



**Penycastell ,
Llanrhystud Ceredigion SY23 5BZ**
Guide price £750,000



A most desirable smallholding with unrivalled views over Cardigan Bay comprising of a detached 7 bedroomed farmhouse, 4 bedroomed barn conversion, traditional outbuilding ripe for conversion together with 12 acres of land.

Penycastell enjoys an elevated location with uninterrupted views over Cardigan Bay and inland towards Plynlimon and seldom does this type of property become available on the market.

The property has been a successful country guest house and all the bedrooms have en suite facilities as highlighted on the floor plan. The traditional range on the homestead is also suitable for conversion to additional accommodation subject to necessary planning consents.

The land (see plan) is also in good heart suitable for most horticultural and agricultural purposes. There is also a lake in the front enclosure.

The village of Llanrhystud is some 3 miles travelling distance providing for local amenities of village shop/post office, primary school, garage and public house. The university and market town of Aberystwyth is some 11 miles to the north and the Georgian harbour town of Aberaeron is some 8 miles to the south.

TENURE

Freehold.

SERVICES TO BOTH PROPERTIES

Mains electricity and water, private drainage. Oil fired central heating, double glazing.

VIEWING

Strictly accompanied and by appointment only through the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

The properties provide for the following accommodation. All room dimensions are approximate. All images have been taken by a wide angle lens digital camera.

THE BARN



ENTRANCE DOOR TO RECEPTION HALLWAY



Stairs to first floor accommodation, under stairs storage cupboard, parquet floor, radiators and door to

SPACIOUS LIVING ROOM

17'9 x 23'3 (5.41m x 7.09m)



French door and window to side with superb uninterrupted views over Cardigan Bay (see photograph). Windows to fore, fireplace with LPG heating range. Parquet floor, part exposed stone walls, recess cupboard with shelving. Exposed A framed beams and two radiators. Wall lights. Door to



KITCHEN

15'4 x 11'3 (4.67m x 3.43m)



With superb sea views! LPG gas and electric cooking range and base units with slate worktops. Windows to side with panoramic views and window to rear. Eye level units, tiled splashbacks. Single drainer sink unit with mixer tap. Ceiling lights, part exposed stone wall, radiator, tiled floor.

INNER HALLWAY

Door to

DOWNSTAIRS WC

UTILITY ROOM

8'4 x 7 1 (2.54m x 2.13m 0.30m)

Worcester free standing oil fired central heating boiler. Single drainer stainless steel sink unit, plumbing for automatic washing machine, radiator, tiled floor, window to rear.

OFFICE

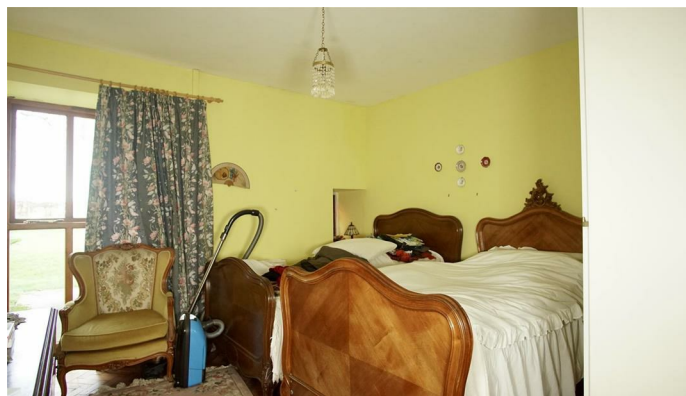
11'7 x 8'1 (3.53m x 2.46m)



Window to rear and door to garden, radiator.

BEDROOM 1

14' x 12'2 (4.27m x 3.71m)



Stained glass window, parquet floor, window to rear, radiator and door to

EN SUITE BATHROOM

6'1 x 4'8 (1.83m'0.30m x 1.22m'2.44m)

Shower cubicle, pedestal wash hand basin, low level flush wc, parquet floor, radiator, shaver point and light. Manrose extractor fan.

BEDROOM 2

11'2 x 11'5 (3.40m x 3.48m)



Window to fore, door to side, parquet floor, radiator. Door to

EN SUITE BATHROOM



Pedestal wash hand basin, low level flush wc, bath with mixer tap and screen. Parquet floor, radiator, obscured window to side, extractor fan.

FIRST FLOOR ACCOMMODATION



BEDROOM 3

11'5 x 17' maximum I shaped in nature (3.48m x 5.18m maximum I shaped in nature)



Two velux windows, radiator. Door to

EN SUITE SHOWER ROOM

5'8 x 5'3 (1.73m x 1.60m)



Low level flush wc, pedestal wash hand basin and shower cubicle, extractor fan, radiator, shaver point and light. Useful storage cupboard, window to rear.

BEDROOM 4

11'4 x 16'9 maximum I shaped in nature. (3.45m x 5.11m maximum I shaped in nature.)



Two velux windows, radiator and door to

EN SUITE SHOWER ROOM

6'6 x 5'3 (1.98m x 1.60m)



Pedestal wash hand basin, low level flush wc, shower cubicle, useful storage cupboard, radiator, window to rear, extractor fan, shaver point.

THE FARMHOUSE



GROUND FLOOR

Front entrance door to

RECEPTION HALLWAY



Reception counter, laminated floor, radiator, recess cupboard, meter cupboard, and exposed wooden features.

SEPARATE WC

With wash hand basin and hot water heater, obscured window to fore, extractor fan.

BEDROOM 1

16'2 x 9'4 (4.93m x 2.84m)



Window to fore and door to side, radiator, fitted wardrobe. Dressing table area with wash basin and mixer tap, part tiled, shaver point, shower cubicle and separate wc.

BEDROOM 2

9'9 x 8'7 maximum (2.97m x 2.62m maximum)



Window to fore, laminated floor, vanity unit, shower cubicle, separate wc, fitted wardrobe, radiator, shaver point.

INNER HALLWAY

with stairs to first floor and door to

OPEN PLAN LIVING ROOM/SITTING ROOM

LIVING ROOM

15'4 x 15'3 (4.67m x 4.65m)



Retaining original features with inglenook style fireplace with multi fuel room heating range. Quarry tiled floor. Window to fore and access to conservatory, bar, exposed beams and recess cupboard.

SITTING ROOM

14'7 x 8'4 (4.45m x 2.54m)



Laminated floor, window to rear, radiator, exposed beams. Door to rear porch and door to

SPACIOUS KITCHEN

17'8 x 15'6 (5.38m x 4.72m)



Double bowl stainless steel sink with single drainer and mixer tap. Base units with appliance spaces and worktops over. Eye level units fitted Miele electric cooker. Cooker point, tiled splashbacks. Window to rear, ceiling lights. Island with single bowl stainless steel sink with mixer tap and four ring electric hob. An attractive brick feature fireplace, tiled floor. Plumbing for dishwasher. Larder unit, exposed beams, radiator. Door to

REAR PORCH



Free standing Heatstore oil fired central heating boiler. Sink unit, tiled floor, window to side and door to fore. From living room door to

CONSERVATORY

9'2 x 2'7 (2.79m x 0.79m)



Lovely views over the garden. French door to each side, laminated floor, wall light and four radiators. From living room door to

BEDROOM 3

10'1 x 16'7 maximum (3.07m x 5.05m maximum)



Bedroom furniture, radiators, window to fore and side. Separate wc, shower cubicle and dressing table area with wash hand basin

FIRST FLOOR ACCOMMODATION



Radiator, access to roof space, store cupboard, radiator and door to

SEPARATE WC

with wash hand basin.

BATHROOM

5'x 5'8 (1.52m'x 1.73m)

Bath with mixer tap and screen, vanity unit, obscured window to fore, radiator, part tiled walls, shaver point, towel rail.

BEDROOM 4

13'4 x 16'6 (4.06m x 5.03m)



Exposed wooden floor, vanity unit, window to rear, fitted wardrobe, radiator. Door to

EN SUITE BATHROOM

7'5 x 6'5 (2.26m x 1.96m)



Wc, bath with mixer tap and screen, pedestal wash hand basin, part tiled, velux window, shower point. Door to store room, radiator.

BEDROOM 5

7'2 x 10'3 (2.18m x 3.12m)



Exposed wooden floor, window to rear, fitted cupboard, radiator. Wall lights. Door to

BATHROOM

3'7 x 6'2 minimum (1.09m x 1.88m minimum)



Bath with mixer tap and screen, wc, pedestal wash hand basin. Exposed wooden floor, window to rear, radiator and shaver point.

BEDROOM 6

11'6 x 8'4 (3.51m x 2.54m)



Window to rear, laminated floor, fitted cupboard, radiator. Door to

EN SUITE SHOWER ROOM

8'4 x 5'7 (2.54m x 1.70m)



Cubicle, wc, vanity unit, shaver point and light, extractor fan. Laminated floor.

BEDROOM 7

9'7 x 12'1 (2.92m x 3.68m)



Window to fore and side, laminated floor, radiator. Door to

EN SUITE BATHROOM

5'2 x 6'5 (1.57m x 1.96m)



WC, bath with mixer tap and screen, pedestal wash hand basin. Dimplex wall mounted fan heater, part tiled, laminated floor. Velux window, shaver point.

EXTERNALLY



Traditional store range. 18'x 60' approximate (external measurement). Ripe for conversation subject to planning with loft over.

THE LAND (see plan)



In total amounts to 12 acres or thereabouts divided into two paddocks. There is a lake (see photo) in the front enclosure. There is also a small area of woodland on the other side of the council maintained road. The immediate grounds are predominately laid to lawn with ample off road parking.

HEN HOUSE AND RUN

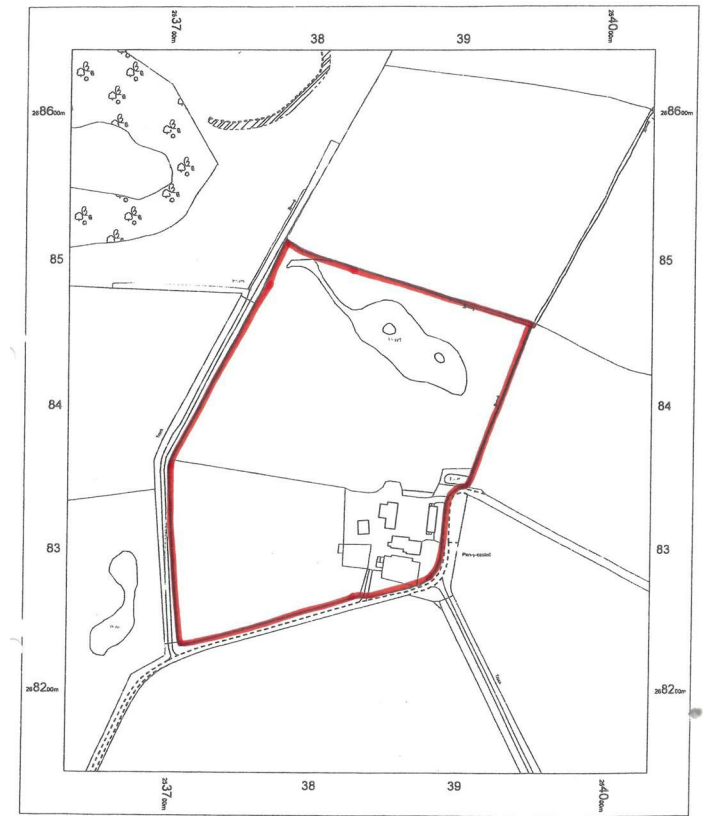
TWO BAY CORRUGATED BARN



GREENHOUSE

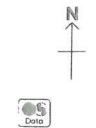
GARDEN SHED

Flower borders, shrubs and trees, oil tank.

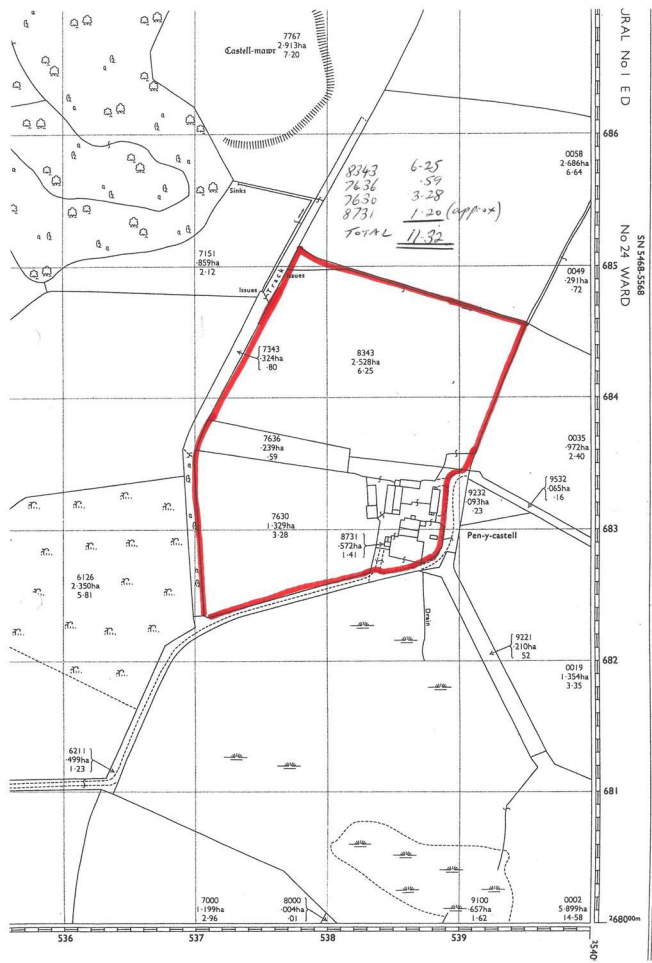


Plan of
Pencastell for
IDENTIFICATION
PURPOSES
ONLY H.P.

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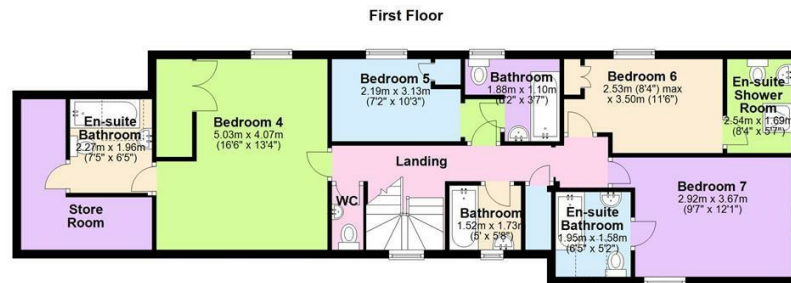
THE MAP CENTRE
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DIRECTIONS

Take the A487 trunk road south for 9 miles to Llanrhystud. At the village turn left (just after the pub) on to the B4337 Lampeter road and proceed for approximately two miles. Just after the brow of the hill turn right (signposted Penycastell) follow the road to the left and proceed through the first homestead to the property.



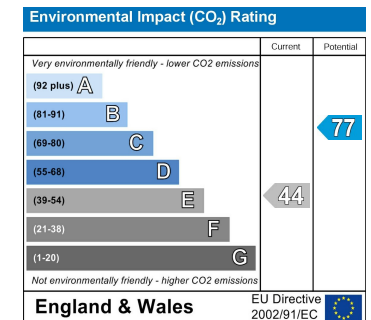
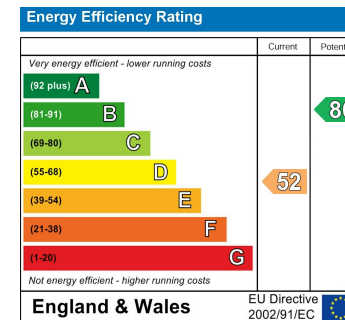


Total area: approx. 237.1 sq. metres (2551.8 sq. feet)

The Floor plans are for guidance only.

Plan produced using PlanUp.

Pen Y Castell Farm, Llanrhystud



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