



Hephzibah , Beulah, SA38 9QB

£595,000

An impressive four/five bedroom detached house, situated on a sizeable plot of around 1.4 acres or thereabouts, the property provides ample space both inside and out for family living and outdoor enjoyment. The accommodation comprises: Porch, Hall, Kitchen, Dining Room, Living Room, Utility Room, Study/Bedroom Five, Shower Room, Ground Floor Bedroom. To the First Floor there is a Master Bedroom with a Walk in wardrobe and Ensuite Bathroom, Three Further Bedrooms and a Family Bathroom. Externally - Tarmac driveway which provides ample off-road parking, lawn to the front, large garden to the rear with mature shrubs, flowers and trees. A good sized garage, polytunnel and garden shed.

Porch



UPVC Windows and Door, Wooden Panel Ceiling, Tiled Floor, UPVC Door to;

Hallway



Coved Ceilings, Radiator, Stairs to First Floor.

Study/Bedroom Five



Coved Ceilings, UPVC Windows, Radiator, Built in Book Shelves.

Living Room



Coved Ceiling, Log Burner with Tiled Hearth, Radiators, UPVC Windows, Double Glass Panel Doors

Kitchen / Diner



Highly-appointed equipped with a range of base and wall units and a central island, an electric "Rangemaster" range with 6 hobs, an electric oven, a grill, and a plate warmer. Additional features include a built-in dishwasher, space for a fridge freezer, and a 1.5 sink and drainer overlooking the gardens to the rear.

Utility



Tiled Floor, Coved Ceilings, UPVC Windows and Door, Range of wall and base units with black marble finish work tops.

Ground Floor Bedroom



Radiator, Coved Ceiling, UPVC Windows.

Shower Room



Tiled Floor, Coved Ceiling, Semi tiled Wall Radiator, wash basin with under tray storage, W/C, Shower.

Landing



Coved Ceiling, Radiator, UPVC Windows.

Master Bedroom



Coved Ceilings, Radiators, UPVC Windows. Door to;

Walk In Wardrobe

Radiator and a Coved Ceiling.

En-Suite Bathroom

Tiled Floor, UPVC Window, W/C, Wooden Framed Wash Basin, Bath with Wall Mounted Shower, Towel Rail Radiator, Coved Ceilings, Semi Tiled Wall

Bedroom Two



Coved Ceilings, Velux Windows, UPVC Windows, Radiator, Built in Storage Cupboard.

Bedroom Three

Coved Ceilings, Radiator, 2x Built in Storage Cupboards.

Bathroom



UPVC Windows, Coved Ceilings, Wash Basin, Towel Rail-Radiator, Bath and Shower with Semi Tiled Walls

Externally

The property is approached via a gated, sweeping driveway offering off-road parking for four or more vehicles. The front garden is attractively laid to lawn and complemented by a variety of mature shrubs and trees, contributing to the property's kerb appeal.

To the rear, a thoughtfully landscaped garden features a harmonious mix of lawned areas, ornamental sections, flowerbeds, and established planting. A central highlight is the ornamental pond with a wooden footbridge, enhancing the garden's tranquil character.

Additional amenities include a patio, canopied decking area, summer house, garden shed, and multiple seating areas, all offering peaceful spots to enjoy the outdoor space. A large duck house and enclosed area lead to an adjoining paddock, which provides further versatility. A polytunnel, located to one side of the paddock, offers year-round cultivation opportunities.

A single garage is positioned to the rear of the property and is accessible from the side, providing additional parking and storage.

Overall, the external areas combine functionality with charm, offering well-maintained grounds and diverse outdoor features in a private and appealing setting.

Utilities & Services

Heating Source: Oil Central Heating

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band F

What3Words: ///doormat.reach.refreshed

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 superfast broadband available, with speeds up to Standard 0.2mbps upload and 1mbps download and Superfast 20mbps upload and 80mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

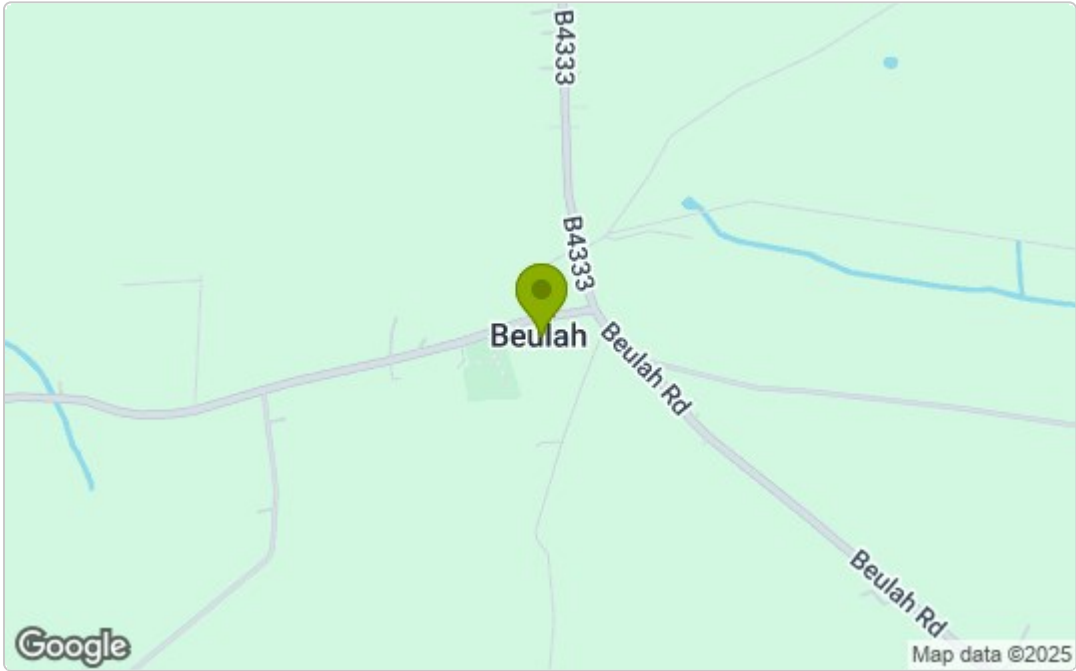
Vodafone. Voice - None & Data - None

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.

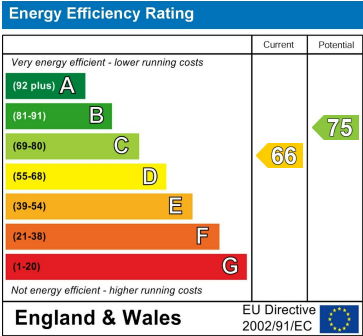
Floor Plan



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.