

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Glanbrennig, Tregaron, Ceredigion, SY25 6QS

Asking Price £895,000

A superb property offering diverse appeal with a substantial 7 bedroom, 6 bathroom four storey country house, most recently used as a successful Bed & Breakfast establishment together with proprietors accommodation and together with a superbly converted range of buildings providing a fit for purpose cafe/restaurant complex together with associated kitchens, butchery and treatment rooms, the whole set in approximately 17 acres of lovely river Teifi meadow land, on the outskirts of the popular upper Teifi valley market town of Tregaron.

This property is ideally located on the outskirts of Tregaron having been a successful Cafe/Restaurant and Bed & Breakfast enterprise, unfortunately now offered for sale due to the death of the previous owner.

LOCATION



The property is attractively located on the outskirts of the popular town of Tregaron overlooking the Breng river, in the foothills of the Cambrian mountains with attractive south facing views. Tregaron is a popular and active traditional market town on the western extent of the Cambrian mountains, offering a good range of everyday facilities including 3-16 schooling, doctors surgery, chemist, shops, cafes, restaurants, hotels etc. The area is popular with those having country pursuits at heart including bird watching, cycling and walking.

Tregaron is approximately 8 miles north of the market town of Lampeter with a wider range of facilities, approximately 16 miles from the larger town of Aberystwyth being the main county town with general hospital, radio station and a good range of retail facilities including Marks & Spencers, Next, Tesco etc.

DESCRIPTION



The property comprises a diversely appealing property, more recently used as a successful Bed & Breakfast together with cafe/restaurant facilities.

The house is a detached country styled house arranged over four storeys with five letting bedrooms together with proprietors accommodation, being a period property having the benefit of heating from the communal bio mass system which feeds the house and cafe complex and uPVC double glazing. The property offers period style accommodation that has been sympathetically improved to facilitate the bed & breakfast rooms and affords more particularly the following -

FRONT ENTRANCE DOOR to -

PORCH



Slate tile floor

INNER PORCH

26'8" x 6' (8.13m x 1.83m)



Radiator, feature ceiling arch, staircase to first floor

RECEPTION ROOM

153" x 13'1" (46.63m x 3.99m)



French doors to front, feature fireplace with a Victorian tile surround and wood burner inset

LIVING ROOM

15' x 14'6" (4.57m x 4.42m)



Again with a feature fireplace having a ornate cast iron surround with a wood burning stove, set on a slate hearth, 2 recessed arches, radiator, French doors to front garden

INNER LOBBY

BEDROOM 5

10'9" x 8'9" (3.28m x 2.67m)

A single ground floor room with radiator, rear window

ENSUITE BATHROOM

10'6" x 4'4" (3.20m x 1.32m)

Fully tiled with bath having electric shower unit over, wash hand basin, toilet

INNER LOBBY leading to -

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WET ROOM

6'9" x 5'9" (2.06m x 1.75m)

Fully tiled with shower, wash hand basin and toilet

LAUNDRY ROOM

11' x 8'2" (3.35m x 2.49m)

With fitted shelving, rear window, radiator

FIRST FLOOR - HALF LANDING



Rear window

MAIN LANDING



Feature ceiling arch, radiator

BEDROOM 1

14'5" x 11' overall (to inc ensuite) (4.39m x 3.35m overall (to inc ensuite))



Rear window

ENSUITE



Being fully tiled with bath having shower unit over, wash hand basin, toilet, radiator

BEDROOM 2

15' x 14'6" overall (inc, ensuite) (4.57m x 4.42m overall (inc, ensuite))



Front window, radiator

ENSUITE BATHROOM



Being fully tiled with bath having shower unit over, radiator

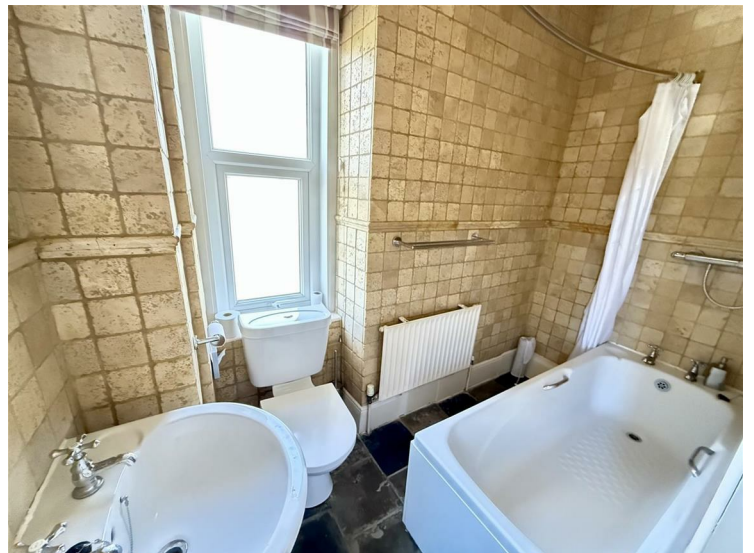
ROOM 3 FAMILY SUITE

14'10" x 9'8" overall (4.52m x 2.95m overall)



With radiator, front window, door to-

ENSUITE BATHROOM



Being fully tiled with bath having shower unit over, wash hand basin, toilet, radiator

SECOND BEDROOM AREA

10' x 8'7" (3.05m x 2.62m)



Radiator, front window

BEDROOM 4

11' x 8'5" (3.35m x 2.57m)



Rear window, radiator

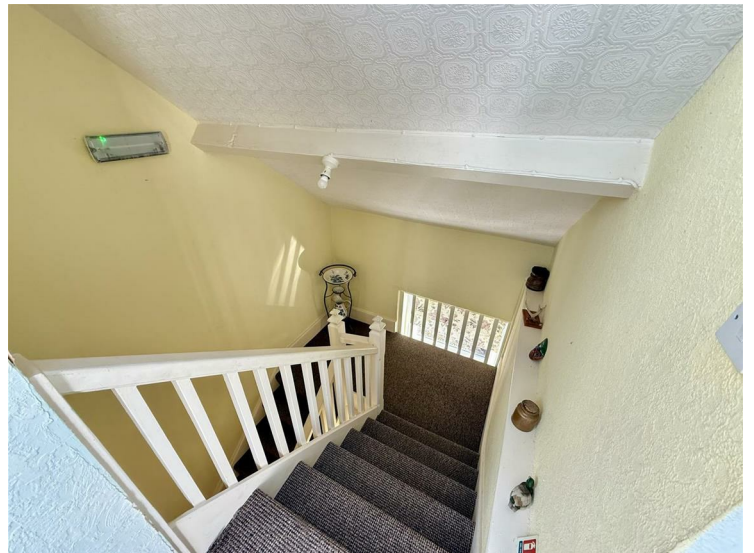
ENSUITE BATHROOM

10'10" x 4'4" (3.30m x 1.32m)



Fully tiled with bath having shower unit over, wash hand basin, toilet, radiator

STAIRS UP TO SECOND FLOOR LANDING



With velux roof windows, access to understairs storage area

BEDROOM 6

16'6" x 14' (5.03m x 4.27m)



Velux roof window

BATHROOM

9'10" x 5'6" (3.00m x 1.68m)



Being fully tiled with bath, wash hand basin, toilet, velux roof window, door to airing cupboard with copper cylinder feeding hot water for this bathroom only

BEDROOM 7

16' x 11'2" (4.88m x 3.40m)

Velux roof window, side window, radiator

LOWER GROUND FLOOR:

Front entrance door to:

HALLWAY

With slate flag stone floor with pantry cupboard off and also leading to a cloakroom with W.C and wash basin

OPEN LIVING/DINING ROOM

25'10" x 12'5" (7.87m x 3.78m)



With parquay flooring, radiator, fire place, access to loft cellar

KITCHEN/DINING ROOM

25'10" x 14'6" (7.87m x 4.42m)



A large open plan room with tiled floor, extensive kitchen units at base and wall level with granite work surfaces, two sink units, Aga range (not tested), tiled walls, space for gas range

UTILITY ROOM/PREP ROOM

8'8" x 8'4" (2.64m x 2.54m)

With tiled walls, fitted units having single drainer sink unit, plumbing for automatic washing machine, side entrance door and leading to an external W.C

RIVERSIDE CAFE RANGE:



This a great facility having been converted to provide a purpose built café/restaurant facility but with potential in our opinion, for alternative uses (subject to consents). This is an U shaped set of buildings with the central building having the café area with riverside café. This was originally designed as a swimming pool and adjoining spa facility but we are informed not completed and then converted into the café/restaurant premises.

ATRIUM/DINING AREA

48' x 8'8" (14.63m x 2.64m)



Tiled floor, feature exposed roof structure,

CAFE/RESTAURANT AREA

28' x 25'2" (8.53m x 7.67m)



With corner bar servery, fully glazed side wall

FUNCTION ROOM

25' x 21'9" (7.62m x 6.63m)



With open vaulted ceiling, fully glazed side wall, access to storage cupboard, door back out to Atrium

CONSERVATORY/DINING AREA

26' x 10'4" (7.92m x 3.15m)



With underfloor heating, bifold windows overlooking feature pond and rear patio doors

TOILET FACILITIES

INNER LOBBY LEADING TO

Wash room having sink unit,

Disabled w.c., with toilet, wash basin, baby changing station, radiator

Ladies toilets with wash basin and two cubicles

Gents toilets with two urinals, wash basin, cubicle with w.c.

LOBBY FROM CONSERVATORY to -

EQUIPPED CATERING KITCHEN

21'4" x 11' (6.50m x 3.35m)



Having plastic clad walls and ceiling, non slip flooring incorporating pantry cupboard, rear entrance door, sink unit

PREP ROOM

17'4" x 13'2" (5.28m x 4.01m)



With plastic clad walls and ceiling, sink unit

BUTCHERY AREA

17'3" x 11'9" (5.26m x 3.58m)



With plastic clad walls and ceiling, storage cupboard, cold store, independent side entrance door

THE CWTCH:



LOBBY/RECEPTION AREA

16'4" x 16'7" (4.98m x 5.05m)

Oak flooring

TREATMENT ROOM 1

11'3" x 7" (3.43m x 2.13m')



Radiator, wash hand basin

TREATMENT ROOM 2

11'2" x 8'9" (3.40m x 2.67m)



Storage cupboard, wash hand basin, shower cubicle, radiator

SPA FACILITY

28' x 15'8" (8.53m x 4.78m)



Was originally intended for Spa facility with a spa room not used by the current vendors having a large spa, sauna, shower and changing rooms

ADJ GARAGE/WKSHOP/STORE ROOM

18'5" x 9'3" (5.61m x 2.82m)

This houses the working and meters for the biomass system.

EXTERNALLY



The property has an attractive approach via a tree lined driveway which divides to approach the front section of the house , having tarmacadamed parking area, sweeping lawns and further garden areas. A second access leads to the Riverside Cafe, again with hard standing parking areas, lovely front raised beds with herb garden and fish pond.

There is a further area of grounds with raised vegetable gardens, poly tunnel, exterior cold store/freezer room and further porta cabin designed to provide office accommodation.

RIVERSIDE CAFE EXTERNALLY:



To the rear of the cafe is a feature pond which is overlooked via the conservatory, being an attractive feature and path leading to established children's play area.

THE LANDS



The property is bordered by attractive lands which we are informed is approximately 14 acres of level river meadow, adjoining the river Brenig and an attractive feature to this country property.

HEATING



Heating is provided via Biomass heating system with a timber built building with necessary storage facilities for the wood pellets and the biomass boiler. This feeds both the house and commercial accommodation with we are informed approximately 10 years remaining on the RHA payments of approximately £10,000 per annum.

SERVICES



We are informed the property is connected to mains electricity. There is a large solar pv array panel with we are informed, feeding tariff. Mains water, private drainage to septic tanks. heating to both properties is via a Biomass wood pellet burner with associated RHI payments which we are informed has approximately 10 years remaining having an income of some £10,000 per annum.

DIRECTIONS

On entering Tregaron from Lampeter, the property can be found on the right hand side as identified by the agents for sale board.

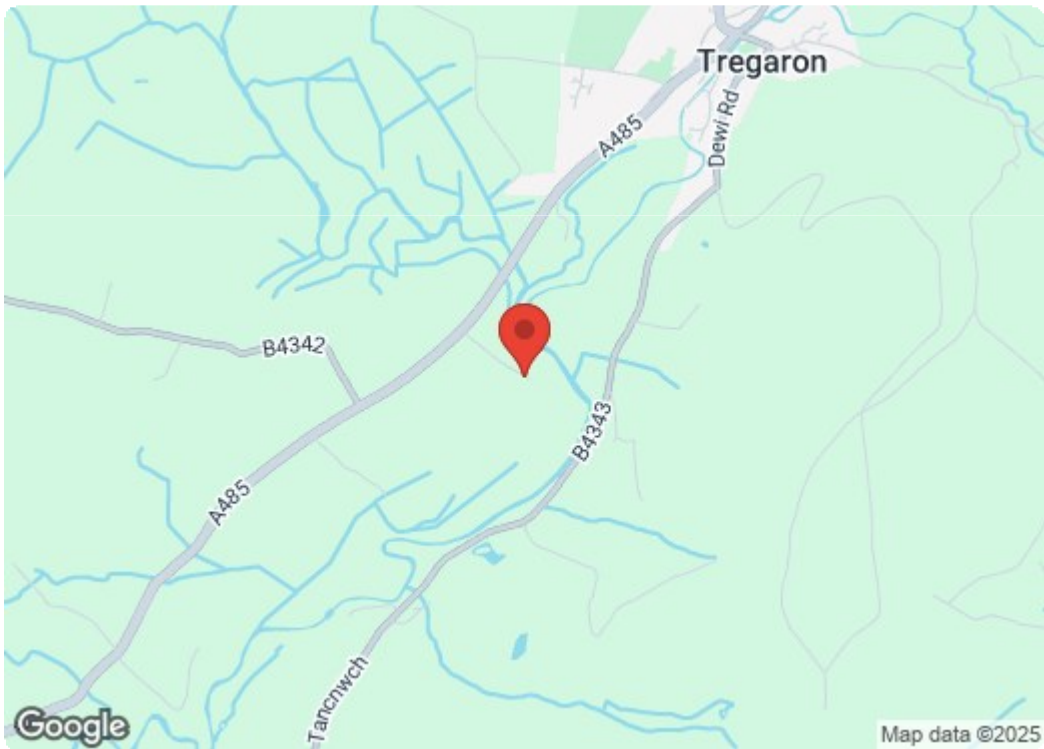
EPC

An EPC is available for the Cafe/Restaurant building which has a rating of 'C'.

The main house is to be assessed and the rating to be confirmed.

RATEABLE VALUE:

Current rateable value (1 June 2023 to present) - £18,000 p.a.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
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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