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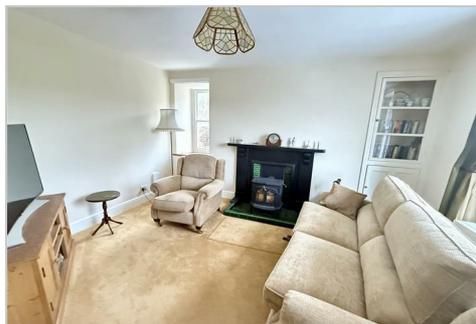
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EVANS  BROS.



Rhyglwyn Abermeurig, Abermeurig, Lampeter, Ceredigion, SA48 8PP

Asking Price £625,000

A delightfully located Aeron Valley 14 acre smallholding with a period country house nestling in the mid reaches of the Aeron valley together with stable garage range, purpose built workshop and barn used for selling furniture with conversion potential (stp) and productive pasture fields and hay meadows.

Convenient to Lampeter, Aberaeron and Aberystwyth with attractive views.

Location



The property is delightfully positioned adjoining the Abermeurig to Llwynygroes roadway nestling in the mid reaches of the Aeron valley having attractive views over open countryside. Abermeurig is a close knit scattered rural community and the property is approximately 2 miles up the valley from the B4337 Talsarn to Lampeter roadway. Most amenities are available in the village of Felinfach being some 4 miles distance with primary school, shops, public house and places of worship. The property is also convenient to the large towns of Lampeter to the east, the Georgian destination town of Aberaeron to the west and the university and seaside town of Aberystwyth to the north.

Description



An imposing period country house offering well maintained accommodation with many original features and having a bespoke handmade fitted kitchen and feature side hardwood double glazed conservatory. The property has the benefit of air source heating with solar PV panels and has to be inspected to be fully appreciated.

A property in our opinion with immense potential with the vendors having previously operated a joinery business from with a purpose built workshop having planning consent, together with a separate detached barn with planning consent

for a showroom for the furniture manufactured on the premises. We consider that this has conversion potential (subject to obtaining the necessary consent).

The property is further complemented by attractive free draining lands including grazing paddocks complimented by stables and a useful hay field on one side of the road with a further 6 acres on the opposite side of the road being more meadow-type land with a feature lake thereon and an area of woodland which has been coppiced by the current vendors for their own firewood.

The house has many retained character features and provides more particularly the following;

Front Entrance

Leading to:

Reception Hall



With red and black quarry tiled floor, double panel radiator, telephone point and access to understair storage cupboard.

Living Room

14'10 x 13'4 (4.52m x 4.06m)



With Victorian fireplace with Waterford wood burning stove inset, recessed cupboards, front and side windows and double panel radiator.

Study

14'10 x 9'4 (4.52m x 2.84m)



With Victorian fireplace having wood burning stove inset, feature fitted office and library furniture of hardwood Mahogany and of good quality to include display cupboards and display/library shelves and fitted computer desk.

Dining Room

14'3 x 11'8 (4.34m x 3.56m)



A cosy room with feature fireplace having wood burning stove inset, fitted original cupboards, access for under stairs storage cupboard, double panel radiator, quarry tiled flooring and rear entrance door.

Kitchen

15'2 x 9 (4.62m x 2.74m)



This is a bespoke modern kitchen being handmade and with Oak work surfaces incorporating a ceramic sink with mixer tap, feature double opening pantry cupboard, integrated fridge & freezer, Neff double oven and space for dishwasher and Gorenje induction hob with extractor hood over, feature tiled floor with under floor heating and door to feature conservatory.



Conservatory

20' x 7'6" + 10'6" x 9'6" (6.10m x 2.29m + 3.20m x 2.90m)



A "T" shape of Amdega construction being (we are informed) a hardwood structure with double glazed units and reclaimed wooden suspended floor. This is fully double glazed with opening vents, side entrance door and French doors to lawned gardens.

Utility Room

10'4" x 9'4" (3.15m x 2.84m)



Off the kitchen. With base units incorporating Belfast sink unit having slate work surfaces, feature build-in cupboards incorporating airing cupboard with copper cylinder, rear entrance door and door to walk-in wet room.

Wet Room



Being fully tiled with contemporary styled tiles to floor and walls. Having power shower unit, toilet, wash handbasin, spot lighting, extractor fan and radiator.

First Floor

Landing.

Rear Bedroom 1

14'8" x 11'9" (4.47m x 3.58m)



A nice, light room with double aspect windows including 2 windows to the side, radiator and Victorian fireplace.

Bedroom 2

15' x 9'9 (4.57m x 2.97m)



Double aspect windows, 2 radiators and en-suite bathroom.

En-Suite Bathroom



With corner shower cubicle, wash handbasin, toilet, heated towel rails, part timber panelling to walls and spot lighting.

Bedroom 3

15'2 x 9'8 (4.62m x 2.95m)



With radiator, fitted pine cupboard and front window.

Bedroom 4

9'8 x 6'3 (2.95m x 1.91m)

With radiator and access to loft.

Note

Please note we are informed by the vendors that they have provided strengthened floor joists over the Kitchen should somebody wish to extend the property to a 2 storey section over the Kitchen accommodation.

Externally



The property is approached over an initial shared driveway leading to private off road parking area, gated entrance leading to forecourt with adjoining stable/outbuilding range.

Gardens



The property has particularly attractive gardens with extensive lawned and grassed areas having an abundance of flowering shrubs, borders and ornamental trees. This is complemented by a useful greenhouse (16' x 6), raised vegetable beds and polytunnel (60' x 20') (optional).

Polytunnel

60 x 20 (18.29m x 6.10m)



Stable/Outbuilding Range

40' x 20' (12.19m x 6.10m)

A useful barn with covered tractor store/garage, tack room and two stables.

Workshop Range

33' x 15' (10.06m x 4.57m)



The current vendors have operated a Joinery and Cabinet making business from the premises which has a purpose-built

workshop with wood burning stove. A further barn previously utilised as a furniture showroom with separate access adjoins the road and benefits from independent car parking.

Barn/Showroom

29' x 12'8 overall (8.84m x 3.86m overall)



Being open plan for display of the furniture manufactured on the premises and with planning consent to do so. With feature cottage style fireplace. We are informed that this was re-roofed some years ago with Welsh slate and has one pine end fully glazed window.

The Lands



The property is divided by the district roadway with some 8.5 acres on the same side of the road as the subject property divided into useful grazing paddocks being gently sloping and free draining with further productive hayfield.

Further Lands, Woodland & Lake



On the opposite side of the lane is a further 6 acres with pasture paddock/meadow having a feature wooded area that has been coppiced by the current vendors to provide their own firewood, feature lake for those lazy summer evenings !

Woodland & Lake



Services



We are informed the property benefits from connection to private water, (mains water does cross the property but is currently not connected), mains electricity, private drainage, air source central heating and with solar PV panels

Tax Band

Ceredigion County Council - E

Land Plan



Directions

From Aberaeron take the A482 roadway towards Lampeter, continue to the village of Felinfach turning left just by the village school, continue to the T junction turning left again and immediately first right sign posted Abermeurig. Continue through the village of Abermeurig for approximately half a mile and the property can be found on the right hand side as identified by the agents For Sale board.

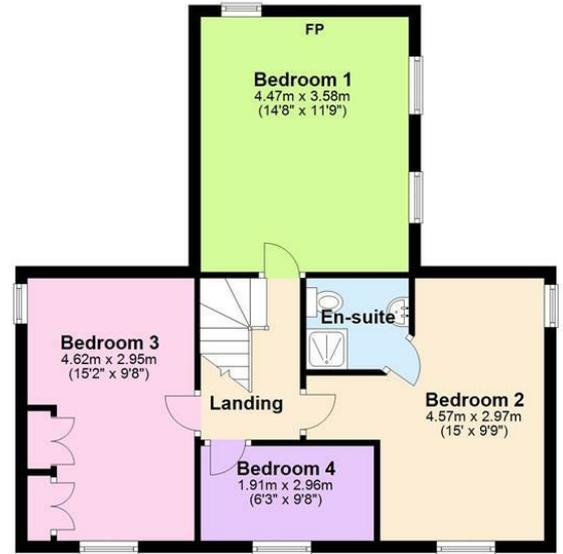
Please Note

The pictures used were mainly taken some 4 years ago when the property was last marketed for sale by the current vendors.

Ground Floor
Approx. 103.4 sq. metres (1113.3 sq. feet)



First Floor
Approx. 58.1 sq. metres (624.9 sq. feet)



Total area: approx. 161.5 sq. metres (1738.2 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Rhydglwyn, Abermeurig, Lampeter



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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