

John. Francis

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NEW
INSTRUCTION



Lan Las Uchaf, RHYDLEWIS SA44 5SD

Offers in the region of £359,950

Traditional Country Home
Wonderful Stone Barn
Extensive Gardens & Paddock
Lots Of Charm & Character
Quiet Rural Location

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DD/WJ/50038/081019

DESCRIPTION

A delightful and charming traditional house set in large extensive grounds within a quiet country location on the outskirts of Rhydlewis village, roughly 5 miles from the coast. The property boasts a fabulous old stone barn which is of an excellent size and has wonderful potential as an outbuilding or for conversion (stp). The house itself provides 3 double bedrooms and 2 reception rooms, all having an abundance of classic country charm and features to include fireplaces and stoves, exposed beams etc. The gardens measure approximately an acre in size and are laid out nicely around the house and barn with interesting different areas, mature trees, lawns, vegetable growing area etc and a static caravan and small paddock, ideal for chickens or a poly tunnel etc. Anyone looking for a country lifestyle must consider seeing this well kept and well loved home.
EER - tbc.

SITUATION

The property is located in a quiet and picturesque location just outside the village of Rhydlewis. The village has basic amenities with a village hall, a butchers, children's play ground and church. The nearest towns are found almost equal distances away at Newcastle Emlyn & Cardigan, both approx a 15-20 min drive and provide a good range of shopping, leisure, educational and health

facilities. The wonderful Ceredigion coastline is well known for its spectacular scenery, beaches, walks and is approximately a 10 minute drive away.

CONSERVATORY

14'7 x 9'1 (4.45m x 2.77m)
Entered via glazed door to side, tiled flooring, windows around, second external door, space for storage/white goods, wooden glazed door opens to;

KITCHEN/BREAKFAST ROOM

24' x 5'11 (7.32m x 1.80m)
Bespoke range of wooden wall and base storage cupboards with tiled work surfaces, double drainer stainless steel sink, space for cooker with extractor hood over, tiled floor, breakfast bar, built-in understairs storage cupboard, built-in pantry cupboard, windows to rear overlooking the garden and side, radiator, plumbing for washing machine, large opening to leads to;

DINING ROOM

13'2 x 9'5 (4.01m x 2.87m)
Continuation of tiled floor, impressive stone surround fireplace with wood burning stove, exposed beamed ceiling, radiator, double glazed window to front, door to;

LIVING ROOM

14'3 x 13'3 (4.34m x 4.04m)
Exposed feature stone wall housing multi fuel stove, double glazed window to front, stairs to first floor, understairs storage cupboard, door to;

FRONT PORCH

External door to front.

FIRST FLOOR LANDING

Latch wooden doors to;

BEDROOM 1

13'3 x 10'10 (4.04m x 3.30m)
Feature fireplace, built-in wardrobes, Velux window to front, window to side, radiator.

BEDROOM 2

13'3 x 9'6 (4.04m x 2.90m)
Bespoke built-in single bed, Velux window to front, window to side, radiator.

BEDROOM 3

11'11 x 7'8 (3.63m x 2.34m)
Sink unit set in vanity storage cupboard, window to rear, radiator.

BATHROOM

7'7 x 5'11 (2.31m x 1.80m)
Suite comprising bath with mixer shower over, separate shower cubicle with electric shower unit, pedestal wash hand basin, bespoke built-in shelving recess, fitted airing cupboard with hot water cylinder and immersion switch, double glazed window to rear, radiator, part tiled walls, access to loft space.

WASH ROOM

WC, pedestal wash hand basin, double glazed window to rear, built-in linen storage, radiator.

EXTERNALLY

The property is accessed by a gated hardstanding driveway which provides ample room for parking and turning. This proceeds to the house and continues around to the side where there is a large gravelled area for further parking. Beautiful mature gardens

are found at the rear and side of the property with a wide variety of plants, shrubs and trees forming various garden areas of interest. There is a **STATIC CARAVAN** with electricity connected, ideal as a hobby craft room or overflow sleeping accommodation. Adjoining the house is a **BOILER ROOM** with WC and a Firebird oil fired boiler servicing the domestic hot water and central heating system. Off the main garden area is a small paddock which would be suitable for chickens, growing vegetables or for a polytunnel and an area that is overgrown with small trees and further lawns.

THE BARN

A fantastic detached, good sized barn providing excellent storage as well as having potential for full or part conversion, subject to the necessary planning consent and building regulations. **SECTION 1 - 28'8 x 13'8 with power and lighting, window to front, door to front, door to a rear LEAN-TO wood storage area and parlour. An opening leads on to SECTION 2 - 24'8 x 13'11 with window and door to front, power and lighting connected.**

SERVICES

We are advised that mains water and electricity are connected to the property. Private drainage.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

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 Cardigan, proceed north on the A487 coast road for approximately 9 miles until reaching the village of Sarnau. Turn right here signposted for Rhyd Lewis and proceed down into the village. Turn left by the old red shop just before the small bridge. Go past the village hall and turn right at the fork by a large red brick house, proceed up this hill. The property is found on the left hand side roughly half way up, set back with a gated entrance.

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**John.
Francis**