

FOR SALE

Rhodmad Farmhouse, Llanfarian, Aberystwyth, SY23 4EU



FOR SALE

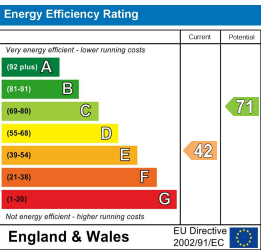
Offers in the region of £750,000

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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully presented Farmhouse with delightful gardens and a range of traditional outbuildings in the unspoilt West Wales countryside. Land available by separate negotiation.

For sale by Private Treaty.



01743 450700

Rural Professional Department

Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR  
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3 Reception  
Room/s



4 Bedroom/s



5 Bath/Shower  
Room/s



- Beautifully presented four bedroomed farmhouse
- Delightful garden with a multitude of features
- Range of useful traditional farm buildings
- Local thriving village community
- Five miles from seaside town
- For sale by private treaty

**SITUATION**

Rhodmad Farmhouse is conveniently located adjacent to the B5476 in a picturesque and undulating landscape, just 1.5 miles from Llanilar, with its thriving village community including a shop selling local produce, a primary school, health centre and an annual agricultural show. The University seaside town of Aberystwyth lies approximately 5 miles away and provides an array of cultural attractions including the National Library of Wales and Arts Centre. It has a full range of facilities and amenities including a main line railway station with links to the West Midlands.

**DESCRIPTION**

The sale of Rhodmad Farmhouse offers purchasers the opportunity to acquire a beautifully presented dwelling with an abundance of sought-after attributes. It was extended and renovated to a high specification and includes a useful range of traditional farm buildings together with the opportunity to purchase land by separate agreement if required.

**FARMHOUSE**

The farmhouse lies adjacent to Rhodmad Farm farmyard and buildings (see separate listing) and is a detached dwelling of rendered brick construction under a slated roof. It enjoys views over the garden and surrounding countryside and is approached over a private driveway directly off the roadside.

The original house underwent a full scheme of renovation in 1996-1997, at which point extensions were also added, to provide the modern-day living accommodation and present the beautiful family home we see today, with charm and character throughout.

The accommodation is divided across two storeys and upon entering through the front door, you are welcomed by a warm and spacious Main Hallway with a tiled floor and fitted shelving and cupboards in arched inglenooks. The hallway is open to the Dining Room which provides ample space for entertaining.

Leading off the hallway is an impressive Sitting Room with exposed timber framing and beams, an open fireplace, full height windows overlooking the garden and a door to the garden.

Also off the hallway is the open-plan and well-equipped Kitchen/Breakfast Room which boasts solid oak fitted units with granite work tops, a central island, double sink, four oven oil-fired Aga, and plenty of character, together with a stable door providing access directly to the garden. Adjacent to the kitchen is a useful Pantry with kitchen units, stainless steel sink and electric hob.

Leading from the kitchen is an internal Hallway, with door leading to the outside covered car port, and doors to the Utility with units on floor level, storage cupboard and sink, Cloakroom with a basin in vanity, WC and corner shower, Office/Snug with a tiled floor and Boot Room with a tiled floor and door to the garden.

A staircase leads from the internal hallway to the Basement level, which comprises of a large and useful basement storage area which has potential for use as additional living area and a door leading to the Workshop/Garden Store.

The first floor comprises of a spacious split-level galleried Landing which has the benefit of built-in storage. Off the landing there are four en-suite double bedrooms. The Master Bedroom benefits from a dual aspect providing views over the garden and farm, and has fitted wardrobes and drawers, together with an impressive en-suite bathroom with corner jacuzzi bath, and 'his and her's' basins in a vanity unit, shower, WC and bidet.

The loft is boarded and skimmed and has two Velux windows, which provides further useful storage space.

**OUTSIDE**

A private driveway leading off the road, provides access to the rear of the property where you'll find ample parking, including covered parking beneath a carport.

The gardens at Rhodmad were a source of much-pleasure for the previous owners and we are sure the delightful features will provide great enjoyment for the new owners.

A decoratively stoned area fronts the house and stepping stones lead around to a crazy paved patio area and covered log store.

The garden surrounds the farmhouse on three elevations, with the main garden being predominantly laid to lawn with tree, shrub and flower borders. A babbling stream together with a waterfall, passes through the garden and is crossed by a bridge to a wooded and shrub wildlife area.

The remnants of a former stone pig-sty under a slate roof are in situ.

**LAND**

Grassland is available by separate negotiation if purchasers wish to acquire land.

**FARM BUILDINGS**

The property benefits from a range of traditional stone outbuildings around a central courtyard, with potential for a number of alternative uses, subject to planning permission.

**COUNCIL TAX**

The farmhouse is currently in Council tax band 'E'.

**EPC RATING**

The farmhouse has an EPC rating of 'E'.

**SERVICES**

The farmhouse benefits from mains water and electricity, private foul and surface water drainage, oil fired central heating to radiators and the underfloor heating system, and an oil-fired Aga.

**TENURE**

The property is freehold and vacant possession will be given on completion.

**RIGHTS OF WAY, EASEMENTS AND WAYLEAVES**

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

**BOUNDARIES, FENCES AND ROADS**

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

**PLANNING**

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

**VIEWING**

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

**METHOD OF SALE**

The property is for sale by Private Treaty.

**SOLICITOR**

Helen Lock, Clarke Willmott, Blackbrook Gate, Blackbrook Park Avenue, Taunton, TA1 2PG

**SOLE AGENTS**

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