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Local knowledge, National coverage

A Country House with income. A desirable country residence with a holiday cottage. Near Llandysul, West Wales









The Manor, Maesymeillion, Llandysul, Ceredigion. SA44 4NG.

£425,000

REF: R/4759/LD - Offers in the region of

*** Newly reduced *** A home with an income *** A stunning country property with a 1 bedroomed holiday cottage *** Main residence with 4 bedroomed and 2 bathroomed accommodation *** Modern and stylish kitchen and bathroom *** Nicely presented throughout with feature character and charm *** A successful well regarded holiday cottage with good occupancy rates *** Available as a Going Concern *** Holiday Cottage being sold fully furnished

*** Workshop/potting shed - Potential as a home office *** Landscaped formal gardens with lawned areas *** Fruit and vegetable garden with various flower and shrub borders *** Private and not overlooked - Yet in a popular Village Community *** Double gated entrance with ample parking

*** Popular Village location - Only 4 miles from Llandysul *** A short drive to the Cardigan Bay Coastline, New Quay and Aberaeron *** Don't let this be a missed opportunity - Contact us today

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LOCATION

Located within the rural Hamlet of Maesymeillion, less than 4 miles North from the Teifi Valley Town of Llandysul, and convenient to the Market Towns of Newcastle Emlyn, Llanybydder and Lampeter, being a quarter of an hour's drive from the Cardigan Bay Coast and the popular Coastal Resort and Seaside Village of New Quay, and within easy reach of the Towns of Cardigan, Aberaeron and Aberystwyth.

GENERAL DESCRIPTION

Here lies a stunning country property, being recently refurbished, with modern kitchen and bathroom.

The property also enjoys the benefit of a detached 1 bedroomed holiday cottage being well reviewed and having good occupancy rates throughout the Season.

The cottage is available as a Going Concern and could offer great income potential to any discerning Owner.

The main residence sits within its own pleasant and private plot with landscaped rear gardens laid mostly to lawn with fruit and vegetable garden and an abundance of ornamental shrubbery and flower beds.

A highly attractive property in a most stunning Village location. West Wales at its finest and to the rear enjoying magnificent views over the Preseli Mountain Range. A property that offers versatility and great potential. Currently offers the following.

THE MAIN RESIDENCE

RECEPTION HALLWAY

With wooden front entrance door, wooden flooring throughout, radiator, staircase to the first floor accommodation with understairs storage cupboard.



LIVING/DINING ROOM

8.21m x 3.27m. With wooden flooring throughout, double aspect windows to the front and rear of the property, two radiators, triple glazed large patio doors opening onto the patio area, telephone point.



LIVING/DINING ROOM (SECOND IMAGE)



SITTING ROOM

4.46m x 4.36m. With an impressive open brick fireplace with a multi fuel stove, recessed built-in cupboard, Oak parquet flooring, telephone point, wall mounted coal effect fire.



SITTING ROOM (SECOND IMAGE)



KITCHEN

4.50m x 4.36m. A stunning and modern gloss fitted kitchen with a range of wall and floor units with laminated work surfaces over, stainless steel inset two bowl sink unit with mixer tap, built-in eye level oven, electric 4 ring hob with extractor fan over, laminate flooring, designer vertical radiator.



KITCHEN (SECOND IMAGE)



UTILITY AREA

3.30m x 1.40m. With space and plumbing for automatic washing machine and upright fridge/freezer, laminate flooring.

SHOWER ROOM

A modern shower suite comprising of a shower cubicle with a mains fed power shower, vanity unit with a wash hand basin, fully tiled walls and flooring, low level flush w.c., radiator/towel rail.



BOOT ROOM

With part tiled walls and flooring, inset single drainer sink unit with cupboard beneath, space for additional fridge and freezer.



FIRST FLOOR

GALLERIED LANDING

With access to the loft room, Velux roof window.



PRINCIPAL BEDROOM 1

4.57m x 4.35m. A well proportioned principal bedroom with a recently fitted double glazed window opening inwards, built-in sliding mirrored wardrobes, radiator.



BEDROOM 2

4.38m x 3.89m. With a large Velux roof window enjoying fantastic views over the garden and Preseli Mountains beyond, built-in sliding mirrored wardrobes.



BEDROOM 2 (SECOND ANGLE)



FAMILY BATHROOM

A stylish suite comprising of a Jacuzzi bath with mixer tap and electric Triton shower, vanity unit with wash hand basin, low level flush w.c., radiator/towel rail, fully tiled walls and floor, Velux roof window.



BEDROOM 3

3.27m x 3.05m. With large Velux window, built-in storage cupboard, radiator.



BEDROOM 4

3.27m x 3.42m. With recently fitted double glazed window opening inwards, radiator.



LOFT SPACE

Full length loft space with ample undereaves storage area, Velux roof window. Perfect space as a Studio, Office , Toy Room, etc.



THE HOLIDAY COTTAGE



HOLIDAY COTTAGE - PORCH

With stone walls and quarry tiled flooring.

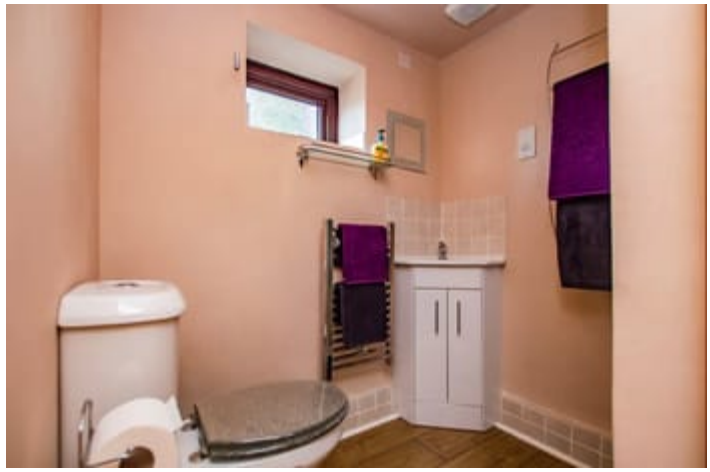
HOLIDAY COTTAGE - KITCHEN

A modern fitted kitchen with a range of wall and floor units, stainless steel sink, under counter fridge, access to the loft space.



HOLIDAY COTTAGE - SHOWER ROOM

A modern suite comprising of a shower cubicle with electric shower, low level flush w.c., vanity unit with wash hand basin, shaver point, heated radiator, towel rail.



HOLIDAY COTTAGE - LOUNGE/DINING ROOM

4.95m x 3.58m. With patio doors opening onto the private patio area, multi fuel stove, wall mounted electric fire, staircase to the first floor accommodation with understairs storage cupboard, laminate flooring.



HOLIDAY COTTAGE - FIRST FLOOR

HOLIDAY COTTAGE - BEDROOM

4.96m x 3.58m. With Velux roof window, wall mounted electric fire.



HOLIDAY COTTAGE - BEDROOM (SECOND IMAGE)



HOLIDAY COTTAGE - PATIO AREA



A private patio area.

EXTERNALLY

GARAGE/WORKSHOP

Comprising



WORKSHOP

17' 5" x 14' 0" (5.31m x 4.27m). With an up and over door, fitted work benches.

POTTING SHED

17' 5" x 14' 0" (5.31m x 4.27m). With fitted work benches/potting area. PLEASE NOTE formerly a double garage but could offer itself nicely as a studio, workshop, home office, etc.

TWO TIMBER GARDEN SHEDS

Located to the side of the property.

GARDEN

To the rear of the property lies a delightful and private garden area being landscaped and well maintained by the

current Owner. The garden enjoys a level lawned area with an abundance of flower and shrub beds that run down to a more private and secluded fruit and vegetable growing area.

The garden is only enhanced by its location and position with far reaching views over the Preseli Mountains and the surrounding countryside.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



BREAKFAST/PATIO AREA

Directly to the rear of the property lies a delightful breakfast/patio area ideal for those seeking outdoor entertainment.

PARKING AND DRIVEWAY

A double gated entrance property with ample parking on a gravelled 'in and out' driveway.

FRONT OF PROPERTY



REAR OF PROPERTY



VIEWS TO REAR



PHOTOGRAPHS

The photographs were taken in 2022.

PLEASE NOTE

Three Velux roof windows are in need of replacing and the price has been reduced to reflect this.

AGENT'S COMMENTS

A fantastic lifestyle opportunity. A home with great income capabilities.

TENURE AND POSSESSION

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

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

LAND TRANSACTION TAX

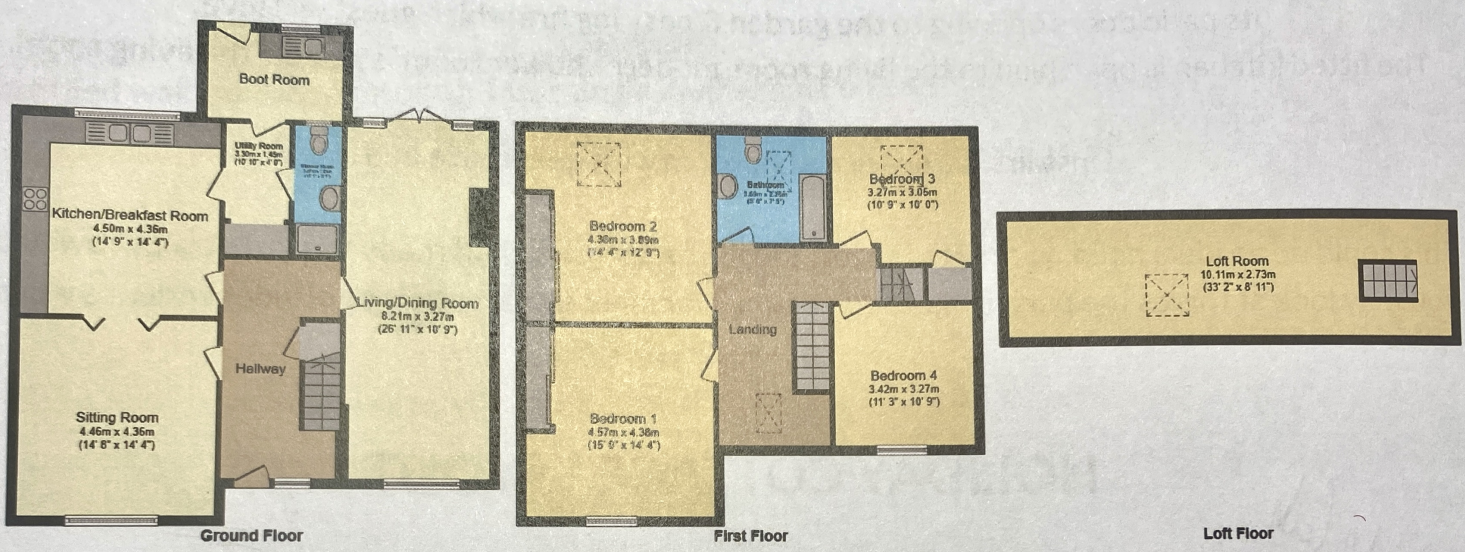
The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor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

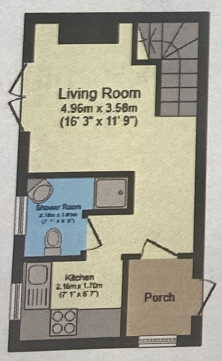
MONEY LAUNDERING REGULATIONS

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.

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, telephone subject to B.T. transfer regulations, Broadband available.





Cottage Ground Floor



Cottage First Floor

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

EPC Rating: D (62)
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

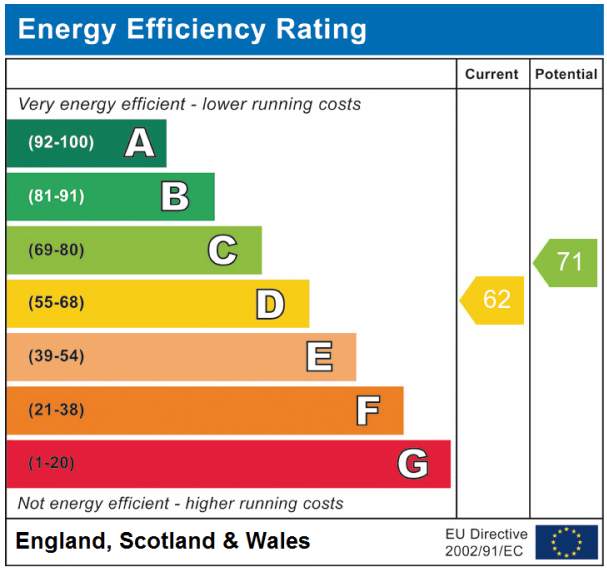
Mobile Signal

?

Construction Type

Traditional





Directions

Travelling on the A475 road between Lampeter and Newcastle Emlyn, at the Village of Prengwyn take the road up alongside the 'Gwarcefel Arms Public House' (a 'C' Class road towards the Village of Pontsian and Maesymeillion). Proceed up this road bearing left at the first fork near the Chapel. Continue on this road until you reach the Village of Maesymeillion. The property will be located on your left hand side.

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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

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

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