

**Aberbridge , Aberbanc, SA44 5NP**

**£564,950**

A highly appointed smallholding situated in the hamlet of Aberbanc, just on the outskirts of Newcastle Emlyn. The property has been renovated to a high standard by the current owners, with improvements to include a new roof, new boiler, along with fittings such as the Kitchen and Bathrooms. The accommodation in brief, comprises: Spacious Kitchen/Diner. Living Room, Ground Floor Bathroom and Utility Room. There is an adjoining attached Annexe, which can be incorporated into the main accommodation of the property and is currently laid out as a Boot Room, which previously was a Bedroom, Inner Hallway, Living/Dining/Kitchen Area, Separate WC and Bathroom. The property benefits from 15 acres of pastureland and woodland, part of which has planning permission to build a house. The land provides well fenced paddocks, stables, woodland walks, well planned vegetable garden with greenhouse, chicken coup new access and driveway. The River Cynllo runs through the land. The property provides well for 'the good life' with plenty of water, land and woodland, ideal for the nature seeker.



Accommodation comprises:-

Upvc stable door opens to:-

### Kitchen/Dining Room



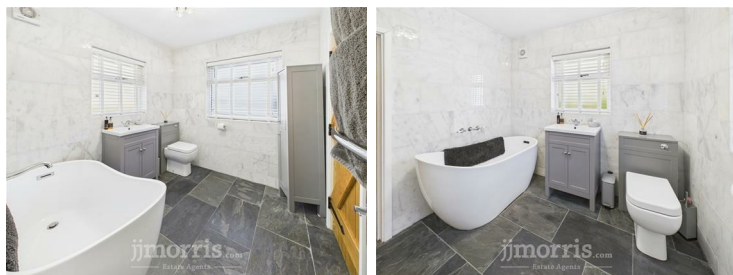
A well appointed and modern fitted kitchen comprising wall and base units with complimentary worksurface over, inset sink unit, range style cooker with splashback and extractor fan over, built-in fridge and freezer, space for dining table, slate flooring, Upvc double glazed French doors leading to the rear, central island, recessed spotlights.

### Living Room



Dual aspect Upvc double glazed windows, focal fireplace with woodburning stove and wooden mantle over, slate slab flooring, wall light points, radiators, exposed beams. Stairs rising off.

### Bathroom



WC with concealed cistern, vanity unit with hand wash basin, curved bath with concealed taps, heated towel rail, tiled flooring and walls, Upvc double glazed windows to the rear and side, door through to:-

### Utility Room



Void and plumbing for washing machine, heated towel rail and radiator, tiled flooring and window.

### FIRST FLOOR

#### Landing

Doors to:-

#### Bedroom One



Dual aspect Upvc double glazed windows, vaulted ceiling with exposed beams, radiator.

#### Bedroom Two



Upvc double glazed window to the front, Velux roof window to the rear, vaulted ceiling with exposed beams, radiator.

### Shower Room



Shower enclosure with electric shower, low flush WC, vanity unit with hand wash basin, Aqua panelled walls, Upvc double glazed window, radiator.

Returning to the Ground Floor.

### ANNEXE

#### Boot Room



Upvc double glazed door to the rear, Upvc double glazed window. This room was previously utilised as a bedroom, however the current owners have put a stud wall in to provide a Boot Room. This could easily be reinstated should the need for an Annexe with a separate bedroom be essential.

#### Inner Hallway

Doors to:

### Shower Room



Low flush WC, walk-in shower, Upvc double glazed window, vanity unit with marble top and basin.

### Living/Kitchen/Dining Area



Having a range of wall and base cabinets with complimentary worksurface over, inset electric oven, four ring electric hob, stainless steel sink unit, space for fridge, tiled splashback, dual aspect windows, radiators, door through to:-

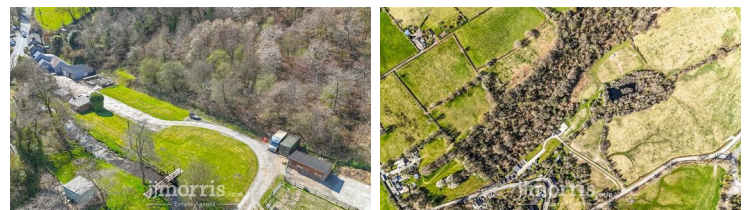
#### Hall

Stable door to the front, door to:-

#### WC

Low flush WC, vanity unit with hand wash basin, Worcester oil fired boiler.

### The Land



The land includes a deciduous wood on a hillside, half an acre pond with perimeter path, trout streams and pastureland. The current owners have at considerable expense re-fenced the boundaries, providing useful paddocks and enclosures, stabling, vegetable garden with greenhouse, chicken coup and a lawned garden.



There is excellent access from a quiet B road with plenty of turning/parking space. The land offers potential for numerous opportunities, subject to necessary planning consents.

### Garage/Workshop



Split into 2 uPVC door to the garage.

### Planning Permission

Planning approval under application number A05100 was granted by Ceredigion County Council for a detached house, plans are available for inspection.

### Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: tbc

Tenure: Freehold and available with vacant possession upon completion.

What3Words: ///noble.summaries.licks

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank

statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.8mbps upload and 6mbps download and Superfast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - None & Data - None

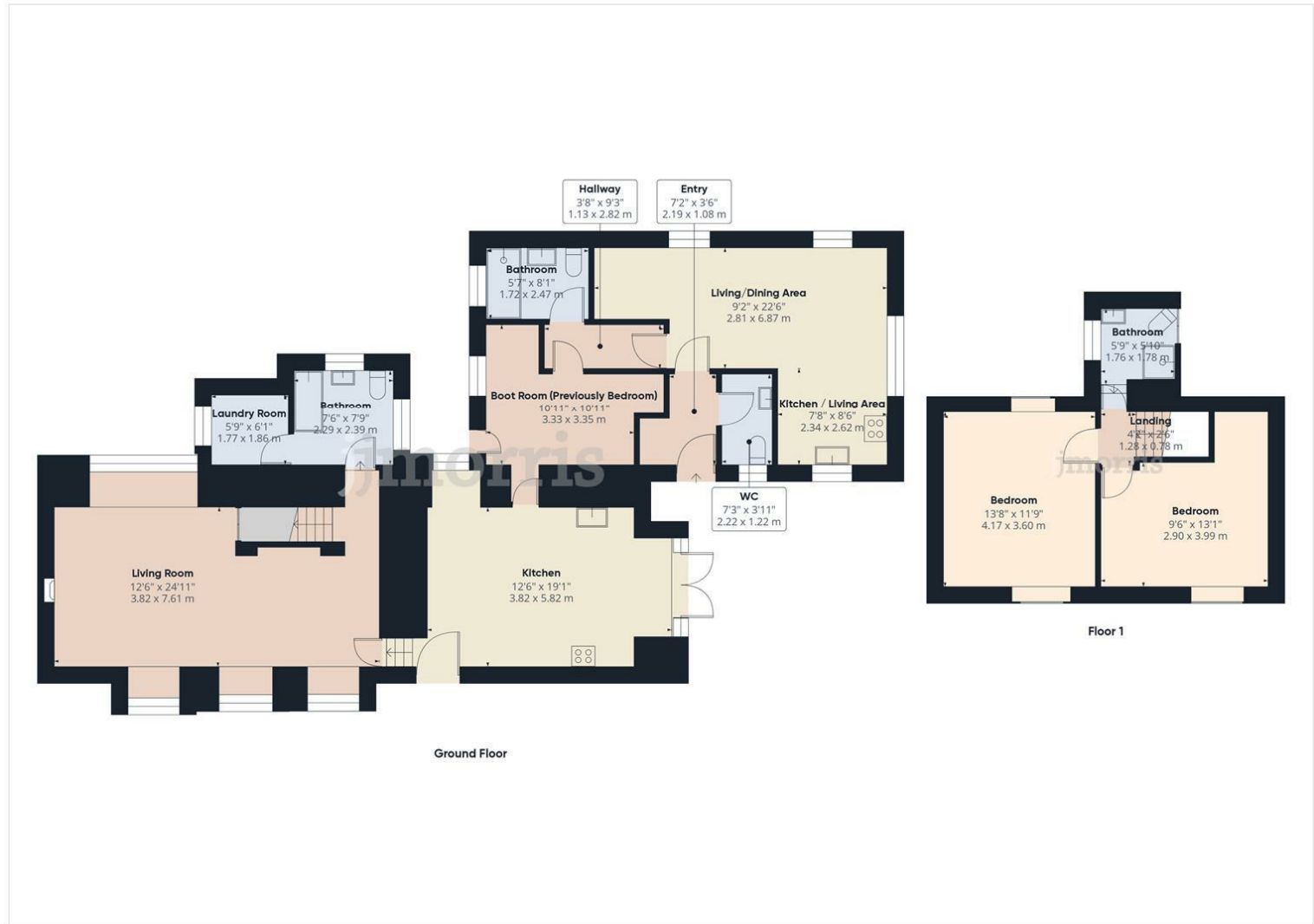
Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - None

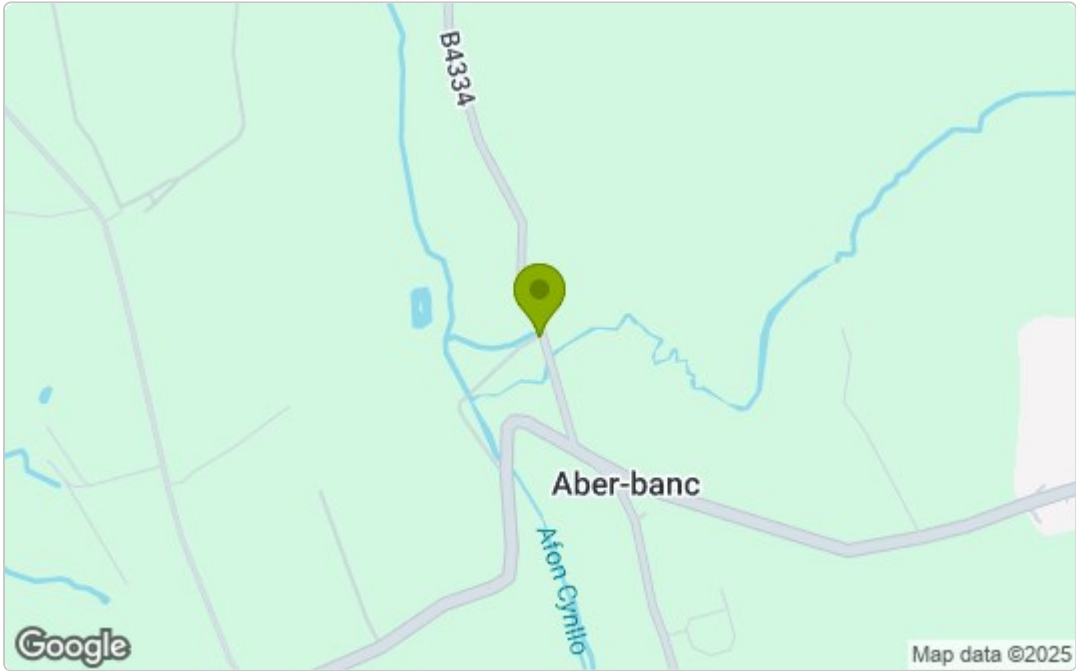
Vodafone. Voice - Limited & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

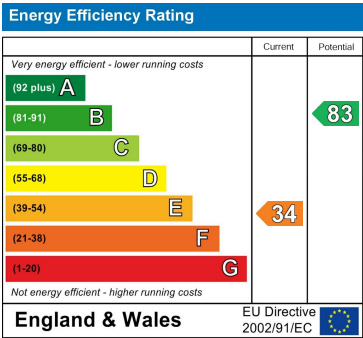
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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