

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Glanyreryr Ffarmers, Near Lampeter, Carmarthenshire, SA19 8PQ

Asking Price £800,000

Nestled in a picturesque valley, three miles from the village of Ffarmers, this charming 10 acre country property offers a unique opportunity for those seeking a tranquil lifestyle in the heart of the countryside.

The property comprises a characterful, well presented main house which boasts two reception rooms, three bedrooms and two bathrooms. There is an additional commodious, self-contained two bedroom cedar lodge, perfect for multi-generational living or as a guest suite, as well as an attractive stone and slate coach house range and large general-purpose barn. This property has great versatility, catering to a wide range of potential uses - let your imagination run wild with the possibilities.

Set amidst rolling hills, the scenic surroundings provide a peaceful backdrop to everyday life. With river frontage and sweeping wildflower meadows to explore, the pretty setting of this property invites you to immerse yourself in nature's beauty. Whether you're looking for a peaceful retreat or a place to create new memories, this property offers a unique blend of comfort and serenity.

DESCRIPTION



Glanyreryr – which translate to “Banks of the River Eagle”, is secluded, with no near neighbours, in the beautiful Twrch valley. This property offers a peaceful sanctuary where you can enjoy the sound of birdsong and mountain streams, while still being within 20 minutes of a convenient range of shops and amenities in the university and market town of Lampeter. The current owners have managed this 10-acre smallholding with a view to creating a calm haven that encourages the native wildflowers and wildlife, and regular visitors include otters, owls, red kites, marsh harriers, herons, hares and hedgehogs, as well as a myriad of garden birds.

The diverse range of accommodation and outbuildings have multifaceted appeal, with great potential for income generation and multi-generational living

MAIN RESIDENCE

This delightful Victorian property, built in 1896, has been sympathetically refurbished to retain many character features that have to be inspected internally to be fully appreciated. Entering the house there is a lovely inviting hallway with original mosaic tiled floor, two reception rooms with welcoming wood burner in the sitting room, three bedrooms, two bathrooms, a kitchen space ready to be fitted to the requirements of a buyer, pantry and large loft with huge potential for conversion to provide further accommodation, if so required. This superbly proportioned accommodation offers ample space for comfortable living, providing a welcoming home to the discerning buyer, be it a couple desiring plenty of space, or a larger family - this property could accommodate a range of buyers.

The property is serviced by mains electricity, private bore hole and private drainage, with the modern benefits of oil-fired central heating, uPVC double glazing and superfast broadband.

The Accommodation provides the following -

FRONT ENTRANCE PORCH

Accessed via half glazed double doors, and a further substantial original door leading to

FEATURE HALLWAY

20'2" x 6'6" (6.15m x 1.98m)



With a particularly attractive Victorian mosaic tiled floor, original covings and ceiling rose.

LIVING ROOM

12'10" x 12" (3.91m x 3.66m')



Having exposed timber flooring, built-in bookcase shelving, radiator, original ceiling coving and rose

SITTING ROOM

13' x 12' (3.96m x 3.66m)



With exposed timber flooring, double radiator, original ceiling coving and rose, fireplace with quarry tiled hearth and wood burning stove

REAR HALLWAY



With quarry tiled floor access to understairs storage cupboards and separate meter cupboard

KITCHEN

12'9" x 11'9" (3.89m x 3.58m)

With quarry tiled floor. This room has been left so the purchasers can fit their own kitchen but currently provides single drainer sink unit, plumbing for dishwasher, electric cooker point, wiring for wall lights, hatch to living room and oil fired Rayburn range doubling as back-up for domestic hot water system

PORCH/UTILITY ROOM

13'3" x 5' (4.04m x 1.52m)



With stable door, quarry tiled floor, radiator, plumbing and space for automatic washing machine and tumble dryer, tongue and groove ceiling.

GROUND FLOOR SHOWER ROOM

6' x 7' (1.83m x 2.13m)



With quarry tiled floor, corner shower cubicle, wash hand basin, toilet

PANTRY

7'1" x 5'6" (2.16m x 1.68m)

With shelves, side window

SECOND STAIRCASE

Original servants' staircase, leading to rear landing

FIRST FLOOR

FEATURE GALLERIED LANDING



Attractive rear window with Victorian stained glass insets, exposed timber flooring, radiator

MASTER BEDROOM

13'2" x 12' (4.01m x 3.66m)



Double aspect window, strip pine flooring, currently with archway to dressing room, door to -

JACK & JILL BATHROOM



Having bath with shower over, tiled surround, toilet, wash hand basin, side window, door to rear landing and master bedroom, radiator

DRESSING ROOM/BEDROOM 4

8'10" x 6'3" (2.69m x 1.91m)

Timber flooring, radiator, arch to master bedroom and door to landing

BEDROOM 2

12' x 11'7" (3.66m x 3.53m)



With timber flooring, double aspect windows, radiator

BEDROOM 3

13'10 x 12' (4.22m x 3.66m)



with timber flooring, window, built-in storage cupboard and hot water tank cupboard, radiator

REAR LANDING



Access to storage cupboard with heated towel rail, feature glass balustrade, radiator

LOFT

34' x 24' overall (into eaves) (10.36m x 7.32m overall (into eaves))



Boarded in preparation for conversion currently with access from a drop down ladder onto the rear landing

COACH HOUSE RANGE



This is an attractive stone and slate Coach House range. Great potential for conversion to provide additional accommodation or for business use, subject to planning consent. Currently it provides the following –

FORMER COACH HOUSE

15'2" x 7'5" (4.62m x 2.26m)

Housing the water treatment facilities with pressurised cylinder and uv filters.

WORKSHOP AREA

15'2" x 11'7" (4.62m x 3.53m)

Accessed via double doors with rear door, steps up to loft area

FORMER STABLE

15'2" x 12'8" (4.62m x 3.86m)

TACK ROOM/KENNEL

15'2" x 7' (4.62m x 2.13m)

LEANTO ORIGINAL PIG STY

EXTERNALLY



A feature of this property is its location being delightfully situated in a pretty valley setting, accessed via double gates off the quiet council roadway to a large gravelled forecourt providing ample parking. A second separate entrance allows access from the road to the far end of the multi purpose barn.

THE GARDENS



Delightful mature gardens including lawned areas and borders containing a variety of shrubs, trees and roses, arranged around the property. There is a stone walled garden with seating area, perfect for relaxing and soaking up the tranquil atmosphere, surrounded by the colourful flower borders. There is also a separate paved patio outside the lodge with views of the surrounding hillside. In addition, a wildflower meadow with a variety of local species sits at the front of the house.

THE LODGE:



A stand out feature of this property is the separate self contained annexe lodge, again being high in residential appeal. Built in 2015 and measuring 21' x 38' it benefits from its own independent oil fired central heating and double glazing. It provides spacious and comfortable accommodation, being ideal for multi generational use or indeed for holiday letting purposes if required. The lodge has many attractive features such as a light, open-plan living space with French doors opening onto the patio, good quality kitchen and bathroom fittings and internal oak doors.

The property provides more particularly the following -

OPEN PLAN LIVING ROOM/KITCHEN

21'3" x 22' overall (6.48m x 6.71m overall)



Kitchen Area



With attractive kitchen units at base and wall level incorporating single drainer sink unit, plumbing for automatic washing machine, electric cooker point, fridge space.

LOUNGE



With French doors, vaulted ceiling, four additional windows, three radiators, boiler room off housing the oil fired central heating boiler and cloak cupboard.

INNER HALLWAY

BATHROOM



With shower unit, wash hand basin, toilet, radiator

BEDROOM 1

15'4" x 11' overall (4.67m x 3.35m overall)



Incorporating a dressing area, double aspect windows, radiator, leading into cloakroom with w.c., and wash hand basin

BEDROOM 2

8'10" x 9'7" (2.69m x 2.92m)



Double aspect windows, radiator, walk-in wardrobes

CARAVAN

28' x 10' overall (8.53m x 3.05m overall)

Currently used as a self contained office, as well as providing ancillary living accommodation, kitchen, two bedrooms, living area and shower room, connected to services.

MULTI PURPOSE BARN

180' x 70' total (54.86m x 21.34m total)



There is a fantastic multi purpose barn offering diverse appeal with immense potential which could either be used as an indoor riding school, converted to stables or developed into workshop/storage accommodation. Currently divided into a garaging area 45' x 50', main barn area 135' x 70', and further open lean to 45' x 20' which is used as an attractive covered sitting out area

THE LAND



10.5 acres, forming a particular feature of this property, divided by the council roadway with approximately 4.1 acres on the same side as the homestead. This has been mainly left to develop into a wild flower meadow and has a pretty stream boundary with a wooded copse currently maintained by the owners to provide a riverside pathway and secluded seating areas where you can while away the hours surrounded by nature. There are various vegetable growing beds, flower beds and a small selection of apple trees.

On the opposite side of the road is a further area of land of some 6.5 acres divided into three fields. It is currently laid to pasture being level to gently sloping with mature tree boundaries and offers beautiful views of the valley.

RIVER BOUNDARY



DIRECTIONS



Viewings at the property will be accompanied and directions will be provided on confirmation of viewing appointment.

SERVICES

The property benefits from connection to mains electricity, private water system from a borehole together with the necessary treatment filters, private drainage to purpose fitted bio digester, independent oil fired central heating in both main residence and lodge and superfast broadband.

VIEWING



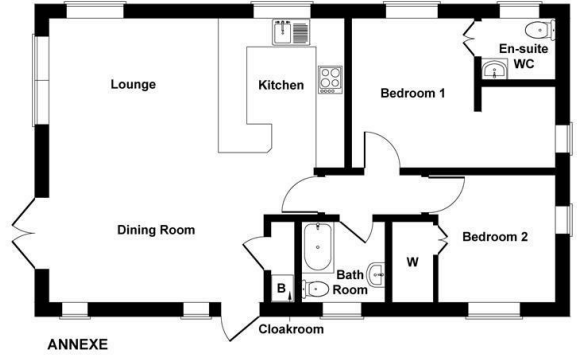
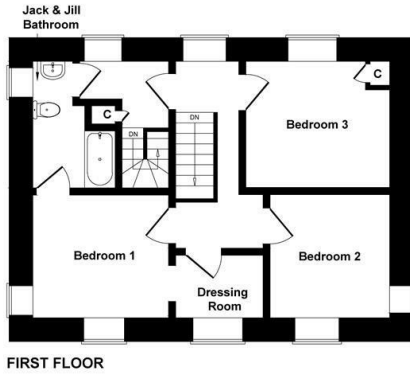
Viewing is strictly by prior arrangement with the selling agents who will accompany all viewings..

COUNCIL TAX

Band E - Amount payable £2503 (mycounciltax.org)

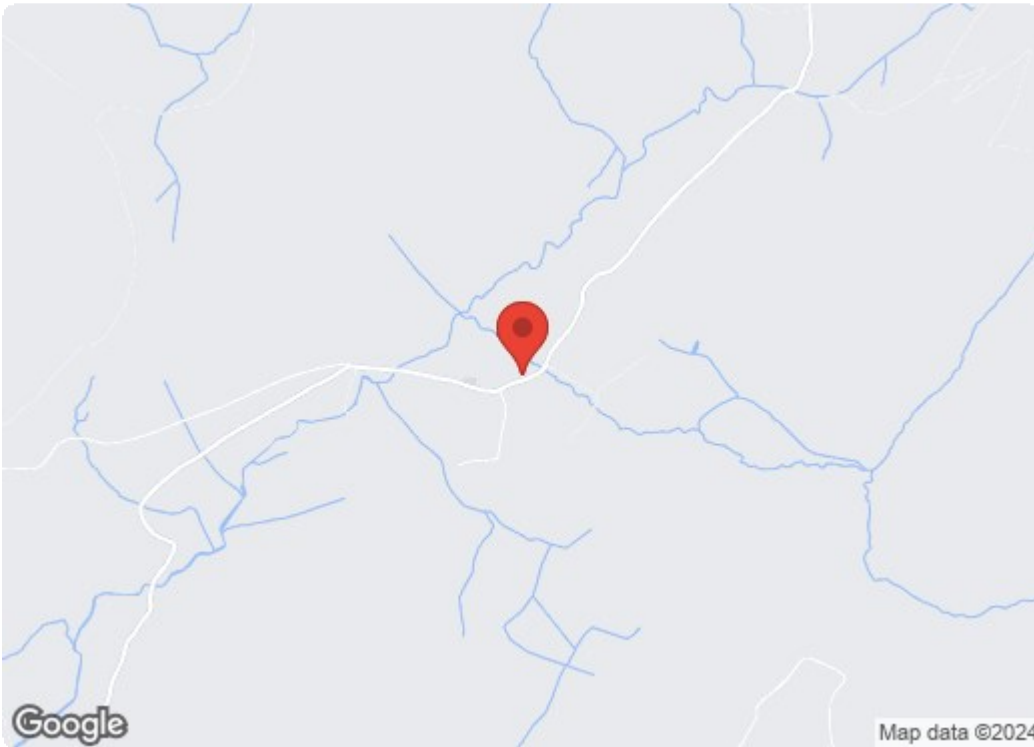
Please note, the lodge is classed as ancillary accommodation and as a result does not incur additional council tax

Glanyreryr Farmers



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
51	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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	
EU Directive 2002/91/EC	



5 NOTT SQUARE, **CARMARTHEN**,
 CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
 CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
 CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,