MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

An historic 18th Century Farmhouse with traditional barn, stables and landscaped grounds, located in the heart of the Aeron Valley, Felinfach, Nr.Lampeter, West Wales









Penwern, Felinfach, Lampeter, Ceredigion. SA48 8BD.

£569,000

R/5322/LD

*** No Onward Chain *** An imposing characterful farmhouse dating back to the 18th Century *** Spacious accommodation with 5 bedrooms an 3 bathrooms *** Arranged over 3 floors offering versatile family living *** 4 generous reception rooms full of charm and character *** Nestled within the picturesque Aeron Valley having stunning, far reaching rural views over the surrounding countryside *** Traditional stone and slate barns with conversion potential (s.t.c.) *** Useful stable block and ancillary outbuildings *** Traditional charm but enjoying everyday modern conveniences.

*** Set within approximately 1 acre of mature landscaped grounds *** Ornamental pond *** Patio seating area *** Extensive lawns and established trees, flowering shrubs and colourful borders *** Gated gravelled drive providing ample parking and turning space *** Ideal family residence, Guest House, B & B venture or multigenerational home *** A rare opportunity offering an immense lifestyle and business potential *** 1 mile from the village of Felinfach with brand new Primary school, popular Gym facility and villages stores ***

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www.morgananddavies.co.uk

LOCATION

The property enjoys a rural location within the edge of the village of Felinfach, which has a good range of local facilities, brand new Primary school, gym facility, 2 x village shops, Petrol station, and Places of Worship.

The property lies 5 miles from the University town of Lampeter, 7 miles from the Ceredigion coast and Cardigan Bay at Aberaeron, 25 miles south of Aberystwyth.



GENERAL

A truly impressive and history country residence, believed to date back to the 18th Century, enjoying an enviable position within the beautiful Aeron Valley, and commanding spectacular far reaching views across the surrounding countryside.

Rich in character and period charm, this substantial farmhouse offers extensive accommodation arranged over 3 floors comprising 5 bedrooms, 3 bathrooms, 4 reception rooms, perfectly suited to modern family living whilst retaining its historic appeal.

The property presents a wonderful blend of traditional features and generous living space, offering endless possibilities for those seeking a substantial family home, an established Guest House or Bed & Breakfast enterprise, or accommodation suitable for multigenerational living .

Complimenting the farmhouse is a traditional stone and slate barn, with exciting conversion potential (subject to consents being granted) together with useful stable block.

Externally the property stands in approximately 1 acre of beautifully maintained mature grounds. The gardens are a particular feature, boasting expansive level lawns, ornamental pond, established trees, flowering shrubs and colourful borders, all carefully designed to create a private and tranquil setting. Patio seating area provides the perfect vantage point on which to enjoy the magnificent views, whilst the gated gravelled driveway offers ample parking and turning space.

The property has considerable character, stature and versatility offering a rare opportunity to acquire an outstanding country home in one of West Wales' most sought after rural locations.



ENTRANCE HALL

With original staircase for first floor accommodation with understairs pantry cupboard with feature door.



GAMES ROOM/RECEPTION ROOM

17' 0" x 19' 0" (5.18m x 5.79m) with Bi-fold doors to front garden areas. Radiator. Exposed beams.



SITTING ROOM

19' 3" x 17' 2" (5.87m x 5.23m) with magnificent Inglenook style fireplace. Exposed beamed ceiling. Open flue fire and flagstone hearth. Fitted bookshelves. 2 x radiators. T.V. point.





LIVING ROOM







28' 4" x 15' 7" (8.64m x 4.75m) A fantastic family room with steps leading down from the Sitting Room. Open fireplace housing a large cast iron Multifuel stove. Secondary staircase to the first floor accommodation. 2 x radiators.

KITCHEN





18' 0" x 12' 0" (5.49m x 3.66m) a particular feature being the four oven AGA and hotplate, part oil, part electric. Bespoke reclaimed pine unit incorporating double bowl sink and drainer unit, plumbing for automatic dishwasher and fridge space. Exposed beamed ceiling. Access to rear insulated loft area.

UTILITY ROOM

8' 5" x 5' 5" (2.57m x 1.65m) with airing cupboard housing hot water cylinder. Plumbing and space for automatic washing machine.



GROUND FLOOR SHOWER ROOM

A modern suite with shower cubicle, low level flush w.c., double door vanity unit and wash hand basin. Heated towel rail , extractor fan and spot lighting.



CONSERVATORY

13' 2" x 9' 4" (4.01m x 2.84m) of UPVC construction. Tiled flooring.



FIRST FLOOR

LANDING

Approached via original staircase from entrance hall.

BEDROOM 1

16' 9" x 16' 9" (5.11m x 5.11m) with 2 radiators. Exposed beams. Built in wardrobes. Double aspect windows.





BATHROOM

10' 0" x 5' 7" (3.05m x 1.70m) with modern suite comprising panelled bath, low level flush w.c, pedestal wash hand basin. Exposed beams. Heated towel rail.



BEDROOM 2

17' 3" x 14' 4" (5.26m x 4.37m) with radiator and built in wardrobes. Double aspect windows.



SECOND FLOOR

LOFT ROOM/STUDIO/ POTENTIAL BEDROOM 3

38' 5" x 12' 5" (11.71m x 3.78m) with exposed 'A' framed beams and purlins. 9 Velux roof windows providing fantastic light and amazing viewpoint over the Aeron Valley.





FIRST FLOOR (SECOND STAIRCASE)

SECOND STAIRCASE

Leading from the Living Room. This does offer potential for division for multigenerational living or for Guest House /B & B.

BEDROOM 4

13' 2" x 10' 6" (4.01m x 3.20m) with double aspect windows. Radiator and beamed ceiling.



FIRST FLOOR SHOWER ROOM

A modern suite comprising corner shower cubicle, double door vanity unit with wash hand basin, low level flush w.c. Spot lighting.



BEDROOM 5

13' 6" x 10' 9" (4.11m x 3.28m) with built in cupboard, radiator and picture window enjoying views over the Aeron Valley.



VIEW FROM BEDROOM 5



EXTERNALLY

Boiler Room

8' 0" x 5' 0" (2.44m x 1.52m) housing the oil fired boiler.

STONE AND SLATE RANGE

17' 0" x 16' 0" (5.18m x 4.88m) formerly a cow shed, but now utilised as storage but could offer a great space for a workshop/studio or for re-development (s.t.c.)



STABLE BLOCK

30' 0" x 18' 0" (9.14m x 5.49m) split into 3 loose boxes.



GARDEN

The property is approached via a gated gravelled driveway providing ample parking and turning space, leading to beautifully maintained grounds extending to approx 1 acre in total.

The gardens have been thoughtfully landscaped over many years and provide a wonderful balance of colour, privacy and open space. Extensive level lawns offer a fantastic outside space for families, as well as entertaining and outside dining.

The gardens also benefits from a range of mature trees, established shrubs and well stocked flower borders. In all, creating an attractive setting throughout the seasons. An ornamental pond forms a delightful focal point, whilst patio areas offer ideal space for outdoor dining, entertaining and simply enjoying the tranquil surroundings. Backing onto open countryside and enjoying magnificent views over the Aeron Valley. The grounds perfectly compliment this impressive country residence and provide a peaceful rural retreat.



GARDEN - 2ND IMAGE



GARDEN - 3RD IMAGE



GARDEN - 4TH IMAGE



FRONT OF PROPERTY



GARDEN - 5TH IMAGE



REAR OF PROPERTY



ORNAMENTAL POND



AERIAL VIEW



POSITION



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band : G

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

MONEY LAUNDERING REGULATIONS

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

AGENT'S COMMENTS

An historic and imposing country residence deserving of early viewing.

Services

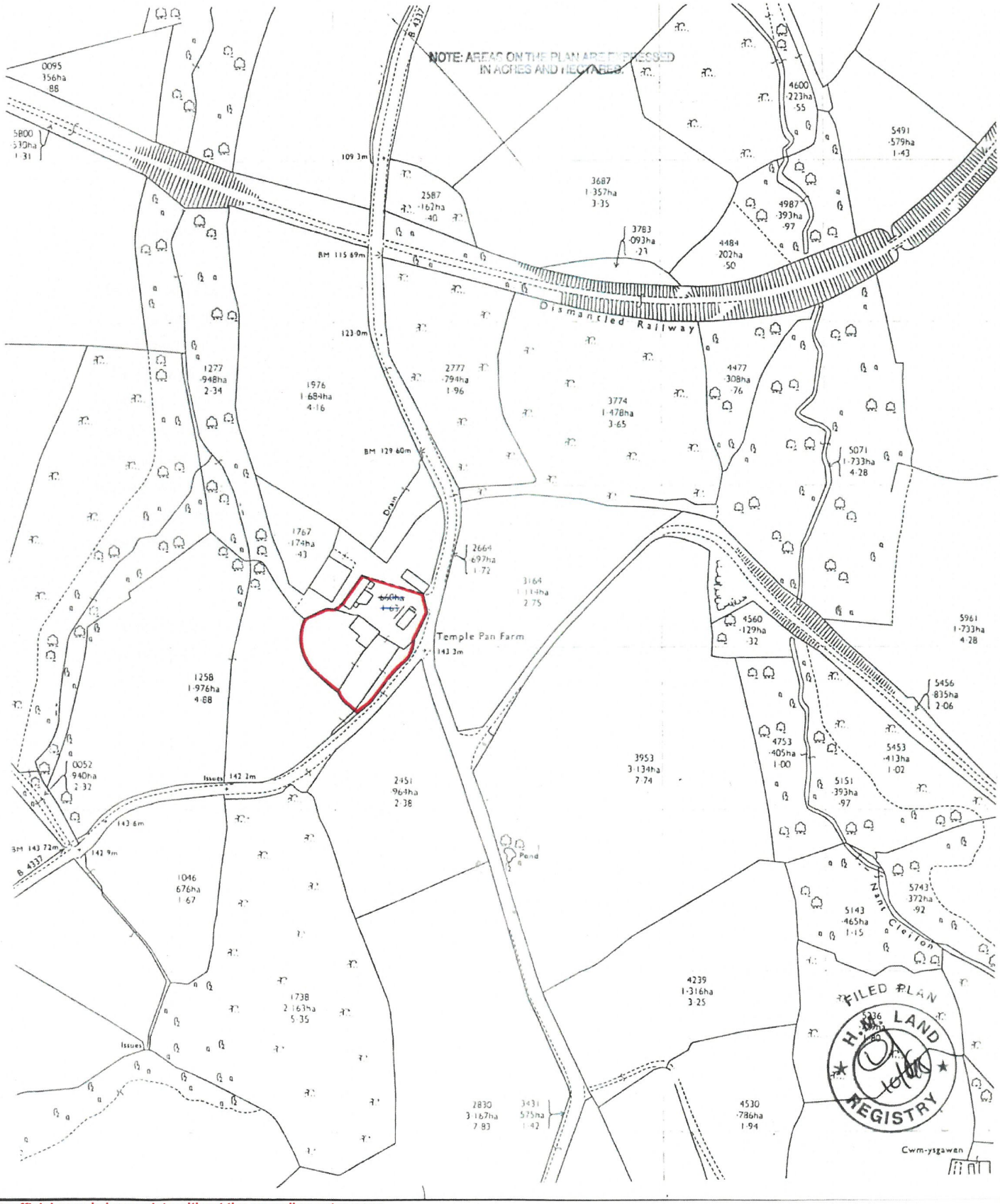
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations.

H.M. LAND REGISTRY

TITLE NUMBER	
WA 880178	
ORDNANCE SURVEY PLAN REFERENCE	SN 5454
ADMINISTRATIVE AREA	CEREDIGION / SIR CEREDIGION

Scale 1/ 2500

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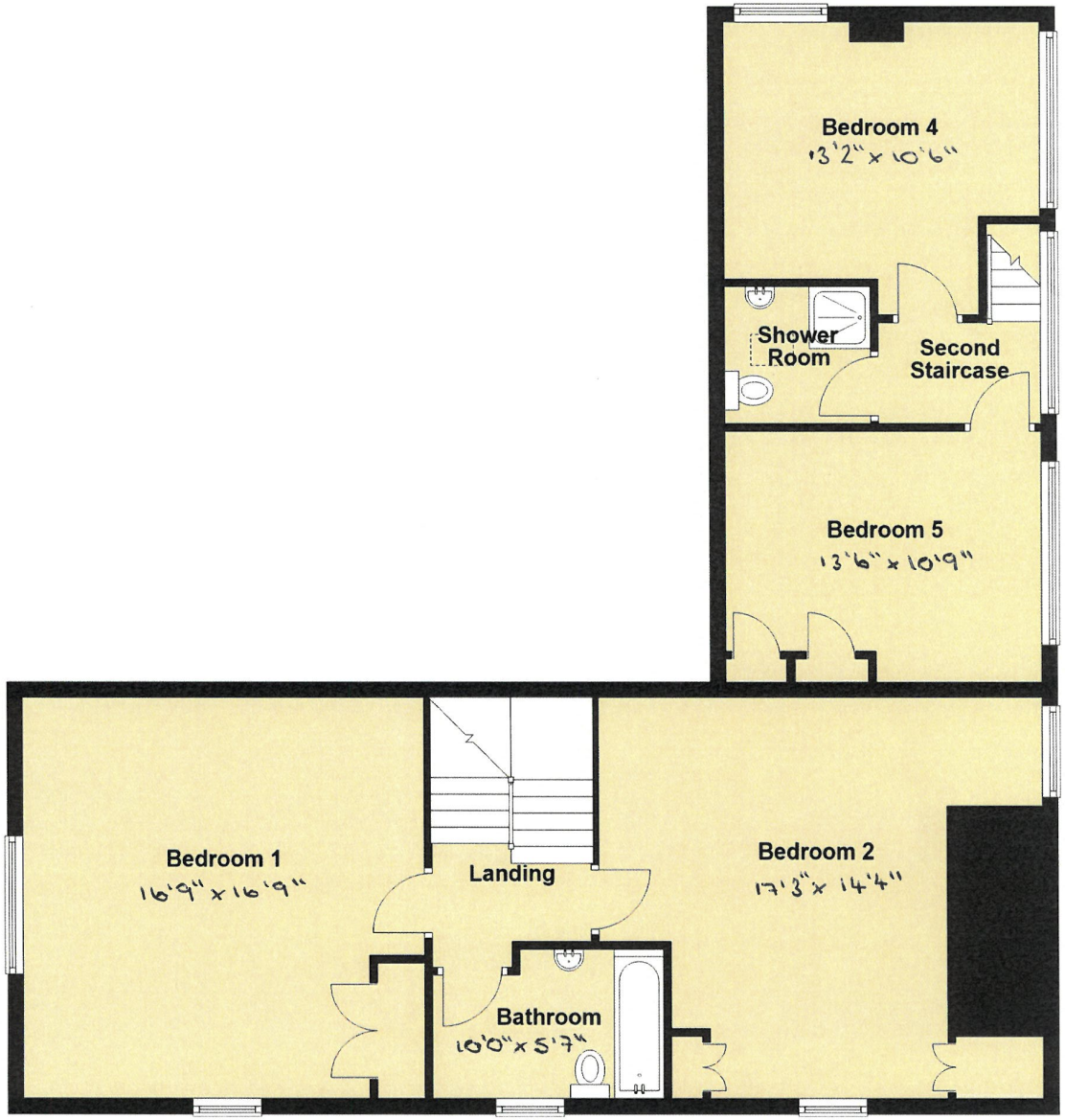


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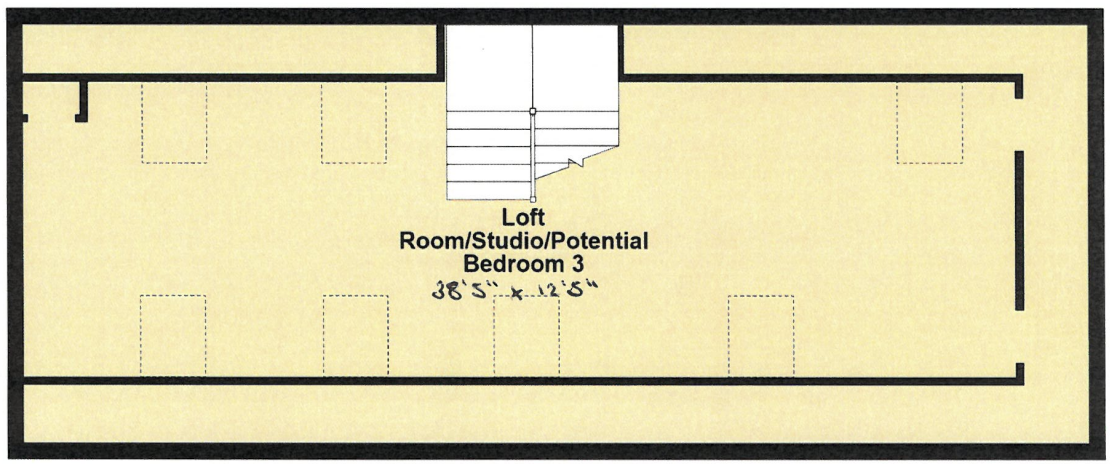
Ground Floor



First Floor


Bedroom 4
13'2" x 10'6"
Shower Room
Second Staircase
Bedroom 5
13'6" x 10'9"
Bedroom 1
16'9" x 16'9"
Landing
Bedroom 2
17'3" x 14'4"
Bathroom
10'0" x 5'7"

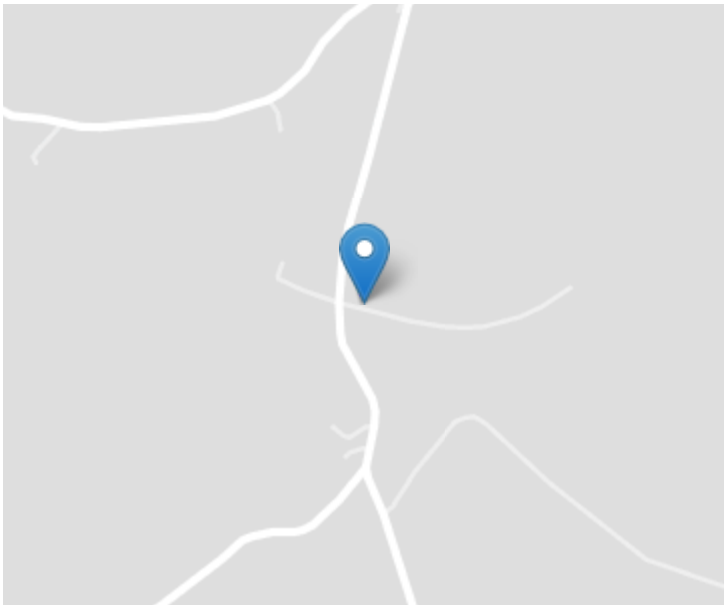
Second Floor

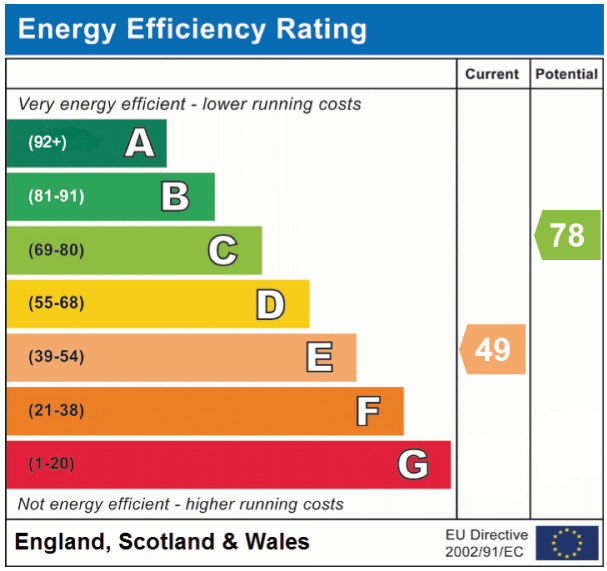


Council Tax: Band G
N/A
Parking Types: Driveway. Private.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTC.
Accessibility Types: None.

EPC Rating: E (49)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

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Directions

From Lampeter take the A482 towards Aberaeron. Turn right onto the B4337 at Creuddyn Bridge. Continue down this hill passing the first turning on the left hand side and the entrance to Penwern will be there on the left hand side as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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