



## Parcym Ryson Cottage , Rhydlewis, SA44 5SD

**£585,000**

A stunning three/four bedroom smallholding with land extending to four acres or thereabouts. The property benefits from a range of agricultural buildings, 56ft polytunnel and a chicken coop, making this property the ideal smallholding. The accommodation is extremely well presented and briefly comprises: living/dining room, kitchen/breakfast room, garden room, secondary kitchen/utility, study/bedroom, cloakroom/w.c. To the first floor, there is a landing, master bedroom with ensuite bathroom, two further bedrooms and a shower room.



## Situation

The property is located in a rural, yet convenient, location on the outskirts of the village of Rhydlewis. The village benefits from a car garage, village hall, butchers, playground and a church, with convenience shops available in nearby Brynhoffnant and Ffostrasol. The nearest towns are found almost equal distances away at Newcastle Emlyn and Cardigan, both approximately a 15 minute drive and provide a good range of shopping, leisure and educational facilities, as well as health care. The wonderful Ceredigion Coastline is well known for its spectacular scenery beaches, walks and is only approximately a 10 minute drive away.

The accommodation comprises:-

Hardwood entrance door to:-

## Living/Dining Room

An impressive room with a feature fireplace with exposed stonework and slate hearth, inset multi-fuel log burner, exposed beam ceiling, tiled flooring, double glazed windows to the front, two radiator, stairs rising to the first floor. Door leading through to:-

## Kitchen/Breakfast Room

A truly stunning space, having a range of wall and base units with wooden worksurface over, kitchen island with granite worktop, breakfast bar and storage under, integrated dishwasher, built-in electric oven, induction hob, Belfast sink with mixer tap, understairs storage, radiators, exposed stonework, exposed beams, Upvc double glazed window, hardwood stable door leading through to the:-

## Garden Room

Velux roof windows, Upvc double glazed windows, Upvc French door, composite stable door, wood effect flooring, feature lighting, door through to:-

## Utility Room/Second Kitchen

Having a range of wall and base units with worksurface over, stainless steel sink unit and mixer tap, void and plumbing for washing machine, space for tumble dryer, larder storage cupboard, built-in electric oven, space for fridge freezer, wood effect flooring, Upvc double glazed window, wall mounted heater. Door leading through to:-

## Garage

Twin opening doors, fuse box.

## Office/Bedroom Four

Wood effect flooring, radiator, Upvc double glazed French doors with double glazed side panels, exposed beams, door to:-

## Cloakroom/WC

Low flush WC, vanity unit with hand wash basin and tiled splashback, built-in storage cupboard, wood effect flooring.

## FIRST FLOOR

### Landing

Recessed spotlights, loft access.

### Master Bedroom

Two Upvc double glazed windows overlooking the gardens and land beyond, built-in wardrobes, two radiators, door leading to:-

### Ensuite Bathroom

Four piece suite comprising rolled top bath with mixer tap and shower attachment, corner enclosure with rainfall shower, hand wash basin with storage below and tiled splashback, tiled flooring, low flush WC, ornate feature fireplace, radiator, two Velux roof windows, recessed spotlights.

### Bedroom Two

Stained floorboards, Upvc double glazed window, radiator.

### Bedroom Three

Exposed floorboards, Upvc double glazed window, radiator.

### Shower Room

Low flush WC, pedestal hand wash basin, Upvc double glazed window, radiator, extractor fan, corner enclosure with rainfall shower and tiled surround.

## Externally

The property is located at the end of a private gated driveway. There is a gated and gravelled parking area with gardens situated mainly to the rear of the property which are predominantly lawned gardens with paved seating areas, wooden gravelled steps rise up to a good size lawn and paved pathways lead around the property where there is a further seating area with far reaching views. Opposite the property there are a range of agricultural buildings which provide the opportunity for animal housing or storage, with a view to, possibly, converting the buildings into further accommodation should the need be required (STC). There is a good size polytunnel which is 56' x 18', enclosed chicken coup, Small wooded area, stream along field edge; Coppice and fruit orchard and land extending to either side of the property, to 4 acres or thereabouts.

## Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains. Well supplies polytunnel, barn and animal troughs.

Drainage: Private drainage (modern digester tank)

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: Band F

Whar3Words: ///fail.reserving.daily

### 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 0.9mbps upload and 9mbps download and Superfast 8mbps upload and 35mbps 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.

Ultrafast broadband being installed in village - due Sept 2025 at property

### 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 - None

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.

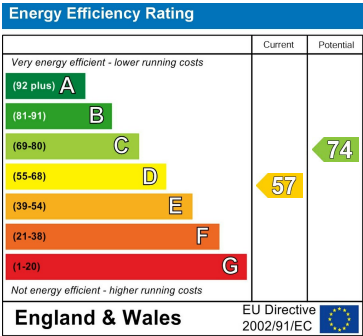
Floor Plan



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.

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