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## **Pant Y Gourych Llangeitho, Tregaron, Ceredigion, SY25 6TR**

**Asking Price £400,000**

Nestled in the picturesque Aeron Valley close to the village of Llangeitho, this charming 3 acre secluded smallholding presents a unique lifestyle opportunity for those seeking a tranquil retreat.

The property boasts a characterful cottage that has recently undergone significant improvements, including the installation of solar panels, air source heating, and enhanced insulation, all supported by an Eco 4 grant.

The cottage features two inviting reception rooms, perfect for relaxation or entertaining guests, with a rear kitchen/dining room that could either be refitted, a kitchen/utility room and pantry alongside two comfortable bedrooms, a further loft room and bathroom.

For the aspiring horticulturist or cider enthusiast, the property includes a well-equipped polytunnel and a traditional orchard, thoughtfully designed to support a cider-making venture. This smallholding not only offers a peaceful lifestyle but also the potential for self-sufficiency and sustainable living.

Accessed via a shared lane, the property is ideally suited for 4x4 vehicles,

## LOCATION



Attractively located for those looking for peace and seclusion, in a tucked away location, approached via a shared initially a council maintained lane ending at an adjoining property, and then via a hard based track which skirts the property, also being a lane used by the adjoining farmer to access the fields.

The property has attractive views over the Aeron valley being approximately a mile from the popular Aeron valley village of Llangeitho having good range of local amenities including shop/cafe, public house, primary school and places of worship. The property is also convenient to the larger towns of Tregaron providing 5 - 16 schooling and a good range of local amenities, nestling in the foothills of the Cambrian mountains, with Lampeter and Aberaeron also being within convenient driving distance. the larger town of Aberystwyth is approximately half an hours drive to the north.

## DESCRIPTION



An attractive lifestyle biased smallholding, in a secluded location, and ideal for those looking for a sustainable lifestyle.

The cottage is a traditional stone built cottage, recently having been subject to a Eco 4 Improvement Scheme including the installation of solar panels, air source heating, new radiators, improved internal and roof insulation to improve the energy efficiency of this home. There are two further wood burners and the possibility of reinstalling the former Rayburn Range.

The Accommodation provides more particularly the following -

## FRONT ENTRANCE DOOR to ENTRANCE HALL



quarry tiled floor, radiator, understairs storage cupboard and door to -

### SITTING ROOM

14'2" x 8'6" (4.32m x 2.59m)

With quarry tiled floor, fireplace housing wood burning stove, front window, radiator

### LIVING ROOM

14'9" x 12'3" (4.50m x 3.73m)

Characterful room with red and black quarry tile floor, double aspect windows to front and side, feature fireplace with wood burning stove inset, two radiators, beamed ceiling.

## KITCHEN/DINING ROOM

14'2" x 11'7" (4.32m x 3.53m)



With tiled floor, beamed ceiling, range of modern kitchen base units and kitchen sink

## PANTRY ROOM

15' x 5'11" (4.57m x 1.80m)

Divided in to two rooms

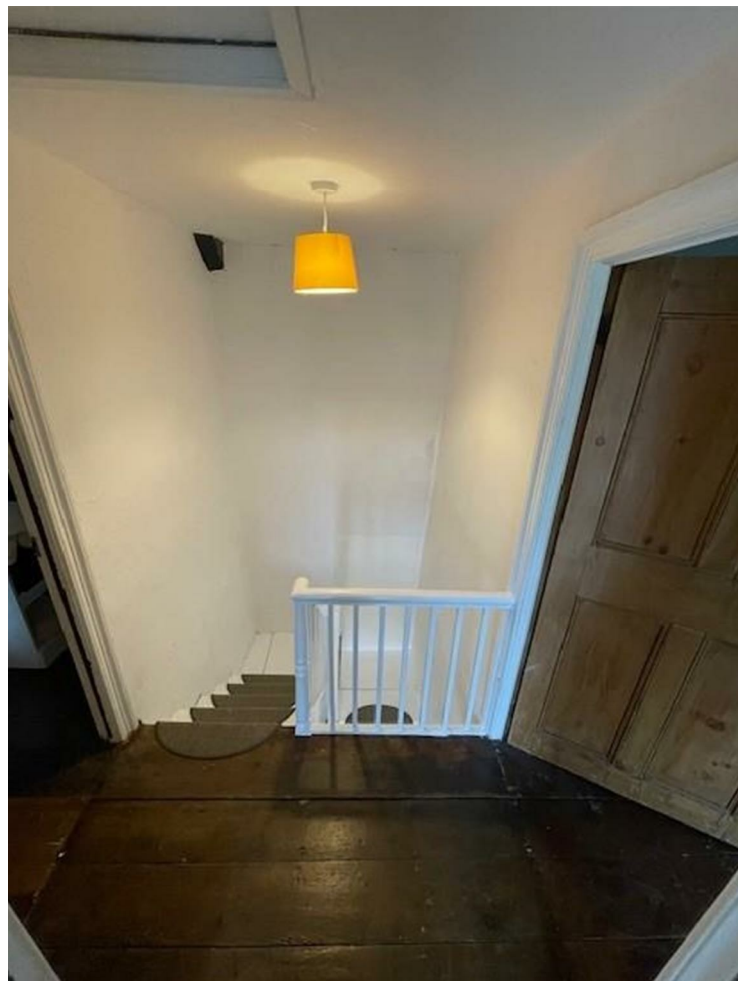
## UTILITY ROOM

13'5" x 5'6" (4.09m x 1.68m)



Tiled floor. Radiator. Fitted Base units and Wash basin. Plumbing for washing machine.

## FIRST FLOOR - TRADITIONAL LANDING



## BEDROOM 1

14'1" x 12'3" max (4.29m x 3.73m max)



with exposed timber flooring, front windows, opening to -

## LOFT ROOM

14'3" x 11'3" (4.34m x 3.43m)



With limited headroom with insulated ceiling having two velux roof windows, rear window, radiator, pressurised hot water cylinder

## BEDROOM 2

14'2" x 8'3" (4.32m x 2.51m)



Front window, radiator

## BATHROOM

8'3" x 5'7" (2.51m x 1.70m)



With bath having electric shower unit over, wash hand basin, toilet, radiator.

## EXTERNALLY



One of the main feature of this property is its tucked away secluded location, initially approached via a council maintained tarmac no-through road, ending at the adjacent property, with then a hard based track skirting off to the left leading to the property, which we would advise is accessed by 4x4's only. This leads to a gravel forecourt with private gated private parking, two substantial stone barns with conversion potential (subject to any necessary consents).

## RANGE 1



Comprise a former coach house and adjoining cow shed, partly re-roofed

## RANGE 2



Being a former stable with adjoining loose box with potential to be converted in to a garage.

## THE LAND



To the rear of the cottage is a parcel of level land, having been used for the sustainable lifestyle of the current occupier with Polycrub polytunnel, vegetable beds, willow plantation for bio mass production, and an impressive traditional apple orchard

with some lovely varieties Comprising of heritage Welsh/English cider culinary and desert apples, including some perry and pears. Originally planted for cider production. One notable tree is Kingston Black cider.

The Paddocks have been gradually restored and maintained throughout the current owners possession with drainage and hedging works carried out.

## SERVICES

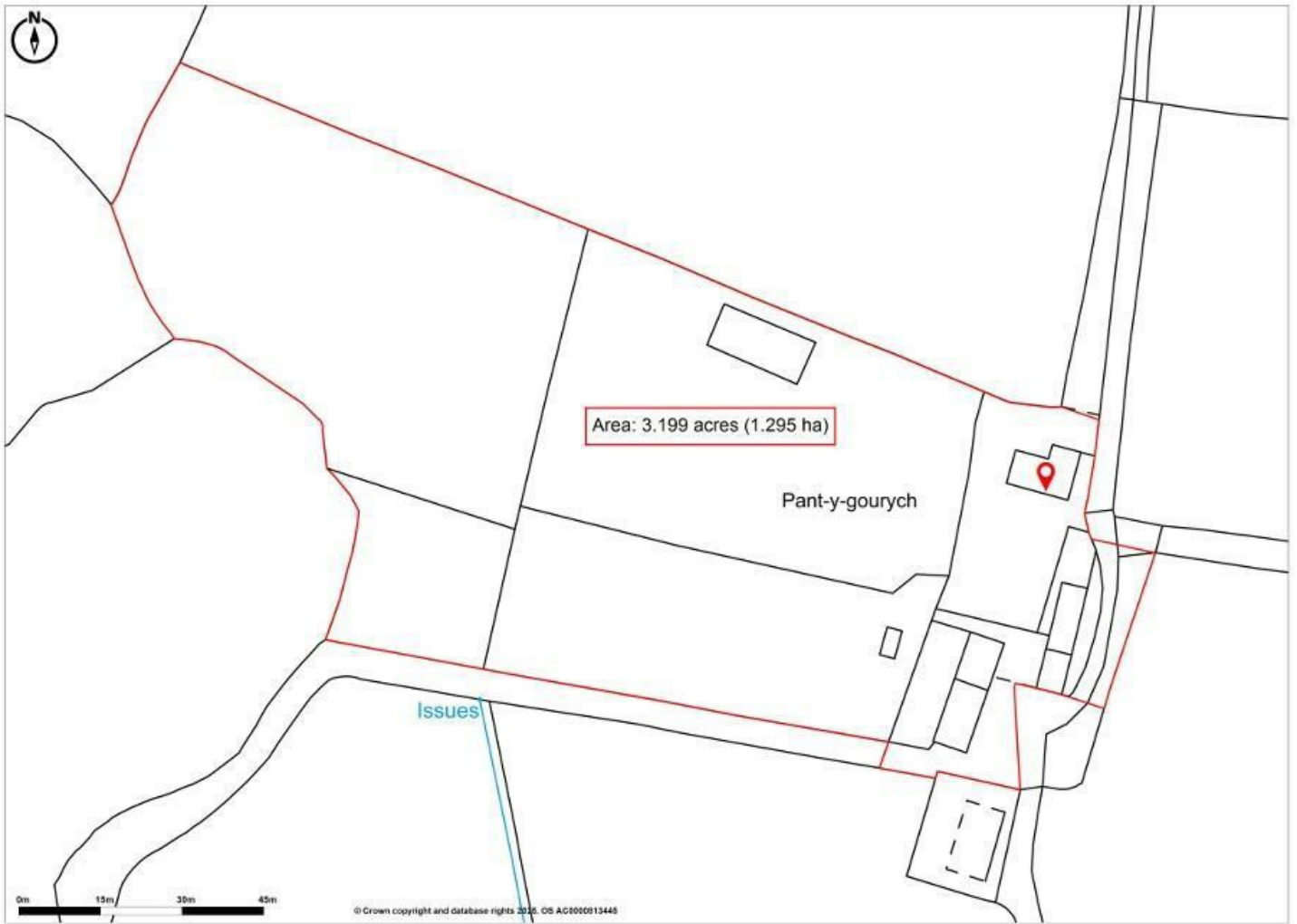
We are informed the property is connected to mains electricity with a solar pv array, mains water, private drainage. The property has recently been subject to an Eco 4 Improvement Grant to include the provision of air source heating. Awaiting new updated EPC rating. Broadband connected.

## COUNCIL TAX BAND - E

Amount Payable: £2806 <http://www.mycounciltax.org.uk/>

## DIRECTIONS

Please contact agent for details



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 LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size – A4



FOR IDENTIFICATION PURPOSES ONLY



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>95</b> <b>100+</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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