



Modern Smallholding/Equestrian. Life style property with holiday let and caravan pitches

Tyr Wennol

Llanrhystud, Aberystwyth, Ceredigion. SY23 5EF

ASKING PRICE:£850,000

www.iestynleyshon.com



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This freehold property is a gem in the countryside yet only 2 miles from the coast at Llanrhystud village which offers a comprehensive range of everyday amenities and public transport to neighbouring towns of Aberaeron and The University town of Aberystwyth which lies some 9 miles equal distance. The property is a bespoke house built by the owner some 15 years ago of traditional cavity wall construction with an internal insulated timber frame. The main walls support a pitched roof laid with slate. Windows are of Upvc double glazed casements. The property offers good size rooms with pleasant garden aspect from the principal windows. The property will appeal to prospective buyers seeking a lifestyle property offering income from letting and caravan pitch fees. The land is divided to provide suitable size paddock for keeping horses with good access on to local bridle ways. Fully equipped dog grooming room. Overall this is a complete package not to be missed. EPC 71:83

Ground Floor

Front Entrance Veranda with entrance door leading to:

Reception Hallway

With oak stair case to first floor and oak finished doors to:

Lounge 7.24m x 5.24m

With window to front Double doors to outside. two double panel radiators. feature EFEL multi fuel fire with tile hearth and surround. Ample power points double doors to:

Kitchen/Dining room 10.00m x 3.99m

Dining area with glazed door to outside rear. Kitchen area with range of oak fronted fitted base and eye level units. Work top above incorporating single drainer sink with rinse bowl. To include all white goods. Walk in Pantry with shelves. Door to:

Utility room 3.79m x 2.43m

With plumbing for automatic washing machine. Built in base cupboards with work tops above with single drainer sink. Worcester freestanding oil fired boiler which heats hot water and central heating. Rear Entrance Hall with door to outside.

Snug 4.57m x 2.93m

With window to front. Double panel radiator. Power points.

Cloak Room

With low flush WC. Vanity wash hand basin. Extractor fan.

First Floor

Approached by Oak built staircase leading to:

Central Landing Area

With dormer window to front, panel radiator, Power points. Doors to:

Front Bedroom 3.29m x 3.70m

With dormer window to front. Double panel radiator.



Rear Bedroom 3.88m x 7.69m

With dormer window to rear. panel radiator. To include all fitted units. Airing Cupboard housing Mega Flo hot water cylinder with electric immersion heater.

Main Bedroom 4.67m x 4.2m

With window to front. Double panel radiator. To include all fitted units. Walk in dressing room with doors to:

Ensuite.

With Shower/Steam cubicle. Low flush WC. Vanity wash hand basin.

Other rear bedroom 4.22m x 3.95m

With dormer window to rear. Panel radiator. Walk in wardrobe/store cupboard. Door to:

Ensuite

With shower cubicle. Vanity wash hand basin. Low flush WC. Panel radiator.

Luxury Bathroom

With window to rear. White suite comprises of panel bath with shower, Low flush WC. Vanity wash hand basin. Panel radiator.



Holiday Let Cottage. The holiday let is attached to the main property and has its own separate front and rear doors.

Front Entrance Door
leading to Hall with doors to:

Open plan Living Room 5.86m x 4.23m
With window to front. Kitchen area with range of modern fitted base and eye level units. Work tops incorporating Sink with rinse bowl, 5 ring LPG fired hob. Mid mounted oven. Integral fridge and freezer. Two panel radiators. Door to:

Rear Entrance/Utility
With door to outside. Fitted base cupboards work tops above incorporating single drainer sink. plumbing for automatic washing machine.

Toilet
With low flush WC. Wall mounted Worcester LPG fired boiler which heats hot water and central heating. Built in vacuum cleaning system connected to main house and Holiday Let.

First floor
Approached by easy rise stair case to landing area with doors to:

Main Bedroom 4.76m x 3.07m
With double panel radiator. two twin power points.

Rear Bedroom 4.00m x 3.07m
With Velux rear window. two twin power points. panel radiator.

Shower Room
With shower cubicle, Low flush WC Pedestal wash hand basin. towel radiator.

Outside

The immediate garden is arranged into formal decorative landscaped garden and a kitchen garden fully laid out for growing vegetables. Fruit bushes and trees. Corrugated Built store shed. Poly Tunnel 6m x 3m. Metal built garden store shed. Greenhouse 12 x 8. Sherwood 30' static Caravan with two guest bedrooms. Timber decked seating area with 4000 litre water storage for irrigating the garden. Detached timber built garden Summer house 3m x 2.86m with power and lights. Fully insulated ideal for all year round usage ideal for home office. Avery enclosure. Pergola seating area. Dog yard with paved flooring.

Land

The land extends to some 4 acres or thereabouts. The grazing land is arranged into 3 enclosures and additional paddock has been developed into a Certified caravan park with a licence for 5 caravans or motorhomes with electrical points and newly built shower block with cubicles. The site is level and the fields provide good grazing all year round.

Outbuildings

The range of outbuilding have been built to create a yard for keeping horses and workshop.

Workshop 4m x 5.2m. Implement Store Shed 6.66m x 7.5m with power and lights, sale to include a compressor. Lean to Open front tool store. Static Caravan 28' 3 bedroom ideal hobby space.



Other Range of buildings made up of Hay Store 3.6m x 2.6m Toilet with low flush WC wash hand basin. Home Office/tack Room 5.2m x 2.74m with plumbing for automatic washing machine. Dog Grooming Room 2.57m x 2.16m. Three Stable Units. Shower Block with 2 x shower/toilet cubicles with low flush WC. Single drainer sink. "Vokera" wall mounted LPG fired boiler which heats hot water. Refuse/Recycling store shed. Chemical closet.

Services

Mains Electric and Water. Private Drainage. Oil fired central heating to main house. LPG Fired central heating system to Holiday Let. Solar Panels with Battery storage. LPG fired boiler in the Shower Block to heat hot water. Council Tax Band "2"

General

This is one of the best properties currently offered for sale on the market in the vicinity. It provides good accommodation with income. Ideal couples and families. For further information contact Iestyn Leyshon on 01970 626585 who will be pleased to arrange a viewing.



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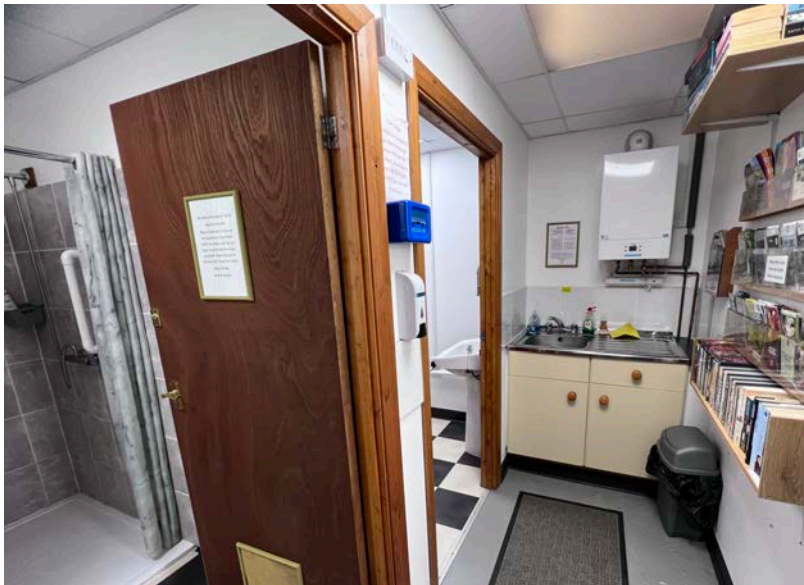
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