



Ty'r Ysgol Trefilan, Talsarn
Lampeter Ceredigion SA48 8QZ
Guide price £340,000



Guest house with owners accommodation. Enjoying a superb location, a wonderful converted former village school with a large garden and off-road parking to the rear.

Due to the existing planning approval for a guest house, the property is not suitable (at present) for a domestic mortgage and thus will suit cash buyers or those seeking a commercial loan. A planning application has recently been submitted (application A240615) to the removal of conditions 14, 15 and 16 of the planning permissions A181205 & A200048. The current planning permission does allow residential use in association with the guest house.

The conversion of the former school is of a high specification retaining original features. We strongly recommend an early inspection of the multipurpose accommodation which can provide for 3 bedrooms. There is also planning permission for a double garage (services are at hand) to the rear of the property. The hamlet of Trefilan is a picture postcard setting with St Hillary Church situated next door to the property. The market town of Aberaeron and Lampeter are both nearby providing for a good range of amenities to include secondary schools.

TENURE

Freehold

SERVICES

Mains electricity and water. Private drainage. LPG gas fire central heating system.

COUNCIL TAX

Band - F

The property is offered for sale by Private Treaty.

VIEWING

Strictly appointment with joint selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth 01970 626160 or sales@aledellis.com and Morgan and Davies, 4 Market ST, Aberaeron 01545 571600 OR aberaeron@morgananddavies.co.uk

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at

<https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

Ty'r Ysgol provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

FRONT ENTRANCE DOOR TO



LOUNGE

17'3 x 29'3 (5.26m x 8.92m)



with windows to fore, original A frame to ceiling, stairs to 1st floor mezzanine accommodation, three radiators, under stairs storage area and exposed stone walls. Multiple sockets and TV points. Double door leading to





SPACIOUS SUN LOUNGE
16'7 x 14'2 (5.05m x 4.32m)



KITCHEN
7'8 x 18'9 (2.34m x 5.72m)

Stone wall, wood affect flooring, fitted dishwasher, space for an electric oven with extractor fan over. Plumbing for automatic washing machine, radiator, multiple sockets and side entrance door.



with triple aspect windows to fore, rear and side overlooking the stoned wall garden. Vaulted ceiling with exposed A- frames and beams and multiple socket points.



Comprising a modern range of white base unit with spacious worktops. 1 ½ bowl stainless steel sink unit with mixer tap, independent instant under sink hot water unit. Window looking towards the garden and open countryside. Original feature





UTILITY ROOM
8'5 x 10'2 (2.57m x 3.10m)



(potentially a bedroom) with radiator, multiple sockets, spotlights to ceiling and window over looking the garden.

FAMILY BATHROOM
7'6 x 8'9 (2.29m x 2.67m)



comprising a modern white bathroom suite of pedestal wash basin, WC, walk-in shower and heated towel rail. Tiled flooring, spotlights to ceiling and rear window.



MASTER BEDROOM
9'8 x 17'7 (2.95m x 5.36m)



A double bedroom with built in double wardrobe. Multiple sockets, radiator, spotlights to ceiling and window to fore.



EN-SUITE SHOWER ROOM
7'6 x 10'4 (2.29m x 3.15m)



comprising walk in shower to side with waterfall head, wash hand basin set in vanity unit, WC, tiled floor, spotlights to ceiling and window to rear. Built in cupboard housing the new LPG combi boiler.

BEDROOM 2
12'4 x 8'2 (3.76m x 2.49m)



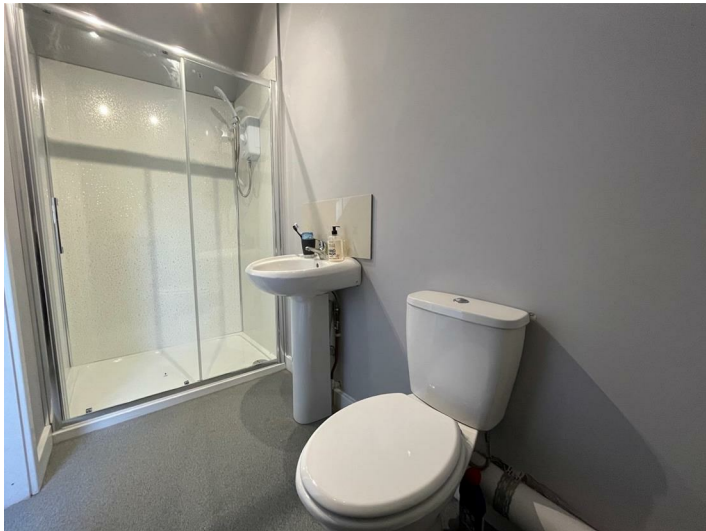
12'4 x 8'2 a double bedroom, multiple sockets, radiator and window to fore.

SPACIOUS OPEN PLAN MEZZANINE BEDROOM
13'2 x 13'1 (4.01m x 3.99m)



/ POTENTIAL OFFICE/ STUDY
a spacious double bedroom with two velux windows, exposed beams to ceiling, multiple sockets and TV point.

EN SUITE SHOWER ROOM
3'9 x 10'9 (1.14m x 3.28m)



comprising a wide walk-in shower, WC, wash hand basin, heated towel rail and walk in storage area.

EXTERNALLY



The property is approached from an adjoining country lane and

is enclosed with an attractive stone wall.

The garden is low maintenance with side and rear paved patio areas with raised stone areas with attractive stone slabs and pots, finished with a high quality stonework.

The former playground has been retained to allow the choice of garden or hardstanding and it is access to the Farm gate into the area at the higher level.

Within the parking area, planning permission exists for the erection of a double coach style garage.





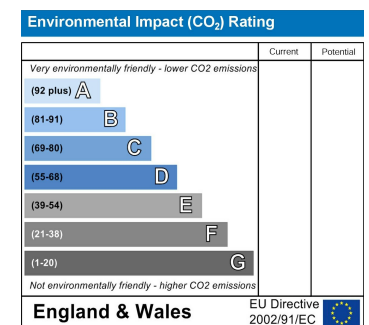
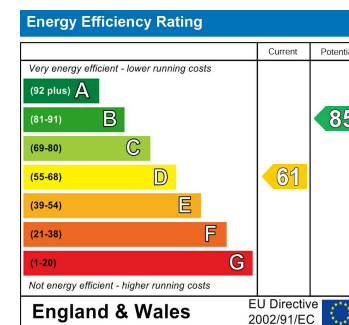
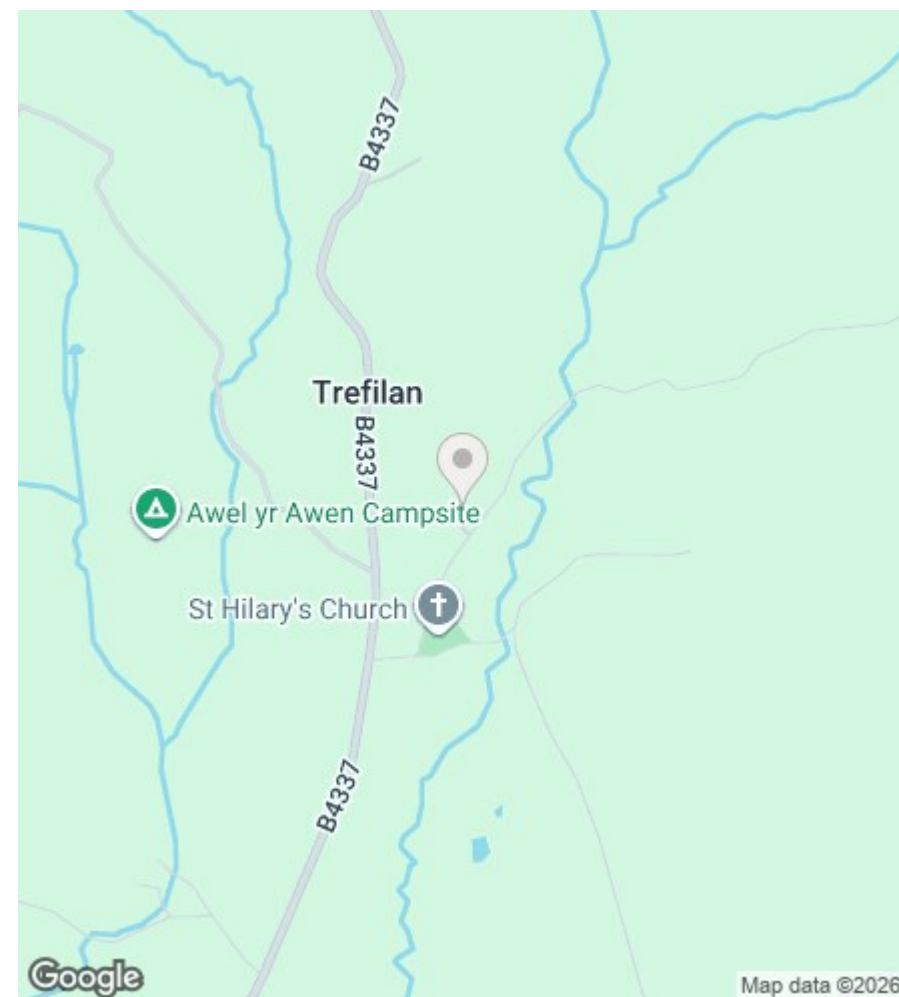
of the hill before you get to the village of Talsarn. Ty'r Ysgol can be seen on the left hand side just after the gated lay-by on the left.



DIRECTIONS

From Aberystwyth take the A4 87 coastal trunk Road South to Llanrhystud. In Llanrhystud just after the Black Lion pub turn left onto the B4337 to Lampeter road. Go through the villages of Nebo, Cross Inn towards Talsarn. Trefilan lies just at the bottom





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