Ochr Rhos , Devils Bridge
Aberystwyth Ceredigion SY23 4RF
Guide price £535,000

ALED ELLIS

For Sale By Private Treaty

A 55-acre farm, well situated within a mile of Devils Bridge, 2 semi-detached properties and outbuildings known as

OCHR RHOS
DEVILS BRIDGE
ABERYSTWYTH
CEREDIGION
SY23 4RF

Ochr Rhos enjoys a sheltered slightly elevated location overlooking the village of Devils Bridge and the Cambrian Mountains. There are 2 semi-detached properties (No1 & No2 Ochr Rhos) are included in the sale. Both are in need of modernisation and No2 has been unoccupied for approximately 50 years.

The farm is intersected by a country lane which leads to Trisant and beyond. There are outbuildings on both sides of the road.

The popular tourist attraction of Devils Bridge is located 12 miles inland from Aberystwyth. In addition to the Vale of Rheidol narrow gauge railway station there is primary school and hotel at the village. Aberystwyth is a popular university town with a good range of social, leisure and educational facilities.

The former mining village of Cwmystwyth and the scenic mountain road through the Elan Valley out to Rhayader is also nearby.

METHOD OF SALE
The farm is offered for sale preferably as a whole by Private Treaty.

SERVICES
Private water and drainage. Main electricity. Mains water available near by.

TENURE
Freehold

COUNCIL TAX
Band C (Ochr Rhos No1)

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.

TO VIEW
Strictly by appointment with the sole selling agents – Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

DIRECTIONS
(OS Grid Ref: SN73015 76150)
What3words – trouble.writing.triathlon

From Aberystwyth take the A487 south to Southgate before turning left onto the A4120 Devils Bridge Road and proceed to Devils Bridge. At the village take the first turning right (near the war memorial) onto the B4343 Pontrhydygroes road. Turn right just before the primary school and take the 2nd turning left (sharp bend) and Ochr Rhos will be the first property.

POSSESSION
Vacant possession on completion.

PLAN
A plan is included with the sale particulars for identification purposes only.

RIGHT OF WAY
2 public footpaths and bridle path intersect the land.

PARTICULARS OF SALE

DESCRIPTION

The pair of semi-detached houses are of traditional construction, No1 has a more recent extension. Both are in need of modernisation.

The farm provides for the following accommodation. All room dimensions are appropriate. All images have been taken with a digital camera.

OCHR RHOS NO 1

GROUND FLOOR

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY
with quarry tiled floor, stairs to first floor accommodation and doors to

SITTING ROOM
10' x 9'9 (3.05m x 2.97m)
with window to fore with fine views. Quarry tiled floor and tiled fireplace.

LIVING ROOM
14'4 x 13'2 (4.37m x 4.01m)
with window to fore with fine views and window to rear. Original fireplace/ cooking range and quarry tiled floor.

INNER HALLWAY
with under stairs storage area

FORMER KITCHEN
10'1 x 14'2 (3.07m x 4.32m)
with quarry tiled floor.

KITCHEN
9'5 x 11'4 (2.87m x 3.45m)
with tiled floor, solid fuel Rayburn (as seen) and window to rear.

UTILITY ROOM
6'6 x 8'5 (1.98m x 2.57m)
with tiled floor and window to rear.

SIDE PORCH
with door to

STOREROOM
4'7 x 9'5 (1.40m x 2.87m)

DOWNSTAIRS WC
with wash hand basin and tiled floor.

LANDING
with doors to

BEDROOM 1
9'2 x 16' (2.79m x 4.88m)
with window to fore with fine views. Tiled fireplace and window to rear.

OFFICE
6'6 x 7'2 (1.98m x 2.18m)
with window to fore with fine views.

BEDROOM 2
10'8 x 16'3 (3.25m x 4.95m)
with window to fore with fine views. Tiled fireplace.

FORMER BATHROOM
6' x 8'9 (1.83m x 2.67m)

BOX ROOM

BEDROOM 3
9'5 x 16' (2.87m x 4.88m)
with window to fore and rear.

OCHR RHOS NO 2 (Pantyffynnon)

GROUND FLOOR

RECEPTION HALLWAY
with stairs to first floor accommodation and doors to

SITTING ROOM
14' x 6'2 (4.27m x 1.88m)
with window to fore with fine views.

LIVING ROOM
with original cooking range and recess ½ glazed cupboards to each side. Quarry tiled floor and window to fore with fine views. Exposed beams and under stairs storage cupboards.

KITCHEN AREA
6'1 x 5'9 (1.85m x 1.75m)
with Belfast sink.

KITCHEN AREA 2
9' x 6'5 (2.74m x 1.96m)
with door and window to rear.

PANTRY

FIRST FLOOR ACCOMMODATION

LEAN TO STORAGE ROOM

LANDING
with doors to

BEDROOM 1
10'6 x 6'2 (3.20m x 1.88m)
with window to rear.

BEDROOM 2
6'1 x 14'5 (1.85m x 4.39m)
with window to fore with fine views.

BEDROOM 3
11'3 x 7'8 (3.43m x 2.34m)
with window to fore with fine views and feature fireplace.

EXTERNALLY

THE OUTBUILDINGS
The outbuildings comprise of
• Former traditional cowshed
• Attached 3 bay general purpose outbuilding 33' x 45' with part Mezzanine floors
• Garage
• There is also a useful outbuilding on the other side of the lane on 2 levels.

THE LAND

(See schedule of acreages)
The land in total amounts to 55.10 acres (or 22.3 hectares) of the total area approximately 8.5 acres is homestead and woodland.

You will note from the plan that the farm is intersected by the county lane and the track that leads to Glanfedw.

The land to the fore is mainly level in nature. The fields to the rear of the homestead is sloping in nature. The remainder of the land are useful paddocks to the East with one paddock on the other side of the lane opposite Tan Y Graig.

AGENTS COMMENTS
An unspoilt small mixed stock farm in a desirable edge of village location with pleasant outlook over Devils Bridge and beyond.

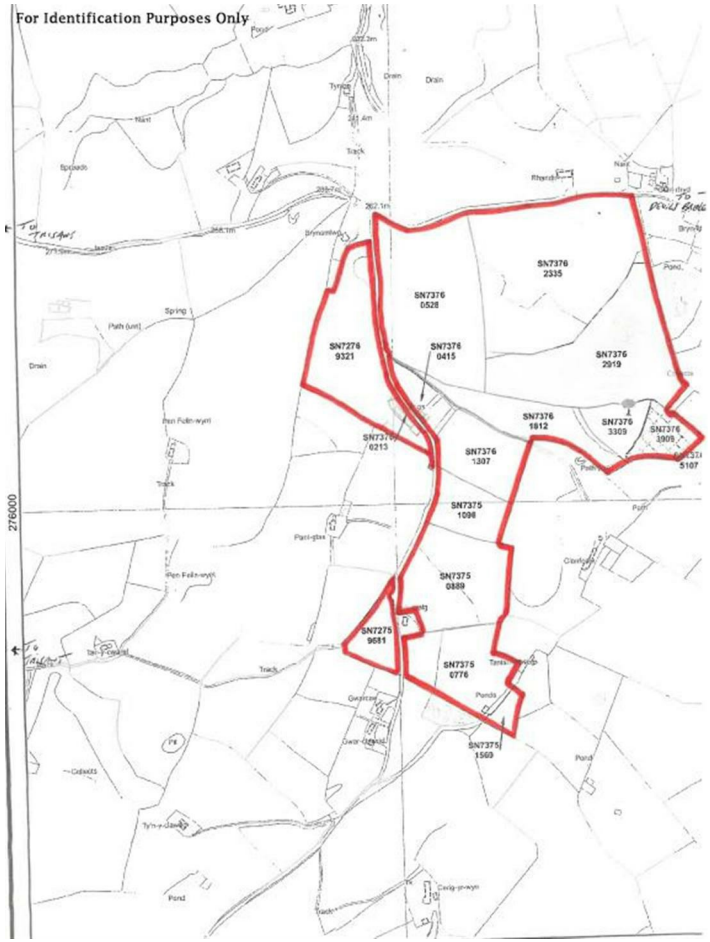
SCHEDULE OF ACREAGES

SCHEDULE OF ACREAGES
OCHR RHOS
DEVILS BRIDGE

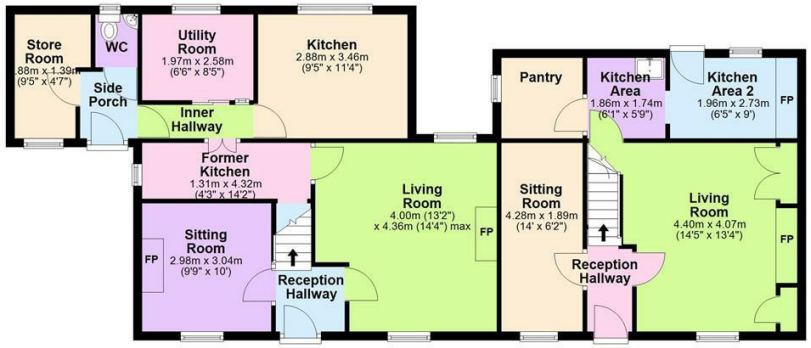
ENCLOSURE NO	AREA	NON GR2
2335	4.38	
0528	3.27	
0415	.46	0.04
9321	2.28	0.02
1812	1.26	.08
2919 (woodland)	3.13	3.13
3309	.54	.04
3909 (woodland)	.54	
0213 (homestead)	0.10	0.10
1307	1.13	Gr8
1098	0.81	
0889	1.99	
0776	1.58	
9681	.62	
1569	.21	
TOTAL	**22.3 Hectares (or 55.10 Acres)**	

Non Grazing Land
mainly woodland & homestead
3.41 Hectares (or 8.42 acres)

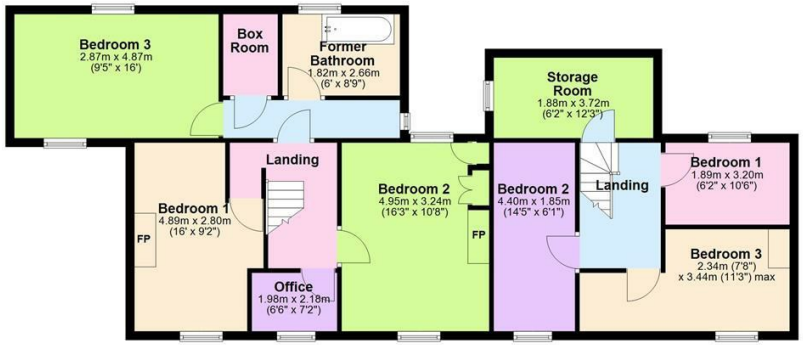
LAND PLAN



Ground Floor



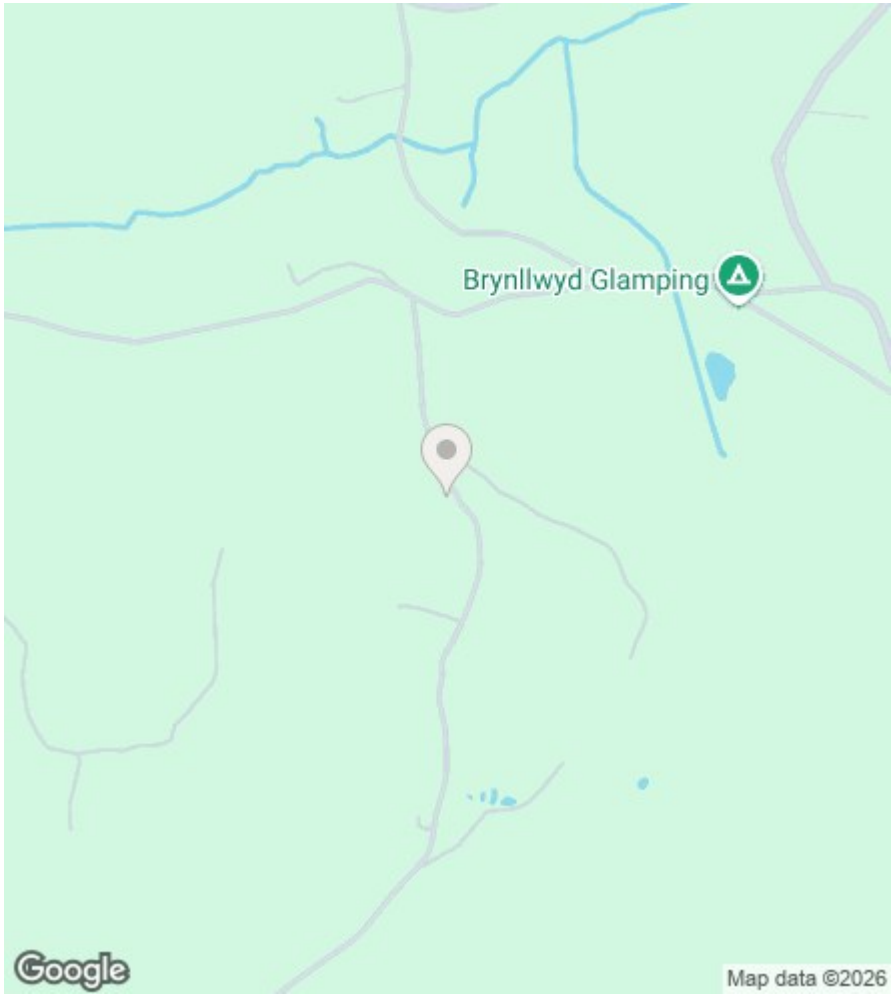
First Floor

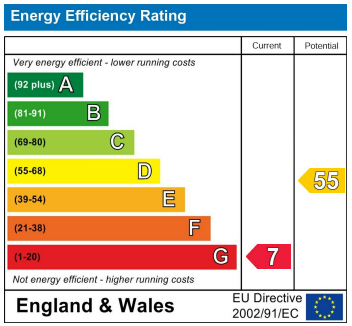


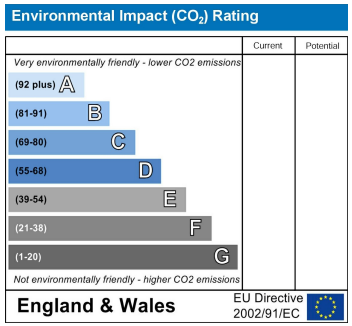
Total area: approx. 210.5 sq. metres (2265.7 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

1 And 2 Ochr Rhos, Devils Bridge, Aberystwyth







16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com