



The Smallholding Centre

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4 Bed Detached House

£399,950



Foelfechan, Lampeter Road Drefach, Nr Llanbydder, SA40 9SX

HOUSE + BUILDING PLOT. Well they don't come more picturesque than this ! If you're looking for a 4 bed detached character house set in large grounds with gorgeous views over open countryside with the additional benefit of having planning consent (now in perpetuity as site works have been commenced and the Council notified) to build a pair of semi detached houses then this property could be for you. Of course you don't have to build the two houses now or at any time but it could be an excellent future investment if a property were required for an elderly relative or child or both or alternatively for either cultivation or livestock keeping ! The main house dates to the late 19th century, and the earlier cottage annex dating to the 18th century. The cottage annex has potential for additional domestic development subject to permissions required. The property has been tastefully renovated and restored to conservation standards, retaining its original features and character, including exposed wooden ceilings, wooden paneling, two inglenook fireplaces, original quarry- tiles re-laid on insulate floors so offers comfortable living with old world charm set on a large plot of around half an acre.

Key Features

4 Bed House & Building Plot

Character And Charm

Edge Of Drefach Village

Planning For A Pair Of Semi's

Around Half An Acre All In

Superb Views Over Open Fields

5 Miles To University Town Of Lampeter

Energy Rating: E

Location

Foelfechan is situated at the edge of Drefach with attractive views of the surrounding countryside. Drefach village has a newly built junior school and active Community Hall. 12 miles from New Quay and the Cardigan Bay coast. 5 miles from the University / Market town of Lampeter. 1.5 miles from the Market town of Llanybydder.

Ground Floor

Accommodation - Entrance via timber door with glazed panel above bearing the property name giving access to:

Hallway - With attractive quarry tiled flooring, staircase to first floor, beamed ceiling, radiator, door to:

Sitting Room / Study - 14' 6" x 7' 8" (4.42m x 2.36m) With attractive fireplace with timber surround, window to front, beamed ceiling, radiator, quarry-tiled flooring, door into:

Baltic Pine Conservatory - 12' 6" x 8' 7" (3.83m x 2.63m) With double-glazed panels around giving views over the garden, glazed roof, doors out to patio.

Rear Lobby - Again, with quarry tiled flooring, radiator, stable-style door to outside, under-stairs storage cupboard, door into downstairs bathroom and door to kitchen.

Bathroom - With window to rear, beamed ceiling, panelled bath with shower over, rail & curtain, low level flush WC, pedestal wash hand basin, part-tiled wall, radiator, extractor fan

Kitchen - 13' 8" x 6' 3" (4.19m x 1.91m) Again with beamed ceiling, window to rear, a range of timber floor and wall units, timber work surface, 1.5 bowl sink/drain unit, space and plumbing for washing machine, "Esse" oil-fired stove used for cooking as well as central heating and hot water, quarry tiled flooring.

Dining Room - 12' 7" x 14' 6" (3.84m x 4.42m) With window to front, inglenook fireplace with wooden beam over, multi-fuel stove inset, beamed ceiling, recessed shelving, quarry tiled flooring, two radiators.

Lounge - 14' 11" x 20' 0" (4.57m x 6.1m) Located in the original part of the house, this room has two windows to the front, an inglenook fireplace with bread oven and multi-fuel stove inset, beamed ceiling, quarry tiled flooring, door out to gardens, two radiators.

First Floor

First Floor - Accessed via a ballustrated staircase in the hallway and leading to the first floor landing with access to boarded loft space with pull-down ladder.

Bedroom 1 - 14' 4" x 14' 2" (4.39m x 4.32m) With window to the front, feature cast iron fireplace (not used), radiator.

Bedroom 4 / Study - 7' 8" x 5' 4" (2.36m x 1.65m) With window to the front, radiator, used as a study by our current vendors.

Bedroom 2 - 14' 6" x 8' 0" (4.42m x 2.44m) With window to the front, fireplace with timber surround (not used), radiator.



Main View 2



Lounge



Lounge



For Cold Winter Nights !

Rear Landing - Accessed via a half-landing with window to rear, airing cupboard with hot water cylinder/immersion heater, exposed timber flooring, doors to bathroom and bedroom 3.

Bathroom - An irregular-shaped room with frosted window to rear, panelled bath with shower over (with screen), low level flush WC, pedestal wash hand basin, exposed timber flooring, radiator.

Bedroom 3 - 10' 9" x 7' 4" (3.28m x 2.24m) With window to rear, sloping ceiling, exposed timber flooring, radiator.

Exterior

Externally - There is a private entrance drive with a useful parking and turning area, and there is an attractive cottage garden outside the cottage annex.

To the rear of the property is a garden area which is mainly laid to lawn with mature shrubs and a patio seating area off the conservatory.

To the side of the property there is a gently sloping pasture paddock with extant planning permission for development, or alternatively for other uses such as market gardening, livestock, or additional domestic development. The paddock has the benefit of planning for the construction of a pair of semi-detached cottages (planning ref: A170170). The access/entrance has been improved to comply with reserve matters which means that this planning is now extant (which means it is in perpetuity and will not expire).

Workshop - 17' 7" x 6' 9" (5.38m x 2.06m) Of corrugated iron construction with window to rear, power and lighting connected. A useful room attached to the house offering potential conversion into further accommodation (subject to any necessary planning consents).

There are also two timber garden sheds and a timber log store.

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

Tenure: Freehold

Services: Mains water, mains electricity, mains drainage, oil-fired central heating (via Esse stove).

Council Tax: Band D, Ceredigion County Council

Directions - From Newcastle Emlyn, take the A475 Lampeter road. At Horeb staggered x-roads go straight across remaining on the A475. Continue on this road, through Prengwyn, Rhydownen, Cwmsychbant and enter Drefach. At the roundabout go straight ahead and the property is approx. 350 yards further along on the left hand side, denoted by our For Sale board.

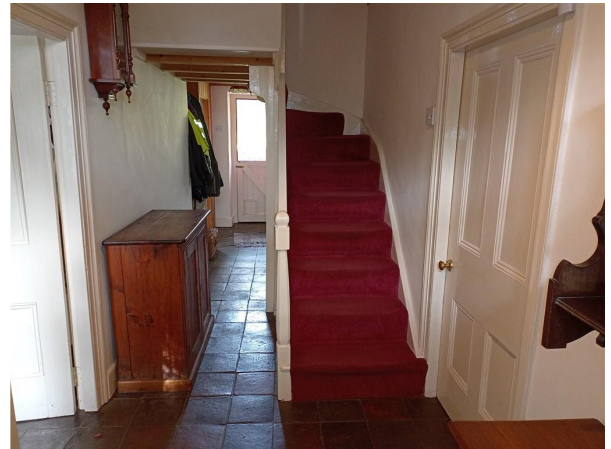
What3words: ///sprinkle.clan.backhand



Lounge-View 2



Dining Room



Hallway



Sitting Room / Study



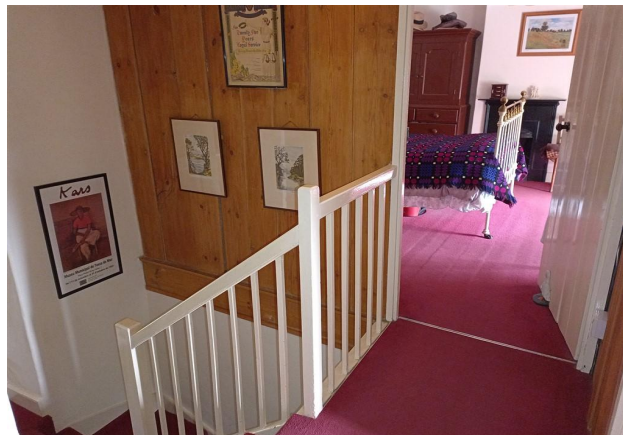
Conservatory With Grapevine



Downstairs Bathroom



Kitchen



Landing Area



Master Bedroom 1



Bedroom 1 - Another View



Bedroom 2



Bedroom 2 - Another View



Bedroom 4 / Study



Landing Area



Bedroom 3



First Floor Bathroom



First Floor Bathroom - Another View



Parking Area + Cottage Garden



Views Over Open Countryside



Driveway Entrance



Another View



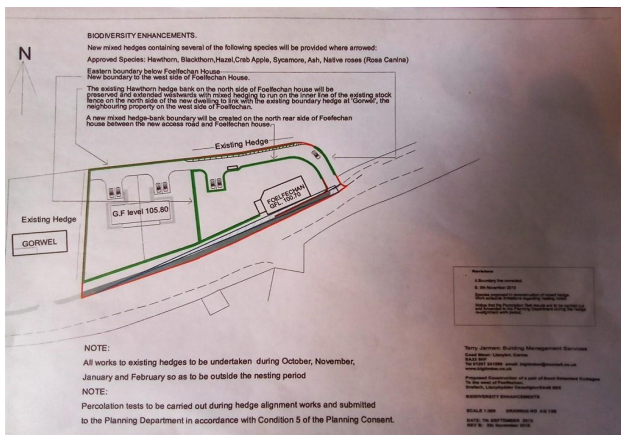
Driveway Entrance-View 2



Workshop



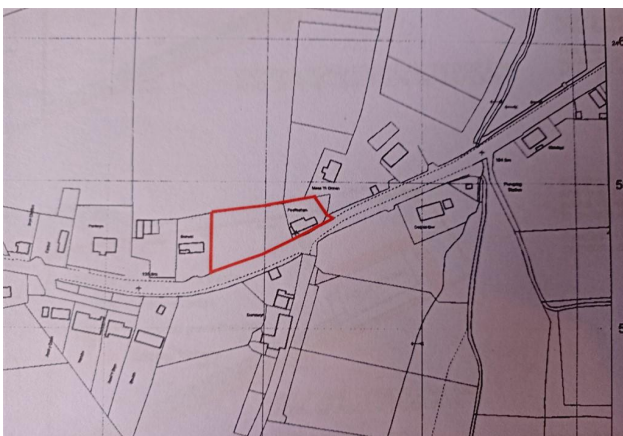
The Building Plot Area



Building Plot Layout



Planning For 2 Semi's



The Boundaries

Floorplans

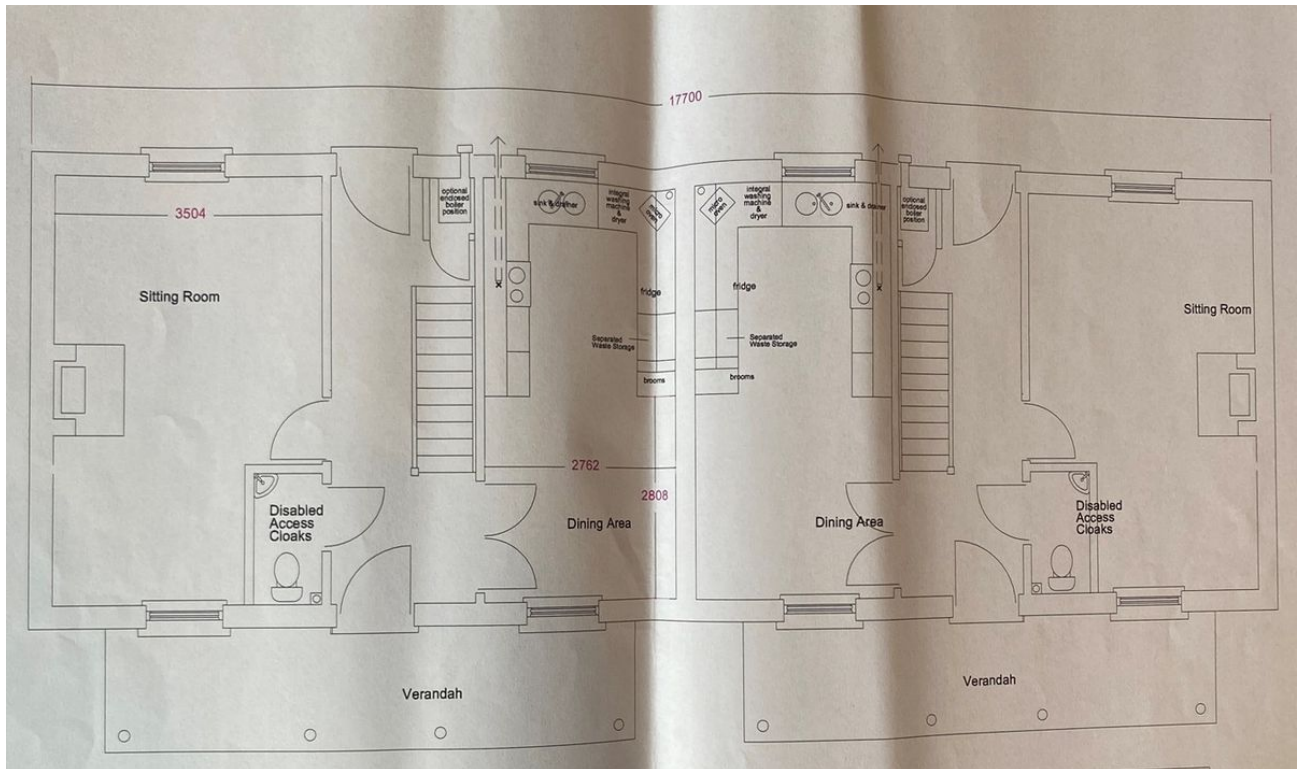
Ground Floor

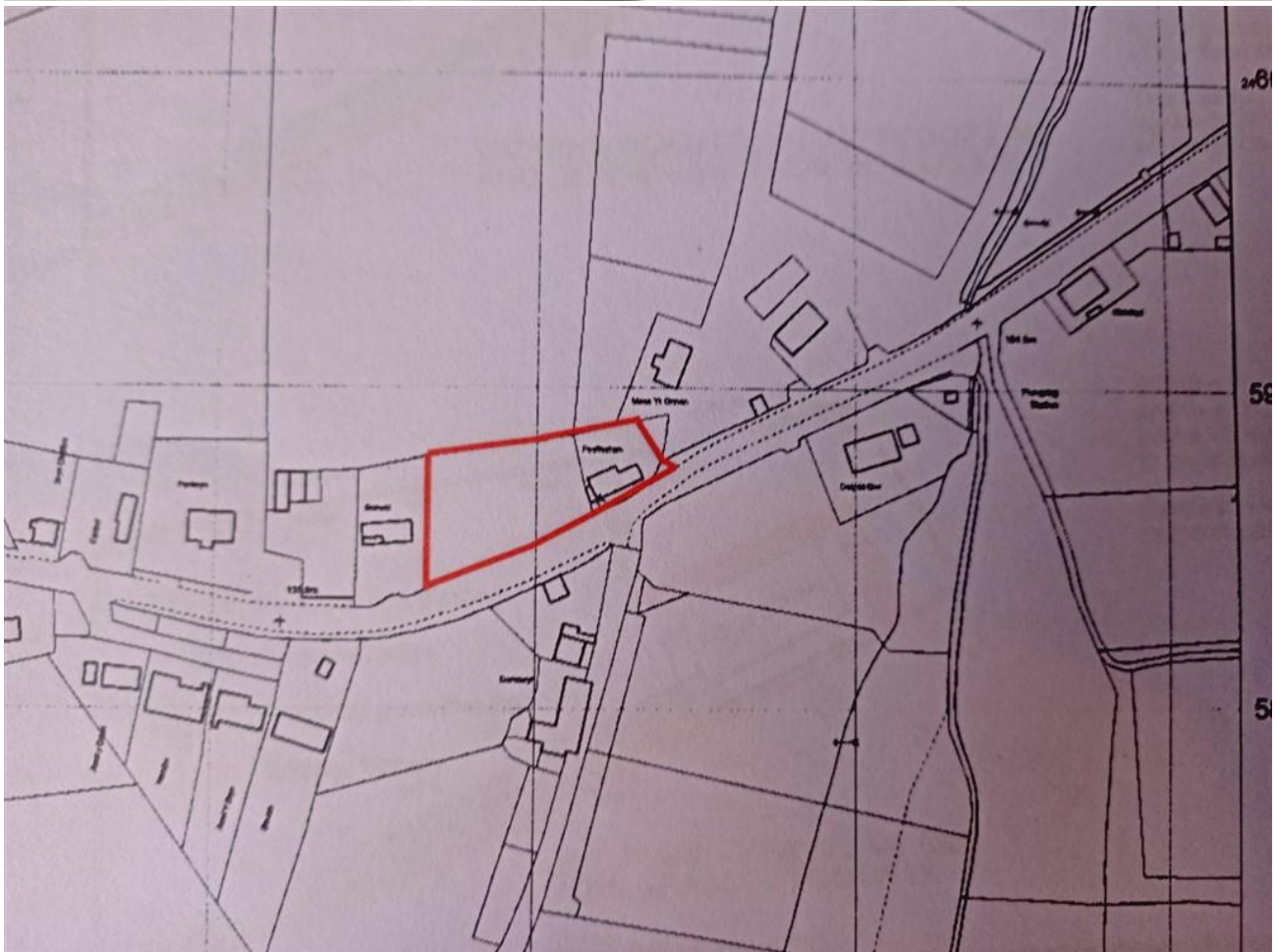
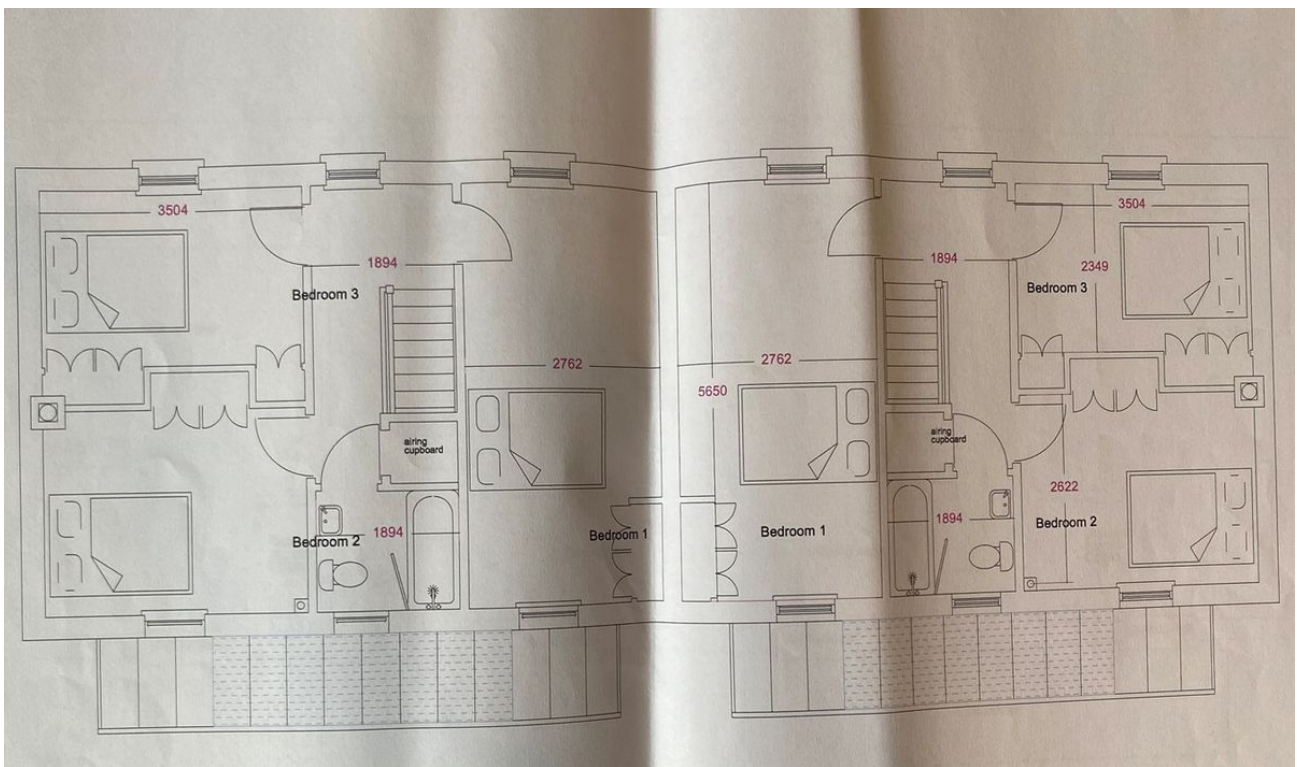


First Floor



The Floor plans are for guidance only





Energy Efficiency

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		