



**Berthlwyd, Llanarth - SA47 0PF**

Llanarth

**£950,000**



## Berthlwyd

Llanarth, Llanarth

A rare and exciting opportunity to acquire a beautifully presented smallholding in a truly spectacular West Wales setting, just a stone's throw from the Cardigan Bay coastline. Nestled in around 43 acres of glorious countryside, this spacious five-bedroom, three-bathroom residence offers the perfect blend of rural tranquility and modern comfort, with the added benefit of a highly appointed Cottage, ideal for a dependant relative or holiday accommodation.

Council Tax band: G

Tenure: Freehold

- Additional detached 1 bedroom cottage
- A beautifully presented 43 acres 5 bedroom smallholding
- Versatile outbuildings and workshops
- Landscaped gardens and ample parking
- Spacious five-bedroom, three-bathroom residence





### Entrance Porch

uPVC double glazed windows, tiled flooring, oak door to:

### Living Room

The sitting room is a true centrepiece of the home, featuring a large fireplace with an original stone surround, enhanced by a feature facing brick wall and a rustic timber beam. A wood-burning stove sits proudly on a slate hearth, creating a warm and inviting atmosphere. The space is finished with a tiled floor and elegant double-glazed sash windows, allowing natural light to flood in while maintaining classic character.

### Sitting Room/Bedroom

An L-shaped room featuring a tiled floor and French doors that open directly into the rear garden.

### Ensuite

Featuring a tiled floor, this bathroom includes a vanity unit with an inset wash hand basin and under-counter cupboards, a low-level flush WC, and a spacious shower cubicle with both a shower and rainfall shower head.

### Inner Hall

Featuring tiled flooring, a built-in broom cupboard, and understairs storage, with French doors opening through to:

### Garden/Dining Room

An impressive, light-filled space with full-height windows on three sides, creating the feeling of being immersed in the garden. Finished with tiled flooring and French doors opening directly to the outdoor space.



## **Kitchen/Breakfast Room**

Stylishly appointed with a tiled floor and central heating radiator, this bright and functional kitchen features French doors leading to the garden, enhancing the connection to the outdoors. Fitted with an extensive range of high-quality white matt 'Sheraton' base and wall units complemented by Maia work surfaces, it also includes an integrated Schock 1½ bowl sink with mixer tap. At the heart of the kitchen is a central island unit offering generous storage beneath. A full suite of integrated Neff appliances includes an induction hob with cooker hood, an eye-level double oven with warming drawer, as well as a fridge and dishwasher. An arched opening leads through to –

## **Utility Room**

Featuring a tiled floor, this practical utility space is fitted with a range of base and wall cupboards topped with Formica work surfaces, along with a stainless steel sink unit. There is plumbing for an automatic washing machine, space for a dryer, and a wall-mounted Worcester LPG gas central heating boiler, which serves the kitchen and second bedroom suite. A uPVC stable-style side door provides convenient external access.

## **Boot Room/Porch**

Tiled flooring, radiator, uPVC double glazed door to the front, door through to –

## **Dining Room/Bedroom Suite**

Underfloor heating, window over looking the garden, door to:

## **Ensuite Bathroom**

Fitted with a white suite comprising a panelled bath with shower fitting and curtain, a pedestal wash hand basin, and a corner-positioned low-level flush WC. The room features part-tiled walls, a shaver point, and the comfort of underfloor heating.



## **Home Office**

Originally the living area, this space is now utilised as a study/home office. Set on a split level, it benefits from uPVC double glazing, French doors and is equipped with its own independent Worcester LPG gas central heating boiler system.

## **Cinema Room**

Currently used as a cinema room, this space is fitted with double glazing, heating, and benefits from a full loft space.

## **First Floor**

Accessed via an open-tread oak staircase, with solid oak flooring flowing through to –

## **Master Bedroom**

With full-sized windows on three walls, this room takes full advantage of the breathtaking countryside views, stretching all the way to the sea, and offers a perfect outlook over the beautiful garden.

## **Bedroom**

One wall features a full range of built-in wardrobes, offering ample storage space, window to the front, exposed beams.

## **Bedroom**

Oak flooring and two windows to the front.

## **Shower Room**

Featuring a large shower cubicle, a pedestal wash hand basin, a shaver point, a low-level flush WC, and a heated towel rail for added comfort.

## **The Cottage**

## **Porch/Laundry**

uPVC door and windows, door to:



## Open Plan Kitchen/Living

Fitted with a range of base cabinets topped with work surfaces, this kitchen includes an inset sink unit, an electric oven with hob and extractor fan above, and space for a fridge freezer. Upvc door to the front, windows, wood effect flooring. Range of built in wardrobes storage. Door to:

## Shower Room

Walk in enclosure with electric shower, panel walls, low flush wc, vanity unit with hand wash basin.

## First Floor

### Bedroom

A superb bedroom flooded with natural light, featuring a Velux window, a side window, and French doors opening onto a private terrace—perfectly positioned to capture the far-reaching sea and countryside views.

### Externally

An extensive courtyard offering plenty of turning and parking space for multiple vehicles, with a combination of concrete and gravelled surfaces. The area features spacious patio areas perfect for relaxation, as well as a dedicated barbecue area. South-facing and enjoying beautiful countryside views, this outdoor space is ideal for entertaining or unwinding in a tranquil setting.

### Rear Garden

To the rear of the house lies an approximately  $\frac{1}{4}$ -acre walled garden, thoughtfully designed for gardening enthusiasts. The space includes raised vegetable beds, a stone feature circular raised ornamental pond. A small patio area, decking, both provide additional outdoor functionality, while a well-stocked orchard adds charm and character to the space. To the side of the property, you'll find a large block-built garden/store shed (22' x 22') divided into two sections, perfect for storage, a mower shed, or workshop space.



## The Outbuildings

The outbuildings are extensive and highly versatile, ideal for a range of uses from general storage to agricultural purposes or workshops. For example, the Lower Yard features a Double Garage measuring 14'11" x 12'11" (each), with one garage having an up-and-over door for easy access.

## General Purpose Building

A large steel-framed general purpose building, currently utilised as workshops with ample storage space. The main section measures 29'7" x 28'5", including an integral secure workshop and store. At the rear, there's an additional store measuring 28'4" x 13'6". A staircase leads up to a first-floor workshop with an overall size of 46' x 28'4", offering generous space for a variety of uses. Power and light are already connected, making this an ideal space for both work and storage.

## The Land

The property spans approximately 43 acres, conveniently surrounding the homestead. The land offers highly productive grazing that is level to gently undulating, with boundaries defined by an area of woodland that slopes down to a stream at the edge of the property. There is also a small lake/pond thereon.

## Services

Mains Electricity, Private Water Supply (a Spring System - Purpose built pump house which houses the UV filtration system etc.) Services: 26 solar panels and 3 batteries storage system (installed June 2023). Access to mains water if required. Private Drainage. Air source heating to main farmhouse plus 2 separate LPG Gas central heating boiler for other parts of the buildings. Under floor heating to main farm house, Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band G

What3Words: //swatted.rise.flippers



## Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

## Broadband Availability

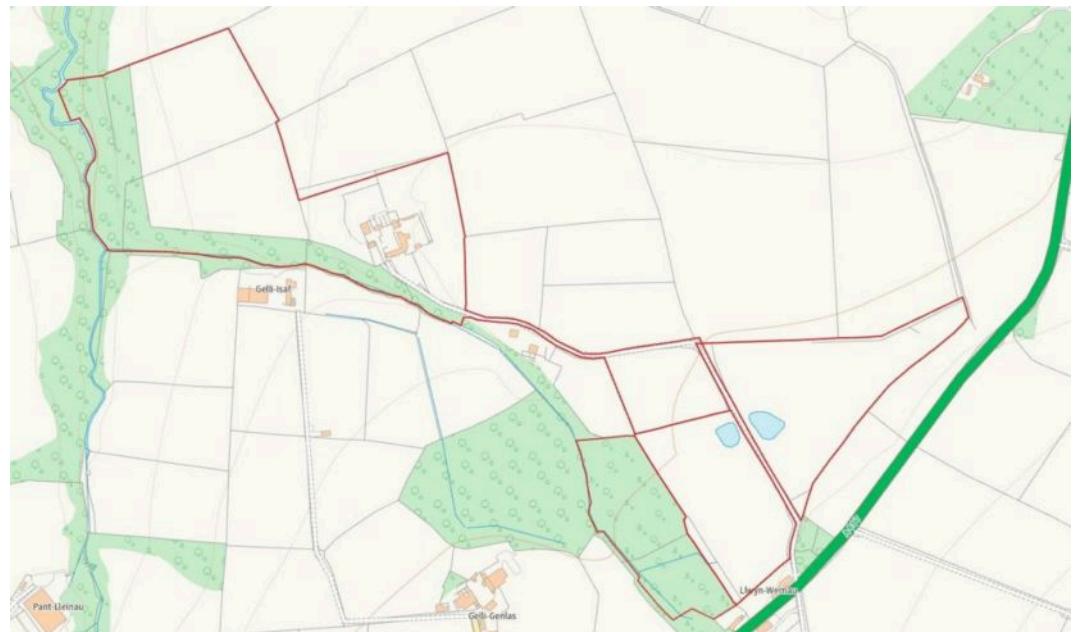
According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 8mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage EE Voice - Limited & Data - Limited Three Voice - Limited & Data - Limited O2 Voice - Limited & Data - Limited Vodafone. Voice - Limited & Data - Limited Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.









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