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**Bryn Farm Trefenter, Trefenter, Aberystwyth, Ceredigion, SY23 4HF**

**Offers In Excess Of £499,995**

A privately situated 15.5 acre equestrian holding with a comfortable well presented 3 bedroom cottage, useful adjoining outbuildings, workshops and stables together with level land.

In an attractive private position with no near neighbours and enjoying distant sea views.

Only some 10 miles equidistant to Aberaeron and Aberystwyth and with outriding available nearby.

## Location



The property is attractively positioned with no near neighbours in a popular rural community on the outskirts of the popular community of Trefenter some 4.5 miles inland from the Ceredigion Heritage Coastline at the village of Llanrhystud with a good range of local amenities. Some 11 miles from the harbour and market town of Aberaeron and only some 10 miles South of the university and shopping centre of Aberystwyth with general hospital and train station.

## Description



A traditional styled holding offering a refurbished and well presented comfortable cottage with the benefit of a front conservatory, Upvc double glazing and oil fired central heating together with wood burning stove. The property is tastefully appointed having open plan living/dining room, good sized kitchen, ground floor bathroom, utility room together with 3 first floor bedrooms and cloak room with WC. The property has the benefit of a range of useful buildings and stables including adjoining workshop, further high barn suitable for horse box, 2 stables, storage shed and detached stable with further field shelters and animal housing. The land is all level and productive divided into paddocks being well fenced with an area we are informed with coniferous woodland. the cottage provides more particularly the following:

### Front Entrance Door

Leading to

## Conservatory

14'10 x 7'8 (4.52m x 2.34m)



Tiled floor

## Open Plan Living / Dining Room

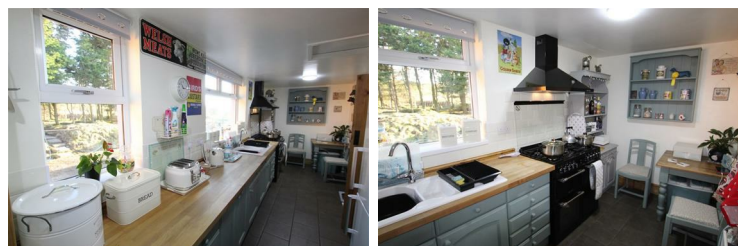
22'9 x 15'4 (6.93m x 4.67m)



With tiled floor, wood burning stove having back boiler, 2 radiators, separate fire recess (not checked).

## Rear Kitchen

22'8 x 6'7 (6.91m x 2.01m)



With tiled floor, extensive range of kitchen units at base and wall level incorporating 1 1/2 bowl ceramic sink unit, oak work surfaces, tiled splash backs, space for range with extractor hood over, built-in pantry cupboard

## Rear Hallway

External door, radiator

## Bathroom

11'4 x 5'7 (3.45m x 1.70m)



With corner bath, heated towel rail and radiator, WC, wash hand basin

## Utility Room

11'10 x 8'10 (3.61m x 2.69m)



With tiled floor, base units incorporating basin and plumbing for automatic washing machine and tumble dryer point, oak work surfaced, 1 1/2 bowl sink unit, shower cubicle, side entrance door. Boiler cupboard off housing oil fired central heating boiled and copper cylinder

## First Floor



Stairs from sitting room to landing, Velux roof window.

## Bedroom 1

11'6 x 9'4 (3.51m x 2.84m)



Radiator, front window

## Bedroom 2

11'3 x 8' (3.43m x 2.44m)



Radiator, front window

## Rear Bedroom 3

7' 73 (2.13m 22.25m)



Velux roof window, radiator

## Cloak Room



Having Velux roof window, toilet, wash hand basin, radiator.

## Externally



The property is approached by a hard based driveway leading to yard area, useful range of outbuilding. Various chicken runs and poultry houses.

## Gardens



To the front of the property are attractive garden area together with vegetable growing patch.

## Barn

21'3 x 19' (6.48m x 5.79m)

With high roof level suitable for horse box etc

## Adjoining Workshop

21'8 x 12'5 (6.60m x 3.78m)

Water and pump system in enclosed area this could be potential for conversion of this building into further accommodation subject to obtaining the necessary planning consent. Cloak room off having WC, wash hand basin

## Storage Room / Loose Box

14'5 x 14' (4.39m x 4.27m)

## 2 Adjoining Timber Stables

3.66m x 3.66m



being approx 12' x 12' each with stable doors

## Further Detached Stable

15' x 12' (4.57m x 3.66m)



Power connected

## The Land



The land surrounds the property in a nice block for privacy all being level and mainly laid to productive pasture with and area

of some 3 acres of coniferous woodland. The Land has all recently been well fenced and divided into paddocks with a central field shelter.

### **Services**

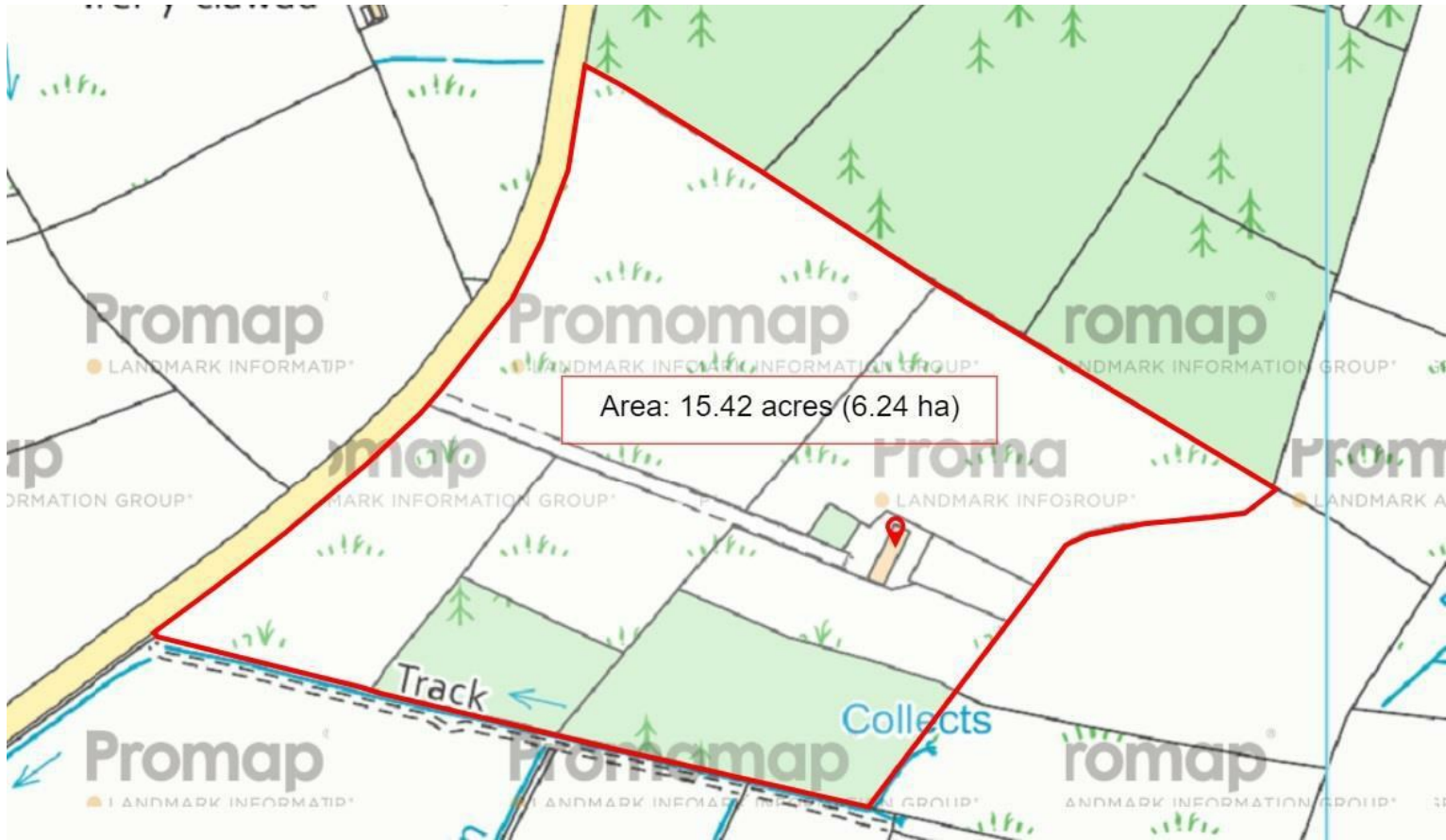
We are informed the property benefits from connection to mains electricity, private water from bore hold to the house and well for livestock/horse drinking purposes, private drainage, oil fired central heating.

### **Directions**

The property is best approached from taking the A487 from Aberaeron North continue through the village of Aberarth, after passing through the village turn right onto the B4577 continue through the villages of Pennant, Cross Inn. Proceed to Bethania and on the square turn left onto the B4576 continue along this road for approximately 2.5 miles taking the 2nd right hand turning sign posted Trefenter, continue along this lane for 500 yards and the entrance to the property can be found on the right hand side.

### **Notes**

Please note there is an ancient footpath, and hasn't been used for many years.



Area: 15.42 acres (6.24 ha)



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



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