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## Brynarth Lledrod, Aberystwyth, Ceredigion, SY23 4HX

**Asking Price £850,000**

A rare opportunity to acquire an established 4-star holiday-letting smallholding set in approximately 8 acres of beautiful Ystwyth Valley countryside.

Brynarth offers a charming 3-bedroom character farmhouse, 3 well-appointed holiday cottages, an attractive stone barn with former planning for conversion, and a wonderful mix of gardens, woodland and paddocks - all within easy reach of Aberystwyth.

## Location



Situated in the peaceful mid-reaches of the Ystwyth Valley, the property enjoys a private rural position surrounded by woodland, countryside walks and wildlife. Local village amenities are close by, while Aberystwyth offers full services including shops, supermarkets, university, leisure facilities and rail connections. The area is popular for walking, cycling and year-round tourism.

## MAIN FARMHOUSE



The farmhouse provides spacious, characterful accommodation arranged around original features including exposed beams, painted stone walls, a feature inglenook fireplace with wood-burning stove, and a galleried first-floor landing.

The accommodation includes:

### Reception porch

### Entrance Hall

12'6 x 5'0 (3.81m x 1.52m)

## Lounge

19'4 x 16'0 (5.89m x 4.88m)



Access via an impressive Oak door to a feature Inglenook fireplace. Having wood burning stove inset, with fitted original fire crane, beamed ceiling, painted stone wall and carpeted floor.

## Dining Room / Sitting Room

16'1 x 11'0 (4.90m x 3.35m)



Stripped pine flooring, beamed ceiling, tongue and groove walls, feature front bay window, fireplace with LPG gas fired wood-burning style stove.

## Kitchen

20'3 x 5'10 (6.17m x 1.78m)



With quarry tiled floor, having a range of bespoke fitted kitchen units at base and wall level, incorporating 1 and a 1/2 bowl ceramic sink unit, fitted LPG range with extractor hood over, plumbing space for dishwasher and automatic washing machine, feature pantry cupboard.

Door to Utility room.

## Utility room

11'2 x 6'0 (3.40m x 1.83m)

With daub walls and beamed ceiling.

## First Floor Galleried Landing

With open vaulted ceiling, Velux window, access to airing cupboard. Oak doors to:

## Bedroom 1

19'2 x 13'5 (5.84m x 4.09m)



With two windows, exposed daub walling, storage cupboard, radiator. With ensuite bathroom with bath/shower, wash handbasin, W.C., towel rail, spot lighting, tiled surround.

## Bathroom



With bath having shower over, wash handbasin, toilet, heated towel rail and spot lighting, part tiled and part tongue and groove walls.

## Bedroom 2

11'6 x 9'10 (3.51m x 3.00m)



Front window and Velux.

## Bedroom 3

14'1 x 6'6 (4.29m x 1.98m)



Rear Velux roof light and side window, built in wardrobes.

### Shower room

A light room with Velux roof window, corner shower cubicle, wash handbasin, toilet, part tiled walls, heated towel rail.

### External Boiler Room

10' x 10'2 (3.05m x 3.10m)

Having independent access, this currently houses the pellet boiler heating system (£7,600 RHI income remaining) and provides useful storage / laundry space, at the end of the main farm house, fitted pine cupboards.

### THE HOLIDAY COTTAGES

The three self-contained cottages each hold a VisitWales 4-star rating and are offered as a going concern with website, repeat bookings and business assets. Financial information is available to bona-fide buyers.

Each cottage has its own garden area and access to the wider grounds.

### COTTAGE 1 - Y CWTCH



Provides two ground-floor en-suite bedrooms with first-floor living room, kitchen and dining room.



### Cottage 2 - Y CUDDFAN



This is the middle cottage. With entrance hall, open-plan lounge/dining area, kitchen, two bathrooms, two first-floor bedrooms and family bathroom.





### Cottage 3 - HUD Y MACHLUD

### Externally



A lovely, one bedroomed cottage, with access via a conservatory, leading to kitchen/dining room, characterful living room, and a first-floor master suite with built-in cupboards and en-suite bathroom.

The homestead is arranged with the farmhouse overlooking a tarmacadamed courtyard flanked by the stone range and with the cottages set back, all surrounded by delightful gardens and grounds with the cottages having access to individual garden areas and also the further mature grounds, wooded walks and lands.



### Stone Barn



A particularly attractive stone and slate barn currently used as a games room, office and workshop which formerly had planning consent for conversion into three cottages (now lapsed), offering excellent further development potential (STP).

## Games Room / Venue

29'6 x 16'7 (8.99m x 5.05m)



With exposed A frames, front and rear doors, plumbing for automatic washing machine, steps up to office.

## Office

17'2 x 12'5 (5.23m x 3.78m)



With painted stone walls, front and side windows and timber effect flooring.

## Side Workshop

17'6 x 16'3 (5.33m x 4.95m)

Originally the stables with original hayrack and loft over.

## Further Storage room

16'10 x 9'10 (5.13m x 3.00m)

## Detached Garage / Workshop

32'8 x 16'8 (9.96m x 5.08m)

Having been re-roofed, providing useful storage space.

## Land, Gardens & Woodland



The property extends to approximately 8 acres, arranged around the farmstead with a beautiful mixture of mature oak woodland with spectacular spring bluebells, gently sloping paddocks with stock-proof fencing, landscaped gardens with ornamental pond, rockery and flower borders, productive vegetable garden, orchard, greenhouse & poultry facilities, and secluded walking paths throughout the woodland.

Given the landscape and tourist appeal, the property also offers potential for glamping pods or further diversification (STP).



## Car Park

To the rear of the Games Barn is a gravel car park which would comfortably accommodate eight cars, for use by the guests

## Services

The property is connected to mains electricity, private water and private drainage systems with oil fired heating to cottages. The farmhouse has a pellet boiler heating system (£7,600 RHI income remaining).

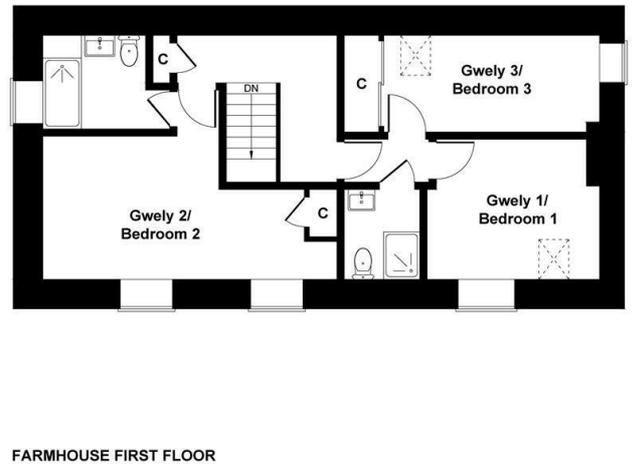
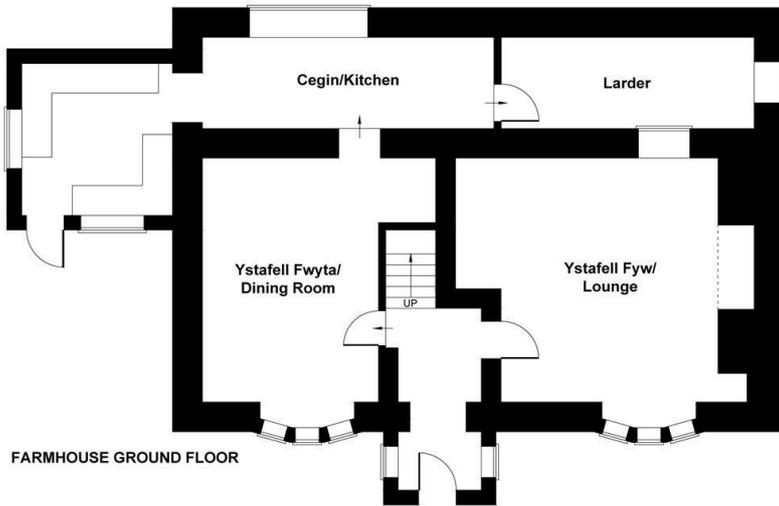
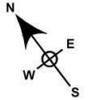
The property benefits from Starlink high-speed broadband (150 Mbps).

## Directions

From Lampeter take the A485 sign posted Tregaron. After approx. 8 miles turn left onto the B4578 for Bronant. At the cross roads in Stags Head go straight across and continue to

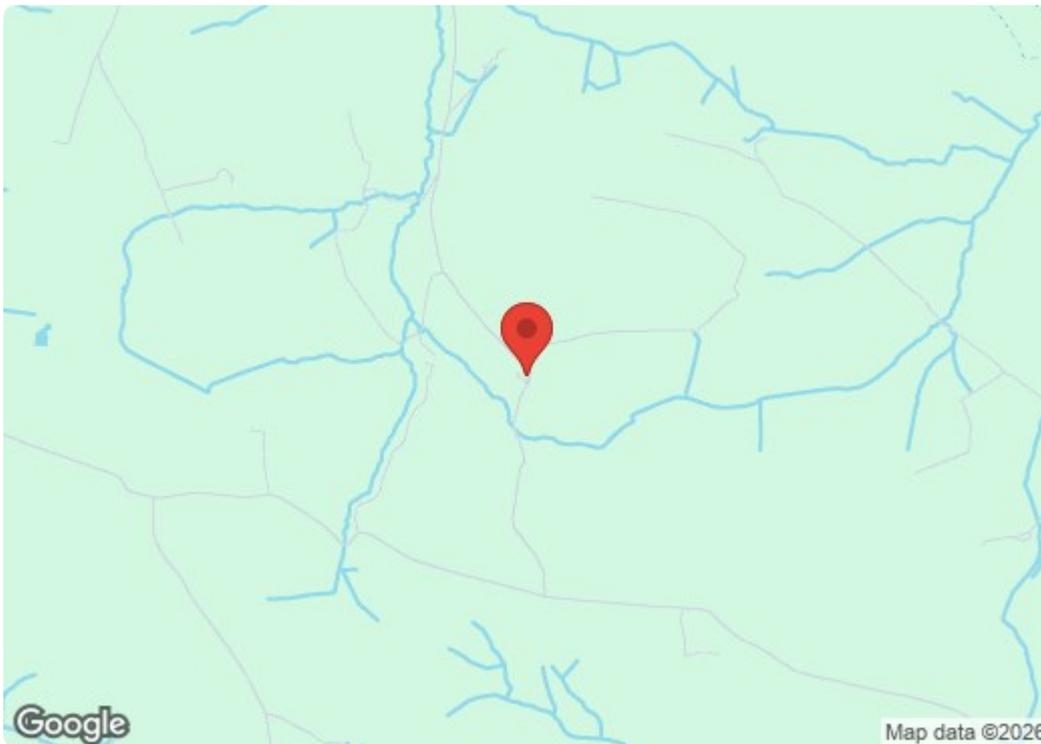
the 'T' junction and bear left re-joining the A485 going North. In Lledrod drop down around the hairpin to the left, turn right on the sharp bend signposted Ystrad Meurig and follow the road up through village houses, following the road round to the left, and continue for about 2 miles where you will see the sign pointing left for Brynarth/Trawscoed.

# Brynarth Lledrod



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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



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