

Devils Bridge

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Viewing Arrangements
Strictly by appointment
through Alexanders



Devils Bridge

Asking Price £350,000

Beautifully renovated barn conversion nestled in the heart of Devils Bridge, Aberystwyth

Situated amidst the picturesque landscape of Devils Bridge, near Aberystwyth, this impeccable barn conversion stands as a testament to timeless elegance and rural charm. With meticulous attention to detail and a commitment to quality, this stunning property offers not only a luxurious living space but also breath-taking countryside views.

Cambrian Chambers
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PROPERTY COMPRISES

Unless expressly stated, rooms have a range of power points, Welsh oak-framed double glazed windows and storage heaters or Dimplex heaters.

ENTRANCE

Cyffau Bach is accessed down a metalled track. Open the large wooden gate onto the gravel drive and enter the property through the Welsh oak, glass-panelled, front door.

KITCHEN

As you step past the stone flagged vestibule providing coat and other storage and onto the black porcelain tiles you will see the oak-fronted base and eye-level units of the kitchen. The stainless steel sink has a modern mixer tap. Built-in appliances comprise a dishwasher, single oven, black ceramic hob, extractor fan and separate fridge and freezer. The wired in smoke alarm is mounted at ceiling height. The porcelain tiles have under floor "Warm Up" electric heating which continues through upper hallway and bathroom.

LOUNGE

Step up into the inviting and large lounge with its designated sitting and dining areas. The modern oak flooring is complemented by older, wooden ceiling beams. There are numerous power points for modern appliances. The focal point of the room is the 8kw wood burning stove, radiating warmth and adding to the charm and character of this property. Natural light streams in through the oak framed windows and doors to the front, rear and gable elevations. There is an outside dining area accessed from the French door. The Velux window enhances the space with a touch of skyward charm. The hearth, and other areas of stone flooring, are built using the original reclaimed stone flooring from the 18C barn. The slate back to the hearth and dining areas are made from Corris slate. Both terrestrial and FreeSat television signals are available in the lounge.



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HALLWAY

As you move through the hallway with its smart grey porcelain tiles your attention will be drawn to the Welsh oak and glass panelled rear door affording a glimpse beyond onto the wooden decking and rear garden. A convenient hallway cupboard houses the consumer unit plus ample storage for cleaning equipment etc. An ingeniously styled hatch within the wall of the hallway conceals the electricity meters of both house and EV charging unit. The timer/control for the under floor heating is also to be found in the hallway.

BATHROOM

In the modern bathroom comfort meets convenience with a continuation of the electric underfloor heating and a ladder-style electric radiator. A storage cupboard houses the washer/dryer, while above a Heatrae- Sadia water heater provides hot water on Economy Seven, supplemented by a daytime boost function on its second immersion heater. This elegant space features a white bath with shower above, a wall hung WC and a hand wash basin. This room has LED down-lights as well as a lit mirror and electric shaver point. Surrounding the bath, natural stone-coloured tiles add a touch of luxury to this stylish retreat.

BEDROOM THREE

In this charming bedroom the remains of one of three original wooden cruck posts can still be seen in the repointed lime-mortar stonework, testimony to the historic, sub-medieval status of the barn. Recently re-carpeted, soft carpeting complements the ready warmth supplied by the efficient Dimplex heater. There is a small fitted wardrobe and shelving and glass panelled French doors secured by espagnolette locks allows access to natural light and gentle mountain breezes for this cosy twin/double bedroom.

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MASTER BEDROOM

Continue down a stone staircase (with a second smoke alarm wired in above) and step into the luxury of the master bedroom, again recently re-carpeted, with some original stone wall retained, adding character to the front elevation. A focal point again is the oak French door offering convenient access to the front garden. A storage heater on Economy Seven efficiently heats this bedroom. There are ceiling down lights on a dimmer control plus two stylish, glass wall lights over the bed. The added comfort of an en suite bathroom with waterfall shower head, wall hung WC and basin, oak framed opaque window is a definite plus. As well as an electric ladder radiator the en suite has under floor electric heating.

STAIRS LEAD TO;

BEDROOM TWO

A crafted in situ, pine, open-tread staircase leads to the mezzanine bedroom. The third wired in smoke alarm is to be found on the ceiling of this room. Again the charm of original beams meets modern comfort. Two oak framed windows ensure this room is bathed in natural light. There is a low built-in cupboard space, further storage behind the bedstead and a wall mounted Dimplex heater. Easy access to the very spacious and insulated and lit loft space is via this bedroom. The BT telephone line leading to wi-fi router enters at window level in this room. The terrestrial television aerial also enters the building at this window.



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FRONT GARDEN

The pretty front garden has several seating areas, maturing shrubs and trees - including Magnolia and Acer as well as native trees. Here you will find the opportunity to sit calmly taking in the breath-taking countryside views. On the north gable, adjacent to the gravelled car parking area there is a new EV Zappi charging point (installed August 2023)

REAR GARDEN

The rear garden is a harmonious blend of gravel, decking and raised garden. Private and peaceful barbecuing and outside dining is possible. On the raised bank there are cherry and apple trees. Alongside the decked area there are two storage sheds, one housing the UV sanitising light and filter for the spring water plus the pump controller when the supplementary borehole is required. The spring starts in the farmer's field above the public road. The spring water is stored in a large black tank on land above the barn. Borehole water is also pumped uphill to this tank as and when needed

ADDITIONAL INFORMATION

The property is not listed although in origin it is possibly circa 1780 or earlier. It is classified as sub-medieval.

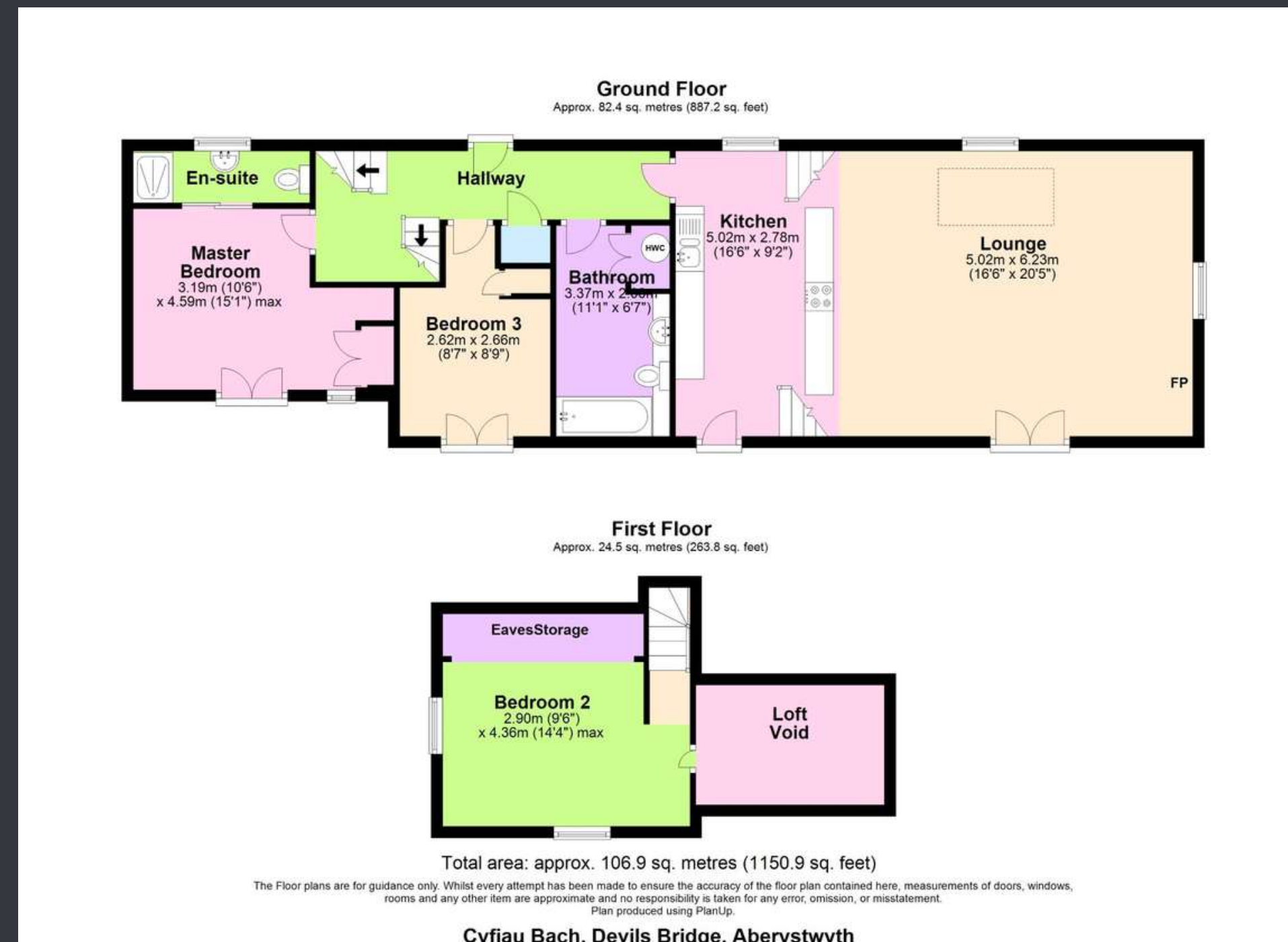


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Cyfiau Bach
Energy Rating
D

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2024

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information

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