

TRYAL FARM Dihewyd, Aberaeron, Ceredigion SA48 7QP

Price Guide £695,000



- Spacious Detached Bungalow with Four Bedrooms and Two Bathrooms
- Separate Two Bedroom Self-Contained Cottage
- Lovely Traditional Stone Barn with Scope for Conversion
- Superb Garage/Workshop with Games Room Above
- Static Caravan
- Stables and Manège
- Good Quality Pasture Paddocks
- Approx. 10 Acres In All

REF EO8185

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Lampeter 8 miles • Aberaeron 9 miles • New Quay/Coast 8.5 miles

A spacious detached four bedroom bungalow plus a separate two bedroom cottage, set in approx. 10 acres with an excellent range of outbuildings, equestrian facilities, level paddocks and access to fantastic out-riding.

The property is currently used as a private home and the present owner has kept a flock of sheep in addition to carriage driving horses. The self-contained cottage has previously been used as a holiday let, although it has been used by family in recent years.

The vendor informs us there is access to fantastic out-riding in the local area, with a good number of bridleways, in addition to many miles of small country lanes.

The property is about five miles from the village of Felinich, which offers a range of local amenities including a filling station, shop, Post Office and a brand new primary school, which is due to open in early 2025. Fuller ranges of shops and amenities are provided by Lampeter and Aberaeron, whilst the ever popular Ceredigion coast at New Quay is also within easy reach.

THE MAIN RESIDENCE – TRYAL FARM BUNGALOW

A spacious and comfortable family home on one level, with generously proportioned rooms and good ceiling heights. There is oil-fired central heating and the windows are double-glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a **Front Porch** which opens into a **Reception Hallway**, from which doors open into **Two Bedrooms** and a **Family Bathroom** which is fitted with a modern suite comprising a roll top bath, WC, wash hand basin, fully tiled walls and floor and an airing cupboard.

The **Sitting Room** has a painted brick fireplace with a logburner, tiled floor and external glazed double doors opening out to the **Garden**.

The **Kitchen** is fitted with a comprehensive range of units with worksurfaces incorporating a 1½ bowl sink, five ring gas hob, electric oven, plumbing for washing machine and tiled floor. It opens into a **Dining Room** which has double doors to the side **Garden**. An **Inner Hall** leads to **Two Further Bedrooms**, one of which is currently used as a **Dining Room**, and there is also a **Shower Room** fitted with a shower, WC and wash hand basin.

Approached externally there is a **Utility Room** with a fitted worksurface, plumbing for washing machine, large sink and oil-fired boiler.

TRYAL COTTAGE

A separate cottage, converted from a former traditional stone barn, with oil-fired central heating and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The cottage is entered through double doors which open into a spacious **Sun Lounge**, from which a further set of double doors open into a **Lounge/Dining Room** which has a slate floor, exposed ceiling beams, stone fireplace with logburner and stairs rising to the **First Floor**.





Completing the **Ground Floor** is a **Kitchen** fitted with a range of units with worksurfaces, sink, electric oven and hob with extractor hood, plumbing for washing machine and oil-fired boiler.

There are **Two Main Bedrooms** on the **First Floor** plus a **Shower Room** fitted with a shower, WC and wash hand basin. A door from the larger bedroom opens through to a **Further Room** which has restricted head room and is currently used for storage but could potentially provide a child's bedroom.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a private drive which leads to an arrival yard with ample parking space for a number of vehicles. A neighbouring farmer has a right of way over the first part of the drive to gain access into some adjoining fields.

The Cottage has a separate drive and parking area, plus an enclosed garden with a slate shingle seating area.

The **Main Garden** adjoins the bungalow with steps leading down to a gravel seating area and lawn.

There is a **Static Caravan** with services connected providing a **Sitting Room, Kitchen, Two Bedrooms** and **Shower Room**.

The **Outbuildings** are arranged around the yard and comprise as follows, with approximate sizes:

Garage/Workshop 39' x 29' (11.9m x 8.8m) with double up and over door and separate roller shutter door, concrete base, light and power supplies, with external steps leading to a **First Floor Games Room** 39' x 14'7" (11.9m x 4.4m)

Traditional Stone Barn 45' x 14'10" (13.7m x 4.5m) with a slate roof, light and power supplies, with scope for conversion, subject to the necessary permissions.

Main Stable Block block walls with box profile roof, concrete base, light and power supplies, providing **Three Loose Boxes**, two 14'8" x 14'5" (4.5m x 4.4m), one 12'6" x 10'7" max (3.8m x 3.2m)

Timber Stable Yard with a box profile roof and concrete base providing **Two Loose Boxes** each 11'10" x 11'4" (3.6m x 3.5m)

Shed block walls with tiled roof, concrete base, light and power supplies, currently used to house geese.

Polytunnel

Manège c. 38m x 22m narrowing to 15m post and railed, with rubber surface

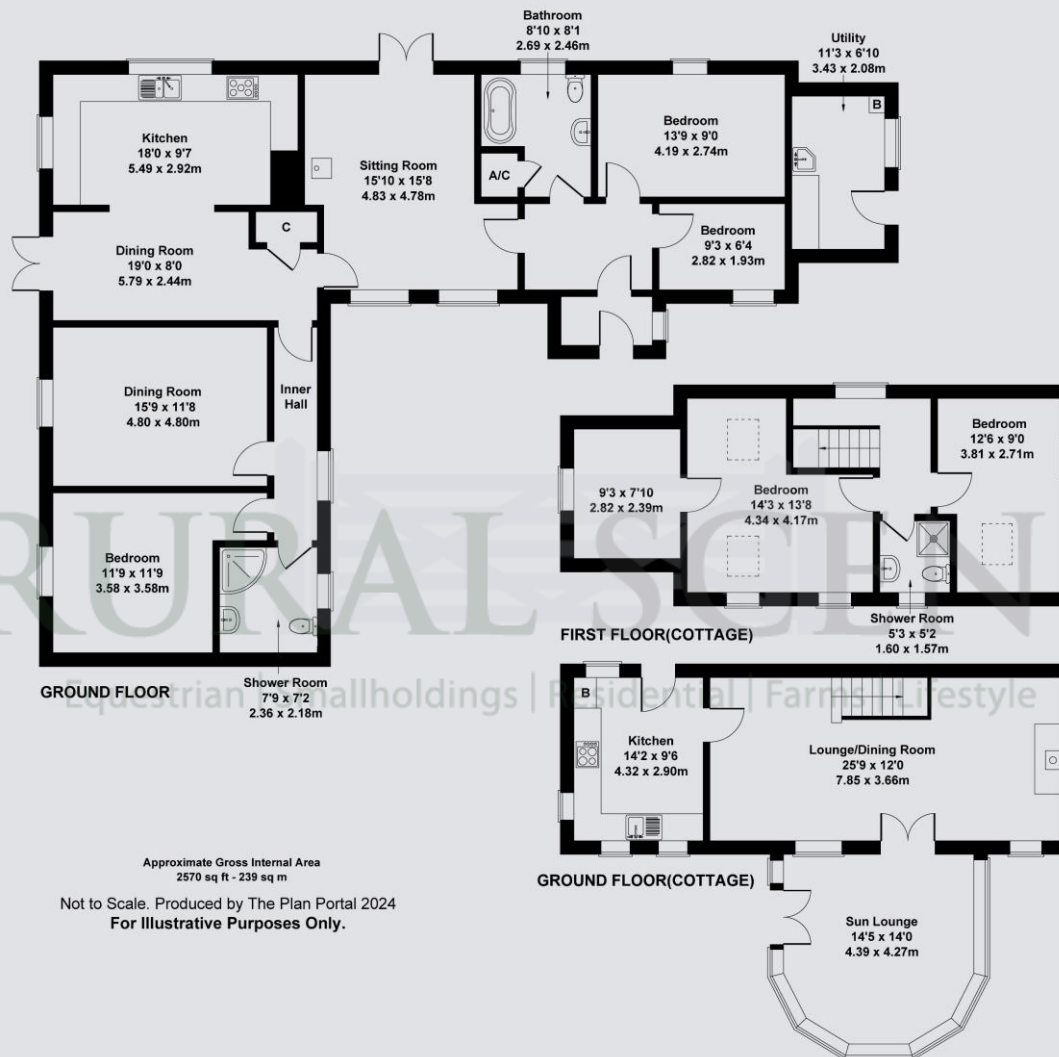
The **Land** adjoins in **Five Excellent Paddocks** of good quality level and very gently undulating pasture, enclosed with a mixture of post and rail and stock fencing. Water is supplied to a tap by a field gate and there is a **Field Shelter**.

Additionally, there is a sloping bank leading down to **Two Large Wildlife Ponds**.

IN ALL APPROX. 10 ACRES
(About 4 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CEREDIGION COUNTY COUNCIL
Tel: 01545 570881

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (septic tank), OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING Bungalow D – Cottage D
COUNCIL TAX Bungalow E – Cottage C

DIRECTIONS

From the A482 at Ystrad Aeron head west on the B4342 to Dihewyd. On reaching the village, follow the road round sharply to the left, continue for a few hundred yards and take the first turning left. Follow the lane for 1.5 miles and the driveway to Tryal Farm is on the right.

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Rural Scene have visited TRYAL FARM but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.