

John. Francis

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NEW PRICE



Trafle, Temple Bar, Lampeter SA48 8BH

Offers in the region of £385,000

**** CHARACTER 15 ACRE COUNTRY HOLDING ****

Peaceful Rural Location

Detached 4 Bed Period Former Welsh Longhouse

Useful Outbuildings & Pasture Paddocks

Only 15 Minutes From Coast

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EJ/BT/8650/241116

DESCRIPTION

**** CHARACTER COUNTRY PROPERTY & 15 ACRES OF LAND ****

A charming registered smallholding of approximately 15 acres set in a pretty tucked away location, yet within easy reach of local amenities. A traditional Welsh longhouse, Trafle has been extended and sympathetically refurbished over time to provide for 3/4 bedrooms having a versatile layout allowing for separate guest accommodation on the ground floor if required whilst the two staircases divide the first floor accommodation providing total privacy for the master bedroom. The property boasts a character interior with inglenook fireplace and exposed beams. A sun lounge at the rear enjoys pretty country views over the well tended rear garden and wildlife pond. The land, which surrounds the property on 3 sides, is divided into pasture paddocks being level to gently sloping having access from the main farmyard and farm buildings. Also included are a range of useful outbuildings to include large general purpose barn ideal for stabling or various animal housing. This lovely smallholding exudes a quiet country charm and ticks all the boxes for those wishing to take advantage of this wonderful lifestyle choice. **SELLERS IN NO ONWARD CHAIN!**

SITUATION

The smallholding is located in a pretty rural location at the end of a shared private track and lies within the boundary of the hamlet of Temple Bar which is set along the A482 Lampeter to Aberaeron Road. The University and shopping town of Lampeter is approximately 5 miles away offering all the usual amenities and facilities as well as the University campus, with the popular Georgian coastal harbour town of Aberaeron and the beautiful Cardigan coastline some 8 miles away. The property comprises a period detached former Welsh Longhouse benefiting from oil fired central heating system and double-glazing. The accommodation provides as

follows:

ENTRANCE HALL

Double-glazed part glass panelled front entrance door, high ceiling with down lighters, slate tiled flooring, radiator, built-in cloak cupboard with hanging and storage space, and housing the electric fuse boxes, archway opening to:

RECEPTION ROOM/STUDY AREA

10'8 x 9'5 (3.25m x 2.87m)
Ideal for use as study, window to front, built-in computer and storage cupboards, shelving, access to first floor, built-in under stairs storage cupboard, laminate flooring, ceiling down lighters, radiator, telephone point, door to:

FAMILY BATHROOM

9'5 x 6'3 (2.87m x 1.91m)
Modern suite comprising panelled corner bath with mixer shower tap over, pedestal wash hand basin, low level flush WC, attractive half tongue and groove panel walls, feature shelving, radiator, window to rear.

KITCHEN/BREAKFAST ROOM

12'3 x 11'4 (3.73m x 3.45m)
Entered via archway from hallway, window to rear overlooking garden, range of base and eye-level cupboards with worktop surface over, drawer and larder units, 1½ bowl single drainer sink unit with mixer tap, Belling electric cooker range with 4 ring hob and griddle, double oven and grill, chimney style extractor fan over, dishwasher point, appliance spaces, localised wall tiling, slate tiled flooring, open beamed ceiling with inset down lighters, radiator.

LOUNGE/DINING ROOM

26'10 x 14'4 (8.18m x 4.37m)
Charming character room of good size, windows to front with wide windowsills, interior window to sun lounge, pointed stone inglenook fireplace with inset timber lintel over, multi-fuel stove room heater set in slate hearth, alcove cupboard with shelving, polished timber flooring, feature beams with ceiling down lighters, 2 radiators, TV and telephone points, access to first floor, double-glazed patio doors to:

SUN LOUNGE

18'9 x 11'1 (5.72m x 3.38m)

Double-glazed windows to side and rear with country views over the garden, exposed timber flooring, wall lighting, radiator, double-glazed French doors to rear patio and garden.

INNER HALL/UTILITY

Velux style window to rear, fitted base cupboards with worktop surfaces over, stainless steel single bowl sink unit, plumbing and space for washing machine, appliance spaces, tiled walls, half tongue and groove wall panelling, radiator, Worcester oil fired central heating boiler which heats the domestic hot water and central heating, quarry tiled flooring, part double-glazed opaque glass rear exterior door, doors to:

GUEST BEDROOM

11'1 x 9'10 (3.38m x 3.00m)
Window to front, exposed beamed ceiling, ceiling down lighters, radiator, TV point, access to loft space.

SHOWER ROOM

Entered via 'Suffolk' latched door, opaque glass window to side, built-in tiled shower cubicle with Redring electric shower, wash hand basin, low level flush WC, radiator, ceiling down lighters, quarry tiled flooring.

FIRST FLOOR LANDING

Approached via stairs from the lounge area, attractive banister to half gallery landing, Velux style window to front, radiator, Suffolk latched doors to:

BEDROOM 1

12'8 x 9'9/7'7 (3.86m x 2.97m)
Velux style window to rear, part exposed "A" frames, sloping ceiling, down lighters, access to under eaves area.

CLOAKROOM

Velux style window, corner vanity wash hand basin, low level flush WC, exposed beams, ceiling down lighters, built-in storage access to under eaves.

BEDROOM 2

12'8/7' x 11'8/7' (3.86m x 3.35m)
Velux style window to rear with views over garden, exposed "A" frames, sloping ceiling, access to under eaves storage space, radiator.

FIRST FLOOR LANDING

Approached via corner stairs from reception/study area leading to small landing, Velux style window to rear, built-in cupboard, wall lighting, door to:

MASTER BEDROOM 3

15'7 x 13'1 (4.75m x 3.99m)

Velux style window to front, extensive range of built-in cupboards to include bedside units, lovely window seat with storage below to sit and enjoy the country views, part exposed "A" frames, sloping ceiling, radiator, TV and telephone point.

EXTERNALLY

The property is approached over a shared private track with double gated vehicular access leading onto large spacious gravel yard area with ample car parking and turning space. Pretty planted wall runs along the main entrance to the property which has side access to rear, lawned areas with colourful planted borders, matures shrubs and trees, views over a natural pond onto open countryside. The outlook can be further enjoyed from the gravel patio and seating area adjoining the sun lounge and there are further lawned areas with gated access to a vegetable plot across the yard from the farmhouse.

THE OUTBUILDINGS

The outbuildings comprise of a useful range of traditional outbuildings, **MULTI-PURPOSE OUTBUILDING** benefits from planning permission for trading use and was formerly a butchery but would be equally suited to other business enterprises (subject to consent), double-glazed double doors, window to front and divided internally into 2 areas, **AREA 1** 13'9 x 11, **AREA 2** 26'5 x 13'8 with power, lighting and water connected, large walk-in fridge/freezers. Large open fronted **AGRICULTURAL**

BUILDING 70' x 60' with concrete flooring being ideal for animal housing, machinery storage or workshops.

THE LAND

The land is arranged in one compact block and is conveniently situated surrounding the homestead arranged in easy working pasture paddocks with good access from the main yard are. The land is gently sloping in nature with a natural stream boundary with water access, and in total we are informed by the owners that the land extends to approx 15 acres or thereabouts (to be confirmed).

SERVICES

We are advised that mains water and electricity are connected. 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 1:00pm

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 Lampeter, take the main A482 Aberaeron road and carry on for approximately 4 miles passing through the village of Creuddyn Bridge and onto Temple Bar. Once you see the 'Body Repair Centre' on your right, take a left turning opposite down a private lane passing two properties on your left. Continue down the track to the very end where Traffle will be found.

