



FOR SALE BY PRIVATE TREATY

In a semi secluded hilltop location with breath-taking views. A sympathetically renovated character Cottage with detached 2 room annex with bathroom and double garage set in approx. 7 acres of pastureland. The property comprises Lounge/diner: Kitchen/breakfast room: 2 double bedrooms: Bathroom. Full gas central heating. Cow shed/stable. Within walking distance of the village, some 8 miles north of Aberystwyth Town.

**PENRHIW
TALYBONT SY24 5HJ**



Vendor Likes:

Hilltop side location
Sea view from upper paddock
Sunny position
Annex

Agent Likes:

Stunning valley views
Character features
Gated parking
Potentially 4 bedrooms

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Penrhiw, Talybont, SY24 5HJ

This delightful extended and renovated cottage offers extremely comfortable accommodation yet retains the old features and characters. Occupying a stunning hillside location with uninterrupted southerly views down the valley.

The detached oak frame two room annex with 'jack and Jill' bathroom and adjoining double garage offers comfortable additional accommodation with potential to Air BnB. The property is very conveniently located within ¾ mile of Talybont village which has most basic amenities to include Primary School, 2 Public Houses, Petrol Station, small supermarket and Chemist. The Administrative, University and Seaside town of Aberystwyth being 9 miles south.

KITCHEN/BREAKFAST ROOM



11' x 18' 6" (3.35m x 5.64m)

Approached via stable style door. A light spacious room with ceramic tiled floor. Front window having views, side window and French doors onto rear patio. Panel doors to fitted base and wall kitchen units. Inset single drainer stainless steel sink unit. 4 ring gas hob with extractor over and electric oven under. Marble effect composite work top. Double central heating radiator.

LOUNGE/DINER



19' 7" x 16' 4" (5.97m x 4.98m)

Spacious room having attractive inglenook style fireplace with multifuel stove on tiled hearth, stone chimneybreast featuring former bread ovens. Three windows to front with fantastic views, small side stained glass window. Exposed beam ceiling. Oak style floor covering. 4 double central heating radiators. Door into:-

REAR LOBBY

Central heating radiator. Back door. Continuation of wood effect floor. Staircase to first floor.

FIRST FLOOR

LANDING



Split style with 2 double central heating radiators. Two velux windows. Fitted store cupboard.

BEDROOM 1



9' 7" x 16' 7" (2.92m x 5.05m)
Views. Exposed beams. 2 x double central heating radiators. Velux window to rear.

BEDROOM 2



9' 7" x 11' 7" (2.92m x 3.53m)
Views. Double central heating radiator. Period style feature fireplace. Exposed beams.

BATHROOM



Heritage style white 4-piece suite with brass taps comprising panelled bath with shower mixer tap. Low flush WC: Pedestal wash and basin. Bidet. Double central heating radiator. Ceramic tiled floor. Fully tiled walls. Eaves storage area.

OUTSIDE

The front of the cottage has wonderful views for miles down the valley. The front bridgeway is neatly divided from the cottage via a low level stonewall, fence and foot gate to concrete flagged paved area



Vehicular access via twin timber gates to rear hardstanding parking and turning area in front of:

DETACHED OAK FRAME BUILDING



Planning consent as office comprising two rooms with 'jack & Jill' bathroom with hot water immersion in double garage at end. Underfloor heating to both office rooms. Fully insulated. Water laid on and separate electric meter. Raised timber decking area.

ATTACHED GARAGE

19' x 17' (5.79m x 5.18m)

Two double entry doors. Electric light & power. Concrete floor.

THE LAND

The land comprises of **2 paddocks** and cow shed/pen to the rear of the cottage.

O.S.	AREA
432	1.124
432a	.917
433	2.583
443	2.089
444	.290

Total area or thereabouts 7.00

COW SHED

13' 5" x 18' 5" (4.09m x 5.61m)

Block walls. Concrete floor. Mono pitched zinc roof. Two doors. 3 Windows.



SERVICES

Mains electric & water. Private drainage. Full propane gas central heating.

COUNCIL TAX

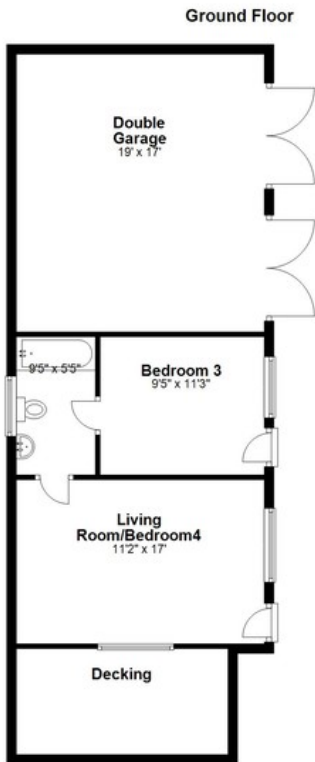
Band 'C'

VIEWING

Via agent's office:-
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24-hour answer phone

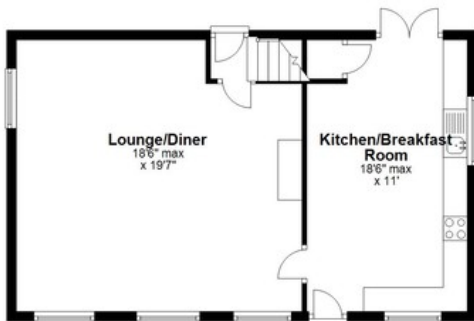
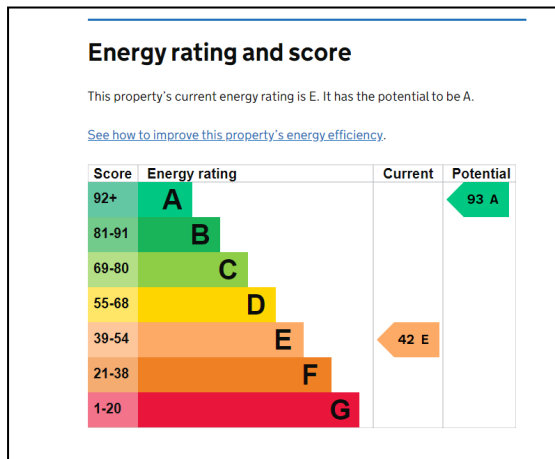
PRICE:

£450,000



Directions

From Aberystwyth take the A487 north for approximately 8 miles to the village of Talybont. Continue up through village taking the first right after the Primary School, follow lane around, keep left up the hill for about ½ mile. The property is on the corner at the junction.

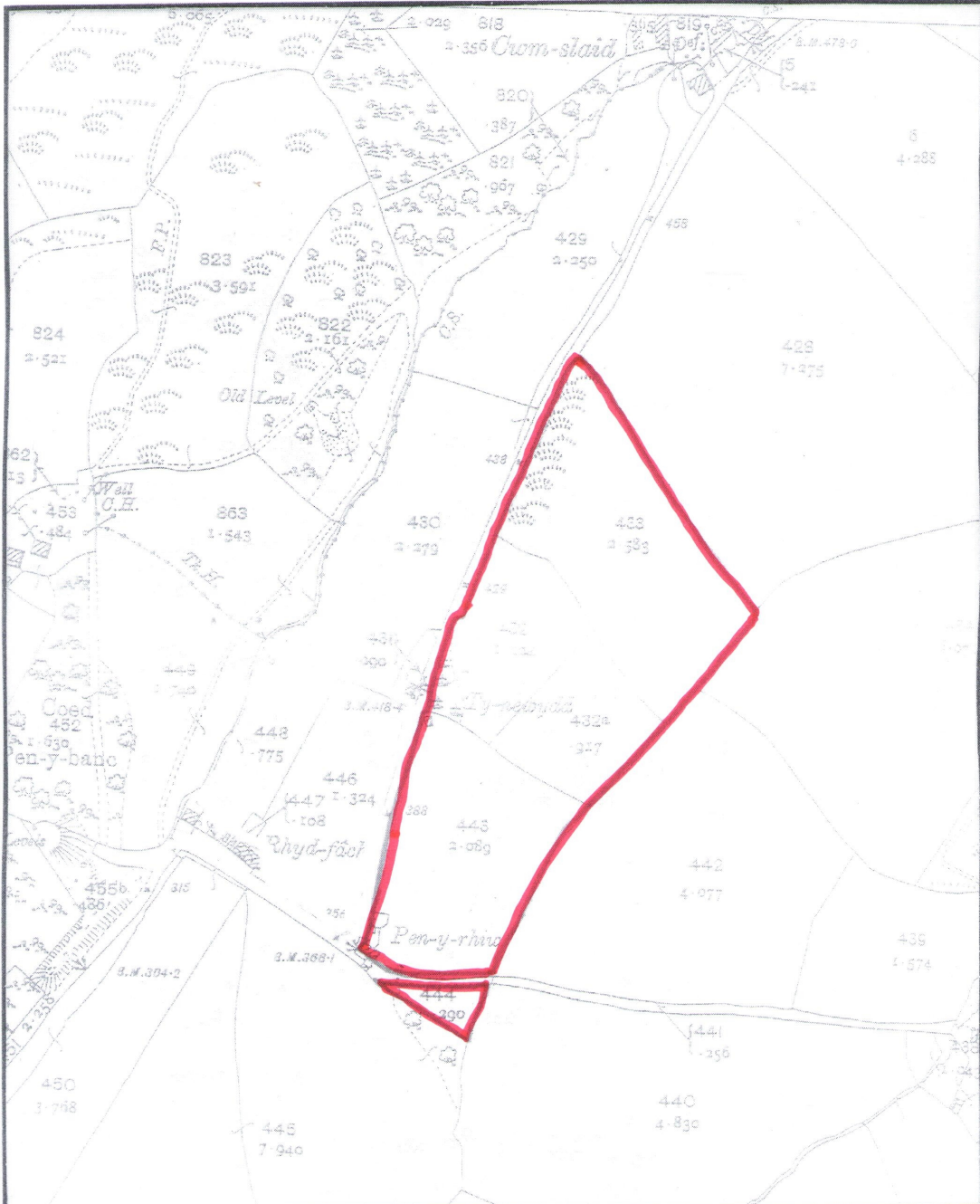


Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.



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VALUERS-SURVEYORS-ESTATE AGENTS-AUCTIONEERS



SUBJECT: Penrhiw, Talybont
DATE:

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