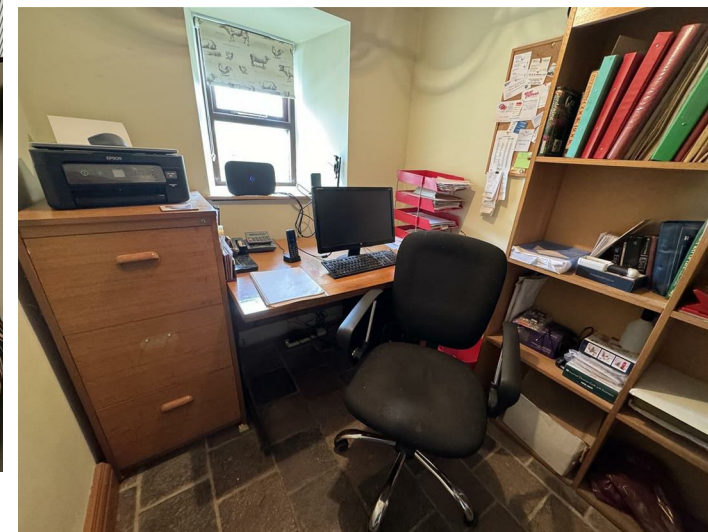
12'8 x 13'8 (3.86m x 4.17m)

With patio doors to side and tiled floor.



Office

7'4 x 6'3 (2.24m x 1.91m)



With window to side, radiator and tiled floor.

Dining Room

9'3 x 15' (2.82m x 4.57m)



With window to fore, tiled floor, radiator, pot belly heating range and exposed beams.

Front entrance door with under stairs cupboard

Living Room

15'8 x 15 (4.78m x 4.57m)



Attractive stone Inglenook style fireplace with oak beam, multi fuel room heating range and display areas. Exposed beams, radiators & windows to fore.

Master Bedroom

14'8 x 10'8 minimum (4.47m x 3.25m minimum)



With windows to fore, fitted wardrobes and other bedroom furniture. Radiator and window to the fore, door to

En Suite Bathroom

7'7 x 10'7 (2.31m x 3.23m)



Corner bath with mixer tap, wash handbasin and WC. Tiled floor, radiator, extractor fan and window to rear.

Bedroom 2

9'3 14'6 (2.82m 4.42m)



With window to fore, radiator and door to



First floor accommodation

Landing

Galleried landing with radiator

En Suite Bathroom (Jack & Jill)



WC, pedestal wash handbasin and bath. Radiator & window to side, door to

Bedroom 3

8'5 x 12'3 (2.57m x 3.73m)



With window to rear, radiator and wardrobe/clothes hanging area.

Externally

Attached Garage

17 x 17'5 (5.18m x 5.31m)

Ample parking and turning area on homestead with concreted area. Immediate garden with paved rear patio and barbeque area.

Portal frame multi purpose outbuilding 160' x 50' (48.7 x 15.2) useful building suitable for equestrian, agricultural or storage purposes incorporating a 60' x 30' workshop with compressor.

Further traditional barn divided into 3 looseboxes with integrated feed troughs.

Further Nissan style barn with lean to in need of attention following storm damage.

Large Greenhouse complete with water supply and sprinkler system

Land

The land which amounts to 33 acres or thereabouts surrounds the property all appearing in good heart with most enclosures suitable for hay or silage making. Recently established pond.

Directions

What 3 Words – bunny . return . saved.

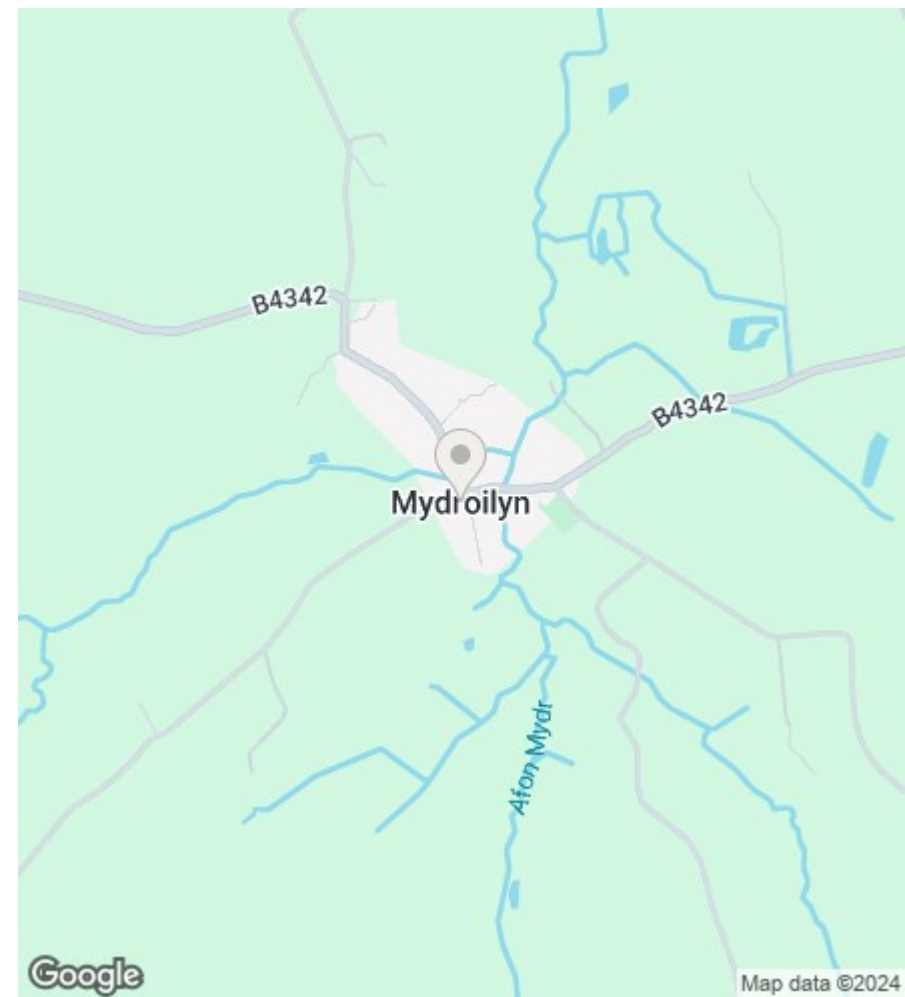
OS Grid Reference SN44190 54220

From Aberystwyth proceed South on the A487 through Llanrhystud and Aberaeron to LLanarth. Turn left on to B4342 and proceed for 2 miles to the crossroads (nr caravan park). Turn right and after a short distance turn left and proceed for a mile before turning right to Rhosgoch Fach - if you have reached the Mydroilyn turning on your left you have gone to far.









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	

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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