

Ref: 0gla

Glas y Dorlan, Llanfair Road, Lampeter, Ceredigion, SA48 8JZ

An exceptionally well presented 5 bedroom, (1 En Suite), detached country residence which we are advised has been extensively refurbished by the current owners. Potential for the formation of a self-contained annex and currently offers the capacity to offer B & B facilities or perhaps a home office. Sizeable rear conservatory which provides impressive panoramic views across the River Teifi to the countryside beyond. Extensively landscaped gardens home to a plethora of bulbs and plants including feature rose beds. Descending post and railed pathway meandering down to the riverbank. Various seating/viewing areas to include a Jacuzzi Hot Tub which has been sited to take full advantage of views of the local wildlife and river. Lampeter 2.4 miles, Aberaeron/the coast 15 miles, Newcastle Emlyn 21 miles, Llandoverly 20 miles (A40), Carmarthen (A48/M4 link road) 25 miles.



This exceptional detached property, has, we are informed, been extensively refurbished over the last few years and benefits from a comprehensive solar photovoltaic system capable of producing 6.2kWh with 16kWh of battery storage. There is scope for a self-contained annex or home office or indeed could continue, as has been in recent times, to offer spacious B & B facilities.

Accommodation - Ground Floor: Porch, Entrance Hall, Kitchen, Breakfast/Dining Room, Side Hallway, Utility Room, Living Room, Large Conservatory, 4 Bedrooms, Bathroom and Cloakroom. First Floor: Large Double Bedroom with an En Suite Shower Room. Energy Efficiency Rating C.

Externally - Attached garage. Beautiful, landscaped gardens with a feature post and railed pathway leading down to the riverbank. Various seating/viewing areas to include a 'Jacuzzi' Hot Tub which has, we are informed been professionally wired and sited to take full advantage of being able to observe the local wildlife and enjoying the splendid views across the River Teifi to the countryside beyond.

Location – This charming property is set back from a country lane in a peaceful hamlet with a rear elevated position on the banks of the River Teifi. There are various footpaths in the immediate area including access to 'Long Wood' Community woodland, a 300 acre site open all year around. The popular historic market town of Lampeter has a good selection of services including independent shops, supermarkets and restaurants along with a University. Llandoverly, home of the renowned Llandoverly College a private boarding and day school, is 20 miles to the south. Newcastle Emlyn a market town is only 21 miles away and Carmarthen 25 miles offering excellent shopping amenities, multi-screen cinema, general hospital, main line railway station, and access to the A48/M4-link road. The magnificent Welsh coastline is a short drive away featuring many delightful coves and beaches.

Offers in Excess of £475,000

THE ACCOMMODATION COMPRISES:

Ground Floor –

PORCH:	7'9" x 3'6". Half glazed door and windows on three sides. Tiled floor. Door into the entrance hall.
ENTRANCE HALL:	Large storage cupboard, and doors to the accommodation as follows:-
KITCHEN:	9'8" x 9'3". Range of wall and base units with granite effect worksurfaces, 1½ bowl stainless steel sink unit. Built in dishwasher and refrigerator. Cooker control point with built in oven, gas hob and concealed extractor fan. Window to the front and opening to the breakfast/dining room.
BREAKFAST /DINING ROOM:	10'6" x 9'8". Partially exposed brickwork, door to the living room and door to the side hall. Window to the front.
SIDE HALL:	8'5" x 3'. Tiled floor, door to the garage and door to the utility room. External door to the front aspect.
UTILITY ROOM:	13' x 9'8". Range of wall and base units with ample work surfaces, stainless steel sink, plumbing and space for a washing machine and tumble dryer. Cupboard housing the LPG Gas boiler. Half glazed external rear door, understairs cupboard and staircase to a large bedroom suite. N.b. Potential to create a self-contained annex by incorporating the side hall, utility room and large bedroom suite above, together with conversion of the garage if required.
LIVING ROOM:	19'8" x 10'8". Patio doors to the conservatory.
CONSERVATORY:	19'6' x 13'. Superb large room with panoramic views. Tiled floor. Windows on three sides, French doors to the rear patio and further external side door. All are fitted with roller and pleated blinds for shade in the summer and to create a cosy space in darker months.
BEDROOM 2:	12'6" x 10'6". Window to the rear. Range of built in wardrobes, overbed cupboards and drawer units.
BEDROOM 3:	12'3" x 9'8". Window to the front.
BEDROOM 4:	10'6" x 6'8". Currently used as a study. Window to the rear.
BEDROOM 5:	10'6" x 6'8". Also currently used as a study, built in cupboards, window to the rear.
BATHROOM:	9'3" x 8'6". White suite comprising of a 'Carronite' bath with shower over, separate feature 'Eden' steam shower, vanity unit with inset wash hand basin and comfort height W.C. Ladder style towel radiator. Bathroom wall panels, extractor fan, window to the front.
CLOAKROOM:	6'3" x 5'2". Corner wash hand basin, W.C. Shaver point and light. Opaque glass window to the front.

First Floor –

LANDING:	From the utility room a staircase leads to a landing with a Velux style roof window to the rear. Door to:-
BEDROOM 1:	21'3" x 18'. Two dormer windows to the front and two dormer windows to the rear which enjoy fabulous views of the river and the countryside beyond. Wall to wall built in wardrobes and storage units. This room has separate temperature control for the central heating. Door to the En Suite shower room.

EN SUITE SHOWER ROOM:

5'7" x 5'3". Shower enclosure with electric shower unit, pedestal wash hand basin, W.C., Extractor fan and large Velux roof window to the front. Shaver point. Heated towel rail. Tiled walls and tiled floor.

EXTERNALLY:

THE APPROACH & ENTRANCE:

The property is set back off a quiet minor country lane with ample off-road parking to the fore.

ATTACHED GARAGE:

13'6" x 9'8". Electric roller door to the front and window to the side. Power and lighting connected. Solar photovoltaic inverter and batteries and a dedicated 7kWh wall mounted charging station. Door to the side hallway.

GARDENS & GROUNDS:

The front drive, front, side and back pathways were, we are informed, surfaced two years ago with easy maintenance, non-slip, permeable Resinbound material that carries a 10 year guarantee. An attractive dwarf wall bounds the front garden which has an area of lawn bordered by decorative shrubs and a paved terrace. To the rear of the property there are extensive planted areas with strategically placed seating areas and a hot tub which we have been informed has been professionally wired and sited in order to take full advantage of the views and countryside vistas across the gardens, river and beyond. Descending zigzag paths with substantial post and rail fencing has been installed to enable ease of access to the riverbank.

A gardener's paradise: literally thousands of bulbs have been planted to attract bees and butterflies, including many varieties of Daffodils, Bluebells, Snowdrops, Pushkinias, Anemones, Oriental Lilies, Gladioli, Irises, Tulips, Hyacinths, Alliums and Fritillaria.

Shrubs include several Honeysuckles, Clematis, Viburnum Kilimanjaro, Lavender, Weigela, Magnolia, Dicentra, Camellias, various evergreens, Japanese Quince, Berberis, Hydrangea, Azalea, Fuchsias, Cytisus, Lilac, Rhododendrons, Daphne, Escalonias, to name but a few, plus over 30 different roses, mostly highly scented and many David Austin & Peter Beale. There is a new Tuteur with a Claire Austin climber and Claude Monet climber in the adjacent Obelisk, both heavy duty from Poppy Forge, as is the Rose Arch by a seating area. The two climbers that go over that, are David Austin Generous Gardener and below the terrace is a stunning Gertrude Jekyll.

Plants include Artemesia Powys Castle, several large clumps of Michaelmas Daisies, (great for attracting butterflies), Day Lilies, Russian Sage, Hellibores, Primroses, Pinks, Wild Garlic, Cyclamen, London Pride, Saxifrage, Dierama, (Angel's Fishing Rods), Oriental Poppies, Peonies and many, many more.

The bottom level of the riverbank is planted with some Flag Irises, Darmera, Gunnera, Pampas Grass, Spirea, Zebra Grass, Purple Loosestrife and Foxgloves.

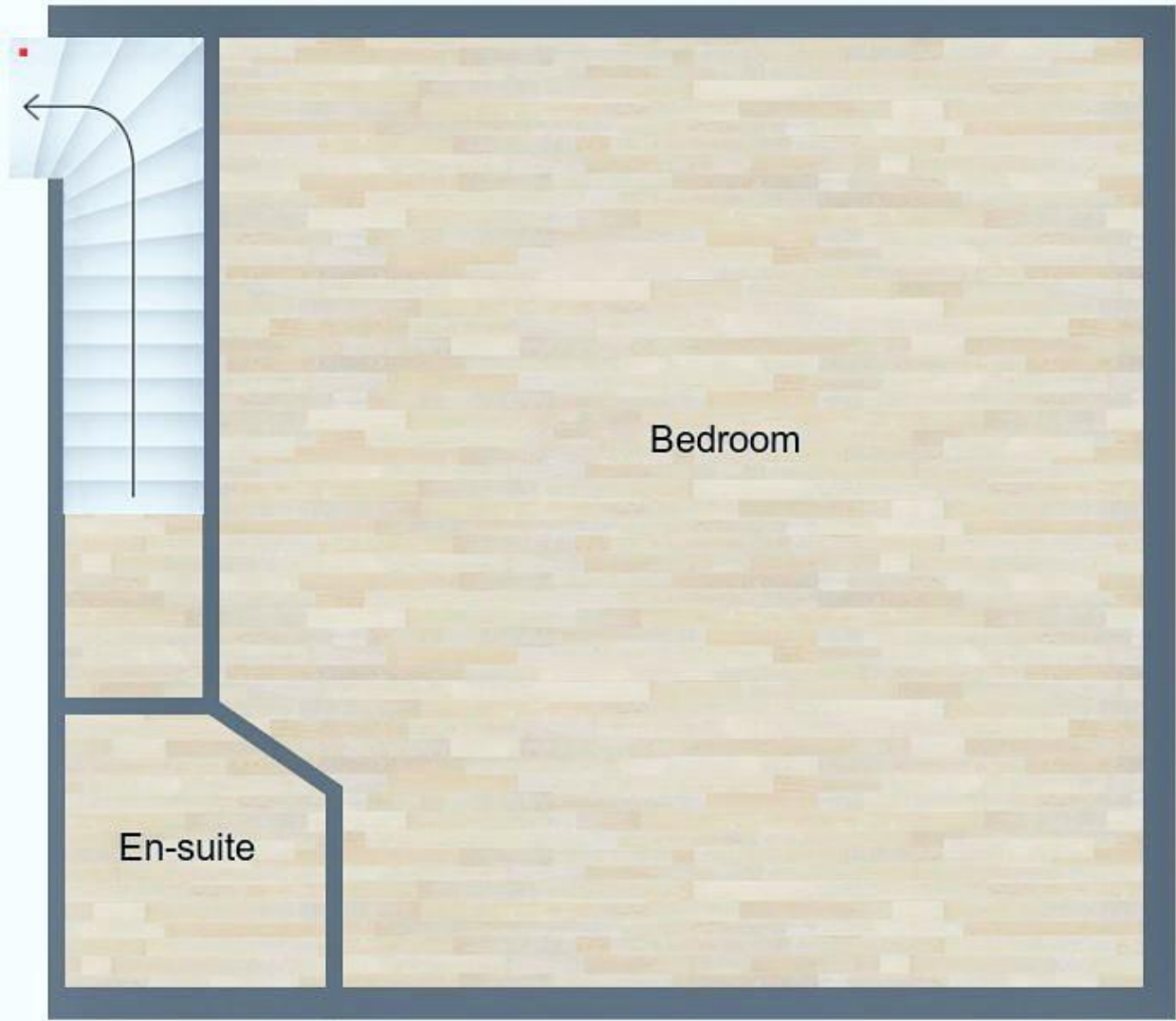
An absolute abundance of indigenous birds and wildlife frequent the garden and River Teifi including Otters, Egrets and the spectacular Kingfishers for which the house is named – 'Glas y Dorlan' is Welsh for Kingfisher.

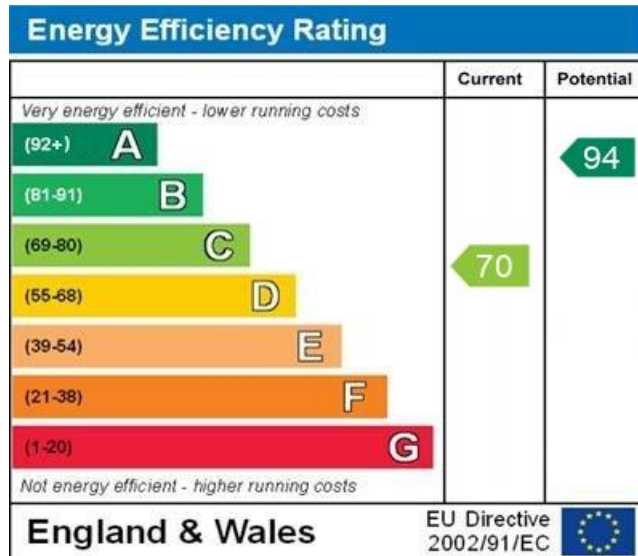
Floor plans

Ground Floor



First Floor





SERVICES:

We understand that the property is connected to mains electricity, mains water, LED lighting throughout and has a private drainage system. There is LPG Gas central heating and the property benefits from renewable energy technology via a solar photovoltaic system. Capable we are informed of producing 6.2 kWh with 16kWh of battery storage. Telephone and fibre broadband are understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the property is within Council Tax Band E. (Ceredigion County Council).

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:



By appointment with PROFILE HOMES

Tel: 01550 777790

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NOTES:

PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Our measurements and room dimensions are a guide only. Any statement referring to installation or work carried out are not guaranteed to be accurate and are given for guidance only based on information provided by the vendor/s. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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