



The Smallholding Centre

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SA43 1HJ

5 Bed Detached House With Land

£575,000



Bedwlwyn, Cwrtnewydd Llanybydder, SA40 9YP

An attractive detached 5 bedroom SMALLHOLDING with bags of character and benefits from around 8 acres of pastureland arranged in several enclosures as well as a good range of useful outbuildings. The flexible accommodation briefly comprises: Kitchen/diner, utility, conservatory, sitting room, hallway and lounge. Two separate staircases lead up to the first floor where there are 5 bedrooms, a bathroom and a shower room. The property lends itself to family or multigenerational living as it has the potential to be split into a 3 bedroom house with an attached 2 bedroom ANNEX if required (subject to any necessary consents). A double gated entrance provides access to the holding together with the 8 acres of pastureland set behind the property and is arranged in several enclosures with part-stream boundary. Situated just 1.5 miles from the village of Cwrt Newydd, this property has the benefit of being just 6 miles from the market town of Lampeter and approx. 12 miles to the coast. An up and running smallholding ready for those looking for the country lifestyle! NO ONWARD CHAIN.

Key Features

8 Acre Smallholding

5 Bedroom Character Detached House

Various Useful Outbuildings

Potential 2 Bed Annexe (stc)

Ponds and Polytunnel

Versatile Accommodation

15 Minute Drive To Lampeter

Energy Rating: E

Ground Floor

Accommodation - The versatile lay-out of this property lends itself to the creation of a 2-bed annexe if required. There is also extensive loft space which could be used, subject to any necessary planning consents.

Entrance via UPVC double glazed stable style door in to:

Kitchen / Dining Room - 18' 8" x 19' 11" (5.71m x 6.08m) A great entertaining space with a range of wall and base units, a central island with built in cupboards, LPG 'Belling' range cooker, under counter freezer, 3 double glazed windows to front, radiator, tiled floor, 2nd staircase to first floor, wood burning stove, doors in to utility, conservatory and sitting room.

Conservatory - 11' 10" x 10' 5" (3.61m x 3.19m) With UPVC double glazed windows on all three sides, two Velux windows, exposed stone wall, dwarf wall, door to outside.

Utility Room - 6' 1" x 7' 3" (1.86m x 2.21m) With LPG fired wall mounted combi boiler, double glazed window to rear, space and plumbing for washing machine and tumble dryer, wall mounted cupboards.

Sitting Room - 20' 0" x 12' 10" (6.11m x 3.92m) A recently decorated room with one double glazed window to front and two to the rear, part glazed door out to rear garden, feature fireplace, part tiled floor.

Hall - With staircase to first floor, door to outside, laminate flooring, radiator.

Lounge - 10' 9" x 19' 11" (3.28m x 6.08m) With wood burning stove, one double glazed window to front and another to the rear, two radiators.

First Floor

First Floor Landing - Accessed via the staircase in the hallway leading to a spacious landing with doors off to all bedrooms and both bathrooms.

Bedroom 1 - 9' 2" x 10' 9" (2.81m x 3.29m) With UPVC double glazed window to rear, radiator.

Bathroom - With panelled corner bath, pedestal wash hand basin, low level flush wc, obscured double glazed window to rear, fully tiled walls, radiator.

Bedroom 2 - 10' 2" x 16' 7" (3.11m x 5.08m) With two UPVC double glazed windows to front, radiator.

Bedroom 3 - 6' 11" x 11' 2" (2.13m x 3.41m) With double glazed window to front, radiator.

Bedroom 4 - 13' 3" x 8' 2" (4.05m x 2.51m) With UPVC double glazed dormer window to front, radiator.

Landing - Second staircase accessed via the kitchen/diner.

Bedroom 5 - 10' 4" x 11' 10" (3.15m x 3.63m) With UPVC double glazed dormer window to front, radiator.

Shower Room - 6' 10" x 7' 10" (2.1m x 2.39m) With shower cubical, low level flush W/C, wash hand basin set in vanity unit, velux window.



Front View



Bedwlwyn Name plaque



Kitchen Diner



Kitchen Diner Another View

Exterior

Externally - The property is accessed via a double gated entrance off a country lane. There is a courtyard area providing ample parking space and access to the outbuildings & land. There is a small garden area to the front of the house and to the rear is an enclosed garden mainly laid to lawn with summerhouse.

Large Dutch Barn Outbuilding - 38' 1" x 16' 8" (11.62m x 5.09m) With part block walls, concrete base, electric connected, currently used for animal housing and workshop space.

Brick Built Potting Shed - 14' 6" x 7' 6" (4.44m x 2.29m) Useful potting shed.

Large Steel Outbuilding - 39' 11" x 21' 11" (12.18m x 6.7m) Currently used for log storage.

The Land - The land is split in to four fields and is mainly flat pastureland and is well fenced. Some of the fields also have direct road access. There are various ponds which have been designed to ensure that the land is adequately drained, a large productive polytunnel, well-maintained and productive vegetable growing beds, a brick potting shed, an outside loo, greenhouse, large 40ft dutch barn, 38ft steel building and a lovely summerhouse. A section of the land also has a stream on the border.

There are woodland areas which are used by our current vendors to provide effectively "free" energy for the house. They have planted new hedges and over 3000 trees in various areas throughout the holding to provide a sustainable future.

Manager's Note - Our vendors have advised that the 8 Alpacas at the property (7 females and 1 neutered male) as well as the 12 geese are available to purchase separately if required.

Directions - From Lampeter take the A475 towards Newcastle Emlyn for 7.4 miles going through Llanwnnen, Drefach and Cwmsychpant. After leaving Cwmsychpant take the right turning signposted towards Cwrt Newydd. Follow this road for just under half a mile and take the second turning on the left. Follow this road for 1.1 miles and Beddwlwyn can be found on the right hand side, denoted by our For Sale board.

General Information - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), LPG fired central heating.

Council Tax: Band E, Ceredigion County Council.

Broadband: We are advised by our client that the current broadband speed is 13Mbps. Although, we have been advised that superfast broadband is being planned for this area which is due next year and that one of the neighbouring properties currently has satellite broadband - so high speed broadband is available at a cost.



Lounge



Lounge Another View



Landing



Bedroom 1



Bedroom 2



Bedroom 2 Another View



Bedroom 3



Bedroom 4



Bedroom 5



Shower Room



Aerial View 1



Aerial View 2



The Setting



The Setting



Aerial View 3



Aerial View 4



Birds Eye View



Close Up Front View



Driveway



Greenhouse



Greenhouse and Outbuilding



Steel Building



Geese and Pond



Brick Built Potting Shed



Geese



The Land



The Land



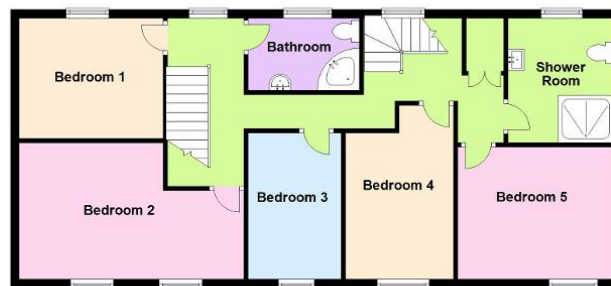
The House from Field

Floorplans

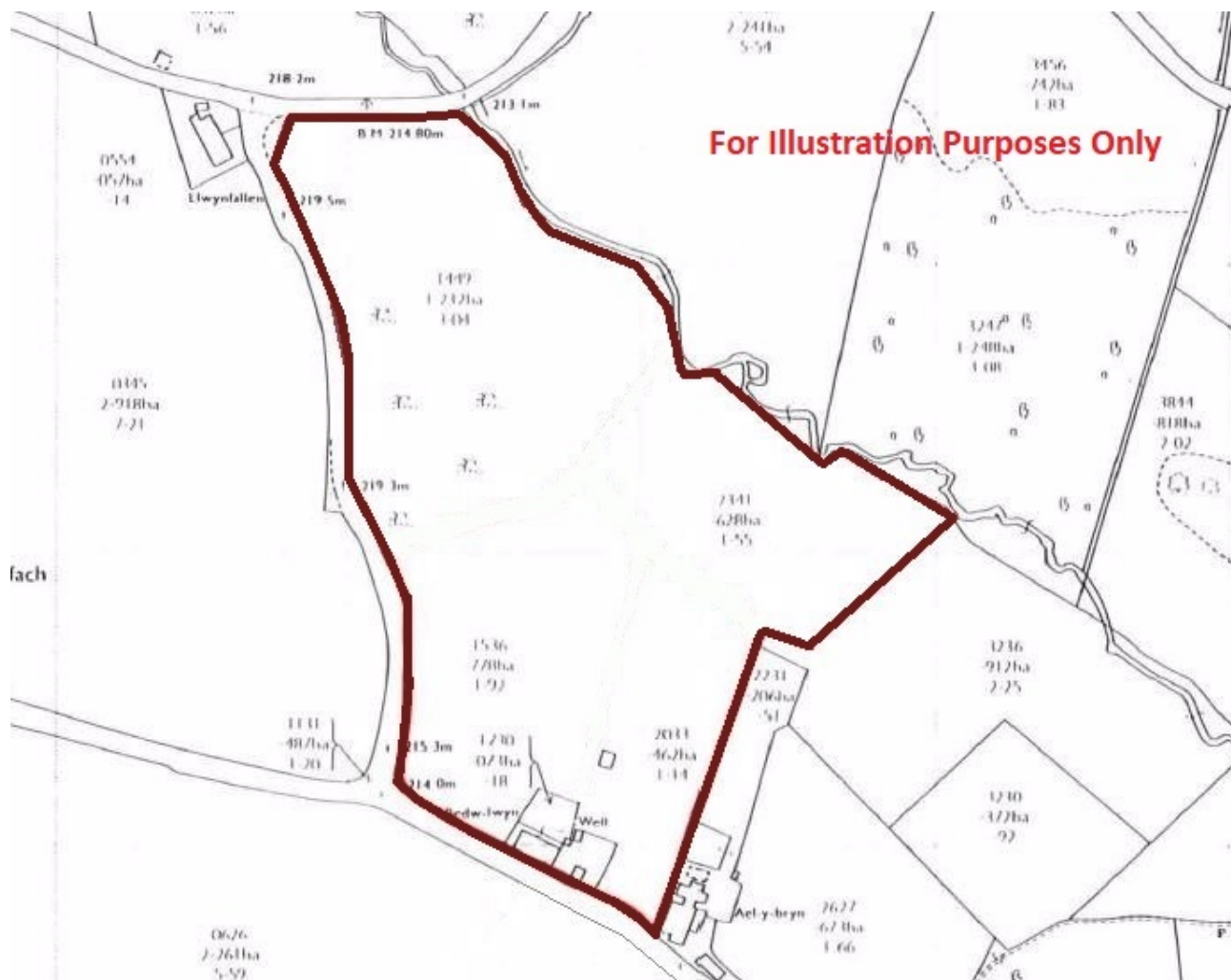
Ground Floor



First Floor



For Identification Purposes Only.
Plan produced using PlanUp.
Bedwlwyn



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		