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Cae Mawr, Pontrhydfendigaid, Ystrad Meurig, Ceredigion, SY25 6ET

Asking Price £550,000

A superbly situated, secluded holding nestling in the foothills of the Cambrian Mountains. This idyllic property sits in a peaceful, scenic location with no near neighbours and outstanding views. This 7.5 acre equestrian bias smallholding is ideal for those looking for a rural retreat having a characterful refurbished 3 bedroom cottage, modern barn and purpose built range of stables and manege, set in good dry land. . The property offers miles of incredible off-road riding or walking on its doorstep.

As you step inside, you are greeted by refurbished and light accommodation, ideal for relaxing with family or entertaining guests. The property boasts three well-appointed bedrooms and two bathrooms providing ample space for a growing family or visiting friends.

Nestled in the heart of the countryside, this property offers a unique opportunity to embrace a rural lifestyle. Imagine waking up to the tranquil surroundings and enjoying the fresh air as you explore the land surrounding the property.

Whether you are looking for an equestrian property with outriding, a peaceful retreat, or a place to start your own smallholding, this property has the potential to fulfil your dreams. Don't miss out on the chance to own this idyllic property in the Cambrian Mountains

LOCATION



Rarely do properties in such attractive, secluded locations come for sale, the property nestles in a pretty valley setting enjoying scenic views of the dramatic surroundings offered by the backdrop of the Cambrian mountains. The property is in a private location, accessed via a track leading off a small no-through lane. It is 1 mile from the richly historic ruins of Strata Florida Abbey and some 2 miles from the rural village community of Pontrhydfendigaid with shop, primary school, pubs and places of worship.. The upper Teifi valley and market town of Tregaron is some 8 miles distant providing a wider range of amenities and being some 17 miles from the larger town of Aberystwyth with train station and the Bronglais General Hospital.

DESCRIPTION



The property offers an extended and refurbished cottage providing attractive well presented accommodation with a feature kitchen/dining room being the heart of this lovely home. The property benefits from oil fired central heating and recently installed double glazed doors and windows.

The accommodation provides more particularly -

REAR DOOR into -

UTILITY AREA

13'8" x 8' (4.17m x 2.44m)



With slate tiled floor, oil fired central heating boiler, radiator and electrical underfloor heating and plumbing for a washing machine. This room has a range of solid oak base & wall units with walnut worktop, a sink & draining board with mixer tap and a large utility cupboard. There is ample room for a freezer, coat & boot storage.

BATHROOM

8'7" x 7'5" (2.62m x 2.26m)



A large airy room with slate floor, 3-piece suite including bath, pedestal wash hand basin and toilet. Radiator and electric underfloor heating.

KITCHEN/DINING ROOM

26;4" x 10' (7.92m;1.22m x 3.05m)



This lovely, spacious room is filled with natural light and boasts stunning views through two sets of dual aspect tri-fold doors that are located to provide an outlook across the properties own land to the hills beyond.

The extensive kitchen units are top-quality, hand-made of solid oak with walnut work surfaces. A double ceramic butler sink with mixer tap & rinse spray. A Falcon range cooker with LPG gas burners and two electric ovens, a stainless steel splash back, extractor fan, radiator and electrical underfloor heating.

LIVING ROOM

22'10" x 14'10" (6.96m x 4.52m)



An attractive characterful room with with two large windows, two radiators and a fireplace with Morso wood burning stove. Stairs to first floor

SEPARATE PORCH/STUDY



With front entrance door, velux roof window and side window

FIRST FLOOR - LANDING



Partially exposed beams, access to large, shelved airing cupboard and hot water tank.

BEDROOM 1

17'10" x 10' (5.44m x 3.05m)



A very light & spacious master bedroom with front & side windows providing stunning views across the properties own land to the hills beyond. This room has an extensive under eaves storage cupboard & a decorative cast iron radiator.

SHOWER ROOM



A modern fully tiled bathroom, with shower, toilet, wash hand basin & radiator

BEDROOM 2

15'8" x 7'4" (4.78m x 2.24m)



A cosy and characterful double bedroom with front & side window and radiator

BEDROOM 3

10'3" x 7'6" max (3.12m x 2.29m max)



A cosy and characterful single bedroom with side window and radiator

EXTERNALLY



The property is approached through open fields leading to a gated entrance, the front forecourt provides ample parking & turning space. The house is surrounded by mature cottage gardens which afford stunning views across the surrounding land.

EQUESTRIAN FACILITIES



A highlight of this property are the superb equestrian facilities built to the highest standards by Pegasus Equestrian Constructions. These facilities include a 20x40m sand & rubber surfaced all weather riding arena, a 16m diameter sand & rubber surfaced lunge pen and a concrete yard with a bespoke 'L' shaped solid wood stable building.

'L' SHAPED STABLES

29' x 12'6" (8.84m x 3.81m)



The stable block is of robust wooden construction, having a concrete base and a high airy roof with skylights. The building includes a large tack/feed room (12'6" x 13'). This building could easily be converted to make three separate stables if required. It benefits from a 12volt solar lighting system and water tap.

THE LAND



The land is gently sloping with good drainage. It has been set-up for equestrian use and divided into paddocks with hardcore tracks leading to each paddock for ease of access.

MODERN GENERAL PURPOSE BUILDING

40' x 30' (12.19m x 9.14m)



To the side of the property is a steel frame building being a useful building with concrete floor, power sockets and lighting. Suitable for storage, as a workshop, or further stabling.

OUTRIDING



There are extensive & varied off-road riding opportunities right from the doorstep of the property. The renowned Teifi Pools and surrounding uplands are just a few miles ride or walk away.

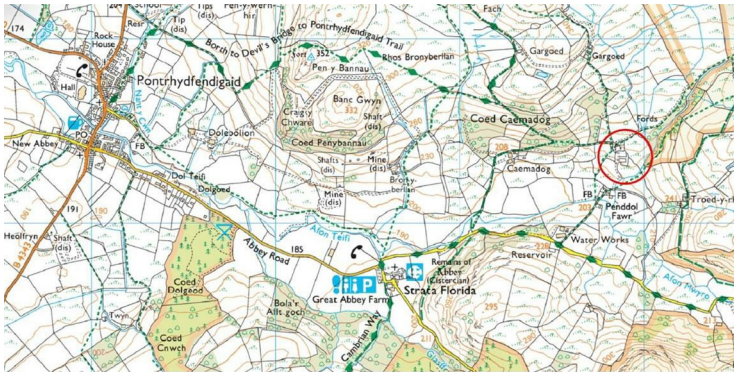
SERVICES



We are informed the property is connected to mains electricity, private water, private drainage, oil fired central heating, telephone subject to BT transfer regulations.

COUNCIL TAX BAND - E

DIRECTIONS



To be provided prior to a viewing appointment via the sole selling agents.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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