



Gistfaen , Ysbyty Ystwyth
Ystrad Meurig Ceredigion SY25 6DG
Guide price £495,000



For Sale By Private Treaty

Enjoying a tranquil elevated location with far reaching views, a traditional 2 bedroomed farmhouse, 8 acres of land with traditional and more modern outbuildings

We are pleased to have received instructions to offer for sale this well looked after rural property. The accommodation which retains original features is highlighted on the attached floor plan. Prospective purchasers will note that the large bedroom on the ground floor is suitable for division into 2 bedrooms if so desired.

The land is a haven for wildlife with 2 ponds and stream. Part of the land has recently been planted with native tree species which will be evident on inspection.

The furthestmost hay meadows abut the unclassified lane and are suitable for livestock grazing. The outbuildings are multi-purpose with the traditional outbuilding suitable for conversion to additional accommodation subject to the necessary planning consent.

Gistfaen is about 320 metres above sea level and has the benefit of panoramic views over the surrounding countryside. The smallholding is approached over a council-maintained road which leads to 4 other properties. The village of Ysbyty Ystwyth provides access to the B4343 Devils Bridge to Pontrhydfendigaid road and is within 2 miles travelling distance. There are limited local amenities at the nearby villages to include primary school, village shop (at Pontrhydfendigaid) and public houses. Aberystwyth is 18 miles or so travelling distance on the coast and market town of Tregaron is some 10 miles to the south. Both the aforementioned towns have a wider range of amenities to include secondary schools. The tourist attractions of Devils Bridge and delightful walks on the Hafod estate are also nearby.

TENURE

Freehold

SERVICES

Mains electricity. Private water and drainage.

COUNCIL TAX

Band D

VIEWING

Strictly by appointment the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Gistfaen provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR



FRONT ENTRANCE DOOR TO

PORCH



with entrance door to

LIVING/ DINING ROOM

15'1 x 21'1 (4.60m x 6.43m)



with slate floor, Villager Multi fuel stove set in a stone fireplace. Exposed beams, stairs to first floor accommodation and 2 windows to fore. Door to



Cooker point, plumbing for automatic washing machine, tongue and groove pine ceiling. Slate floor, window to fore and rear. Door to rear and access to



L SHAPED KITCHEN

7'2 min 14'6 max x 17'4 (2.18m min 4.42m max x 5.28m)



comprising single drainer stainless steel sink unit, hand made base units with slate worktops over, appliance spaces, wine rack and stainless-steel extractor hood.



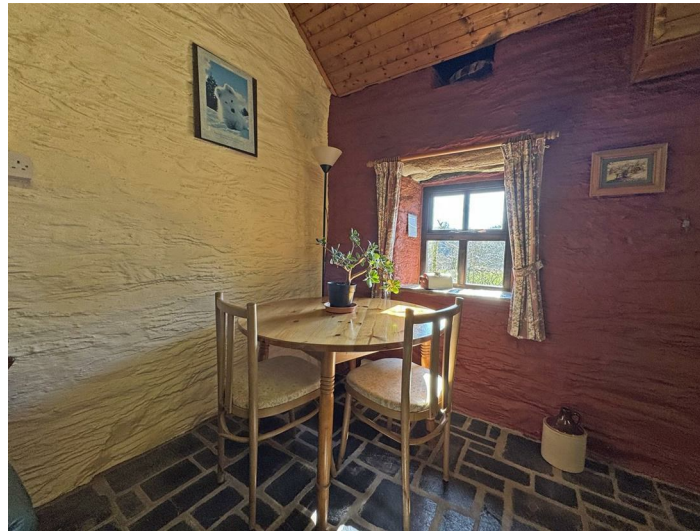


BATHROOM



BEDROOM

14'3 x 21' 1 (4.34m x 6.40m 0.30m)



comprising wc, pedestal wash hand basin, bath with shower over and screen. Airing cupboard with immersion heater, slate floor, part tiled and window to fore.

FIRST FLOOR ACCOMMODATION

FROM THE KITCHEN ACCESS TO

with 2 windows and door fore. Slate floor, fitted shelving, tongue and groove pine ceiling. Alternatively secondary lounge, games rooms or division into 2 rooms.

MASTER BEDROOM



with exposed wooden floor and exposed beams. Fitted wardrobes and fitted cupboards. 2 windows to fore and 2 windows to rear. Access to roof space.



EXTERNALLY

The land extends to approximately 8 acres or thereabouts (see plan). The immediate grounds are predominately laid to lawn with trees, fruit trees, shrubs and flowers. Immediately to the side there is an area of planted trees and wildlife haven intersected by a mountain stream.

LAND



The furthestmost land is meadows from which a crop of hay can be taken and are suitable for grazing livestock.





THE OUTBUILDINGS

The outbuildings briefly comprise of:

- Corrugated iron fuel store 35 x 20
- Cavity block workshop 35 x 20
- Former traditional cowshed (split in 2) 27 x 16 approx. (small half 14 x 8)
- Traditional outbuilding 8 x 15

The above have power connected.
There is a garden shed and greenhouse.

SUMMERHOUSE

7'6 x 7'9 (2.29m x 2.36m)



with decked area





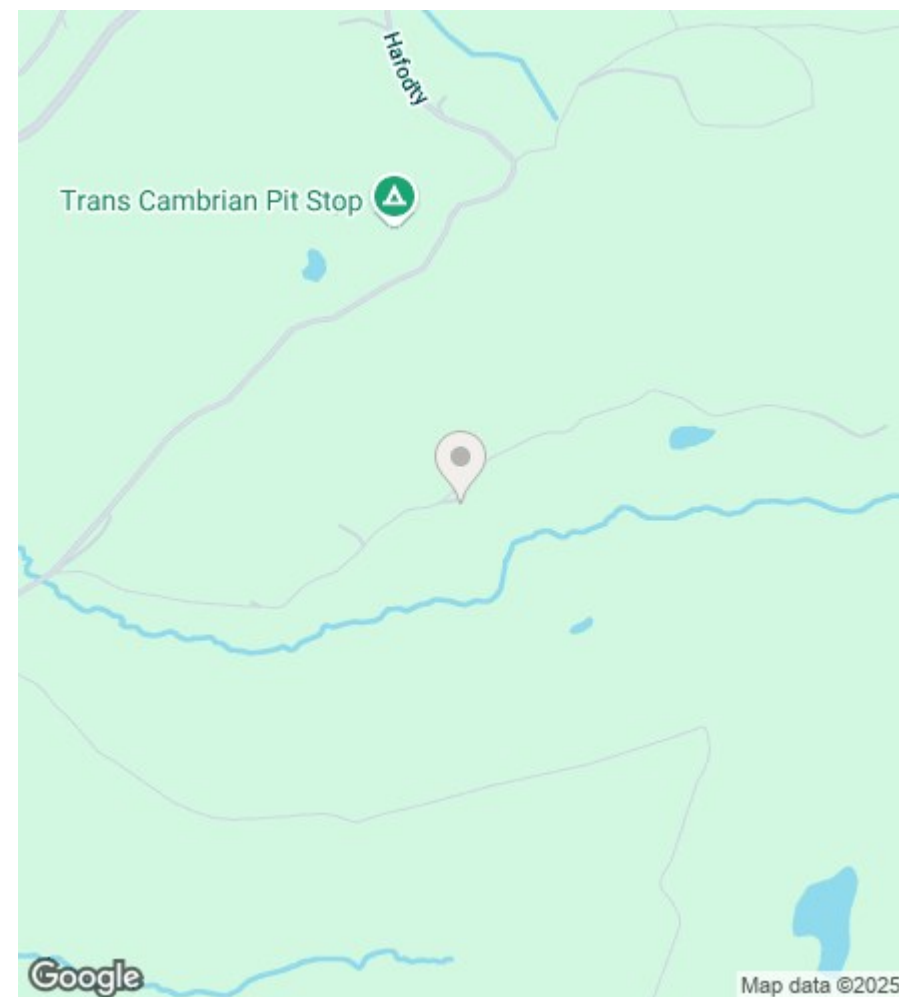
DIRECTIONS

(WHAT3WORDS: loss.limitless.firebird)

(OS Grid Ref: SN74382 71481)

There are several alternative routes to Gistfaen. We suggest the following for the first inspection. From Aberystwyth take the A487 coastal trunk road south out of town to Southgate. Turn left onto the A4120 Devils Bridge Road and then immediately right onto the B4340 Pontrhydfendigaid road. At Abermagwr turn left onto the Pontrhydygroes road (signposted) and proceed to the village. Turn right over the bridge and proceed through Pontrhydygroes to Ysbyty Ystwyth. Turn immediately left after the church. Take the 2nd turning right and proceed up the hill to Gistfaen which is on your right-hand side.





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		
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Not environmentally friendly - higher CO ₂ emissions		
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