

NEW
INSTRUCTION



Pantycraf Villa, Tregaron SY25 6HL

Offers in the region of £299,000

**** SUPERBLY POSITIONED 6 ACRE SMALLHOLDING ****

Stunning Panoramic Views
No Immediate Neighbours
2 Bed Bungalow & Parking
Paddocks & Wooded Area

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

**** IDEAL COUNTRY LIFESTYLE
- A SUPERBLY POSITIONED 6
ACRE SMALLHOLDING
COMMANDING DELIGHTFUL
FAR REACHING SCENIC
VIEWS VIEWING
RECOMMENDED ****

An outstanding opportunity of acquiring a residential holding set in lovely rural surroundings in the upper reaches of the Teifi valley surrounded by open Welsh countryside with no immediate neighbours. The property comprises a detached 2 bed roomed extended bungalow offering cosy and compact accommodation with double glazed windows. Outside there are good sized grounds with useful barn/workshop and driveway providing ample parking space. The land is arranged in 3 enclosures ideal for ponies, sheep etc with small wooded area and small brook. The market town of Tregaron is approx 2.5 miles away offering the usual amenities.

GENERAL

The property provides prospective purchasers with an unique opportunity of acquiring a most desirable country smallholding set in superb rural surroundings within the upper reaches of the Teifi Valley, commanding panoramic views across unspoilt Welsh countryside. The property adjoins a quiet tarmacadam no-through road with excellent walks available. The popular market town of Tregaron is approximately 2½ miles away, offering all the usual amenities with the larger towns of Lampeter and Aberystwyth some 15 and 20 miles respectively.

ACCOMMODATION

The property comprises a detached bungalow residence with rendered and painted elevations, lying under a hip slated roof with a more recent cavity built additions at the rear. The property offers cosy accommodation benefitting from double glazed windows (installed 2002) and electric night storage heaters. The accommodation provides as follows:

ENTRANCE PORCH

Enter via front entrance door, tiled flooring, door to:

LIVING ROOM

15'6 x 10'2 (4.72m x 3.10m)
Window to front with superb views, tiled open fireplace, electric night storage heater, built-in airing cupboard, doors to:

INNER HALL

Access to:

KITCHEN

12' x 8' (3.66m x 2.44m)
Range of wall and base units with worktops over, single drainer sink unit with mixer tap, space for dishwasher, cooker space with electric cooker power point, built-in larder cupboard, tiled flooring, electric night storage heater, door to:

STORE ROOM

8'2 x 6'11 (2.49m x 2.11m)
Window to rear, freezer space.

UTILITY ROOM

13'1 x 4'5 (3.99m x 1.35m)
Window to rear, plumbing and space for washing machine and tumble dryer, double glazed rear exterior door, tongue and groove pine panelled ceiling, tiled flooring.

BEDROOM ONE

13'3 x 10'4 (4.04m x 3.15m)
Window to front with superb views, pitch pine flooring, electric night storage heater.

BEDROOM TWO

13'2 x 10'5 (4.01m x 3.18m)
Window to side, tongue and groove pitch pine flooring, electric night storage heater.

BATHROOM

6'11 x 5'5 (2.11m x 1.65m)
Window to rear, 3 piece suite comprising bath with electric shower over, low level WC, pedestal wash hand basin.

EXTERNALLY

The property is set within its own spacious grounds and gardens with hardcore driveway leading down to the residence, which provides ample car parking area. There is a **GENERAL PURPOSE DETACHED BARN 21'3 x 18'2** of corrugated iron construction and **ADJOINING LEAN-TO WORKSHOP 20'1 x 9'9** of block and corrugated iron construction. There is also an adjoining **WC**.

THE LAND

The land is arranged in one compact block surrounding the homestead which is arranged in 3 easy working enclosures, laid to

permanent pasture with some rough grazing/improvable land at the bottom. The land would ideally suit ponies, sheep etc with a small wooded area included at the bottom with a small brook running through. In total we are informed that the land extends to some 6 acres (or thereabouts).

PLEASE NOTE

We are informed by the owners that their solicitors have registered the lower field with a possessory freehold title. An application to automatically upgrade the title to this lower field can be made 12 years after it was registered on 22/08/2016.

SERVICES

We are advised mains electricity are connected to the property with private water supply from a spring and a private drainage supply.

VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisLamp or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

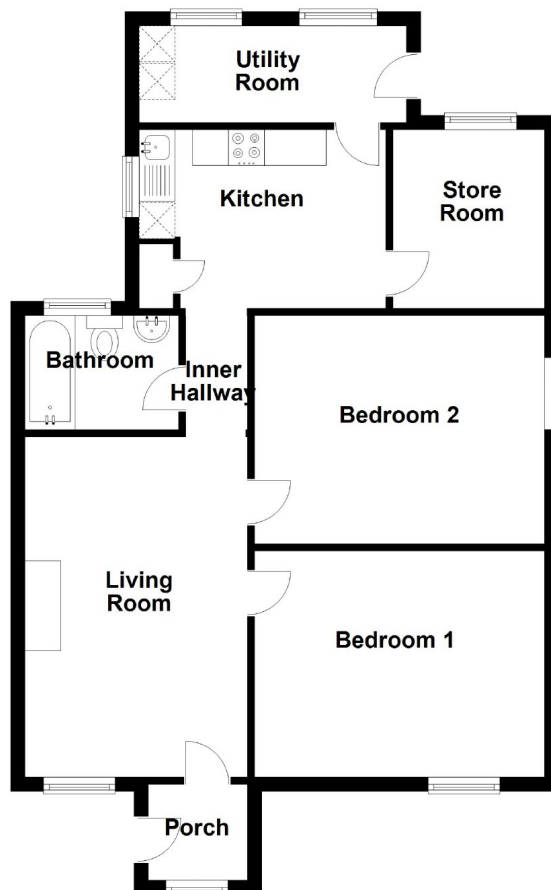
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Tregaron proceed on the B4343 Pontrhydfendigaid road and take a right turning just before the former Primary school on the right. Proceed up this no through road lane for approx 1.8 miles until arriving at sharp right bend alongside property and take a left turning at the bend. Continue up this lane for approx 0.6 mile going over a cattle grid and the property will be found further on the right.

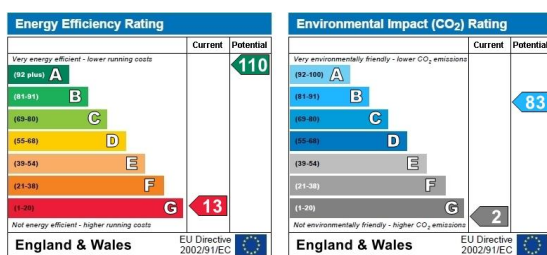
Ground Floor



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**John.
Francis**