EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**









Nant Yr Onnen, Tregaron, Ceredigion, SY25 6NH

Asking Price £735,000

*** 3 Bedroom former farmhouse with a detached 3 bedroom holiday cottage and approx 5 acres of land ***

A country gem

In our opinion you would struggle to find a more attractive property in a delightful location in the foothills of the Cambrian mountains, with a superbly presented light and inviting 3 bedroomed, 2 bathroom former farmhouse, a superb holiday cottage providing a good income, in a private position with dramatic scenery, set in approx 5 acres of land.

Location

One of the main attractions of this property is it's delightful location nestling in a particularly pretty valley in the foothills of the Cambrian mountains and only 1 mile from the popular Teifi Valley Market Town of Tregaron. This offers a strong community base with a good range of amenities including 3-16 schooling, doctors surgery, chemist, shops and popular hotels, cafes and Public Houses. Tregaron lies some 8 miles North of Lampeter and some 16 miles inland from the University town of Aberystwyth.

The property would also interest equestrian buyers having access to miles of outriding close by with a good network of bridlepaths in close proximity.

Description



Two detached properties consisting of three bedrooms in each dwelling set each within approx 5 Acres. A property that has to be inspected at an early opportunity to appreciate the quality of the accommodation.

The farmhouse provides particularly appealing characterful accommodation with a contemporary twist, designed to provide light and airy accommodation with the benefit of a ground floor bedroom suite together with two spacious first floor bedrooms, extensive gardens and an area of recently planted woodland.

YR YSGUBOR is a successful 3 bedroom holiday let with a high occupancy level and providing a profitable income with trading figures available following the viewing of the property. The property has been superbly maintained and offers beautifully presented accommodation set in initially approx 5 acres of land, and peaceful grounds.

The properties have the benefit of uPVC double glazing throughout and independent oil fired central heating systems.

The property provides more particularly of the following:

NANT YR ONNEN



Composite door to

Reception/Porch



with quarry tiled floor, side window, coat hanging facilities.

Feature Kitchen/ Dining Room

24'6 x 7'2 (7.47m x 2.18m)



This, in our opinion is one of the main attractions having character features such as striking red and black quarry tiled floor and exposed stone walling, with a contemporary range of

white kitchen units at base level and two Velux roof windows to allow light to stream in to this great family space.

The kitchen units have the benefit of good quality Bosch appliances including a double oven and induction hob with extractor hood over, and a black glass splash back. 11/2 bowl sink unit with mixer tap, integrated dishwasher, bottle chiller and space for fridge/freezer.
Archway to:

Feature living room
23'9 x 14'2 (7.24m x 4.32m)




With again a nice and light room with large windows including French doors to front terrace, 2 radiators, feature exposed stone chimney breast and wall with a slate hearth, having a clear glass multifuel stove and a feature slate mantle.

Inner lobby
Built in cupboard, separate boiler cupboard housing the oil fired central heating boiler and plumbing for an automatic washing machine also housing water purification system.

Bedroom/ 2nd Reception
15'4 x 12'6 (4.67m x 3.81m)




This is again a lovely room with French doors to garden

Crog loft over
11'8" x 6'1" (3.56 x 1.87)
Having Velux roof window. Please note there is restricted head room.

Ground floor bathroom




Having a panel bath with shower attachment, wash hand basin, toilet, part tiled walls, heated towel rail, side window

First floor
Staircase from living room to attractive landing

Bedroom 1
13'5 x 13'3 (4.09m x 4.04m)




Radiator, two Velux roof windows, window with panoramic views towards the Cambrian mountains

Bedroom 2
13'8 x 7'3 (4.17m x 2.21m)




Front window, rear Velux roof window

Shower room



Having wash hand basin, shower cubicle, heated towel rail, front window

YR YSGUBOR



A Superbly converted barn being a successful holiday cottage which provides attractive and modern refurbished accommodation a particular feature of which being the light accommodation with a number of Velux roof windows to provide a great light space. More information on the holiday let can be found on its website at: https://www.midwalesgetaway.co.uk

Yr Ysgubor is approached via:

Entrance Hall



Attractive tiled floor, feature picture window with feature window seats from which to enjoy lovely views.

Feature open plan Kitchen/Living Room
21'8 x 13'4 (overall) (6.60m x 4.06m (overall))



With a modern range of kitchen units incorporating a 1 1/2 bowl sink unit, feature double oven with induction hob over, integrated dishwasher, integrated washing machine, attractive tiled floors.

Living area





With French doors to garden area, tiled floors

Gallery/ Sitting area
11'8" x 13'3" (3.56m x 4.04m)





This again is a lovely space with a glazed apex window having French doors overlooking the pretty wooded valley together with the 4 Velux windows streaming light into this lovely space.

Bathroom



With bath and shower attachment over, wash hand basin, toilet, heated towel rail, tiled floor, half tiled walls,

Bedroom 1

13'5 x 11'7 (4.09m x 3.53m)





With two built in wardrobes, French doors to front paved terrace.

En-Suite shower room



With tiled floor, wash hand basin, toilet, shower cubicle with power shower unit, heated towel rail, part tiled walls, storage cupboard.

Bedroom 2

11'8 x 10 (3.56m x 3.05m)



Two Velux roof windows, recessed base for wardrobe, radiator

First floor



Accessed by an attractive staircase leading to

Bedroom 3
20'4 x 11'7 (overall) (6.20m x 3.53m (overall))



Again an attractive light room with Velux roof windows, exposed A frames, radiator and open vaulted ceiling, door to loft storage accommodation.

Externally





One of the main features of this property is it's delightful gardens and grounds, the property is initially approached via a gated entrance to the parking area where Nant Yr Onnen is with a separate gated entrance and independent parking area to Ysgubor, keeping the properties independent.

Each property has individual gardens that surround them, being independently private with a great array of shrubs and bushes, including an aluminium greenhouse , vegetable garden and lawned gardens.

Workshop/storage building
38'8" x 12'5" (11.8 x 3.8)



The property has recently had a new portal frame workshop/storage building with power and lighting and this is divided into sections providing modern storage space making great asset to this Country property.

The Lands



The property is contained in approximately 5 acres of land including including 2 pasture paddocks running down to a pretty wooded copse and a brook for fresh water for stock, together with a recently planted area of woodland to the side of the property adding to the overall appeal of this delightful country residence.

Services
We are informed that the property is connected to borehole water supply (serviced and tested annually), mains electricity, private drainage with independent septic tanks to Nant Yr Onnen and Ysgubor. Fibre, broadband available and 5G mobile reception. 7Kw EV Charger.

Directions
From Lampeter take the A485 to Tregaron. With Y Talbot Inn in front of you and Spar on the left, take the left hand small road signposted 'Abergwesyn' and 'Soar y Mynydd' .
Follow this road for about 0.4 mile then turn right at the no-through road sign. Continue along the lane for about 0.7 mile and the property will be on your left hand side

What3words address ///welcome.picturing.rice

Council tax - Band E

Amount payable per annum - £2976.82

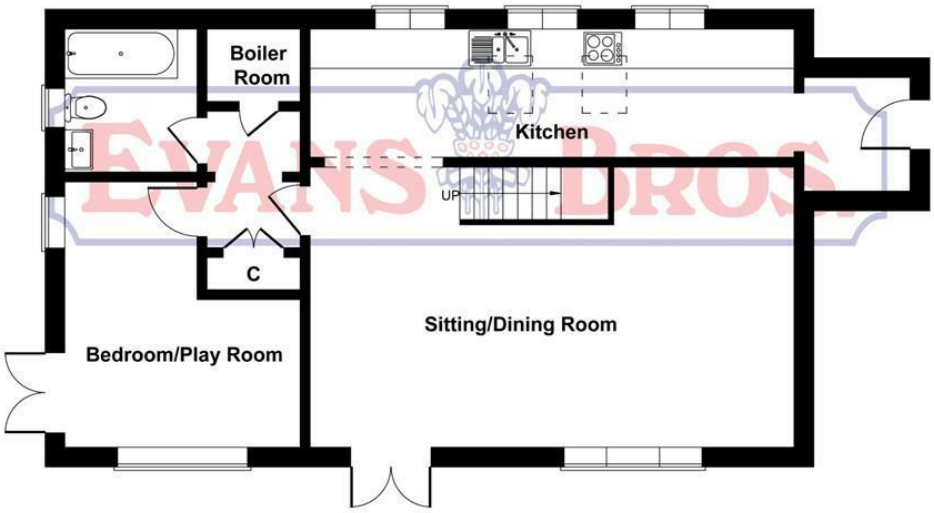
Ysgubor is classed as commercial with a Rateable Value: of £3,100
Rates Paid: None - as it qualifies for 100% Small Business Relief

Aerial View





NANT YR ONNEN FIRST FLOOR

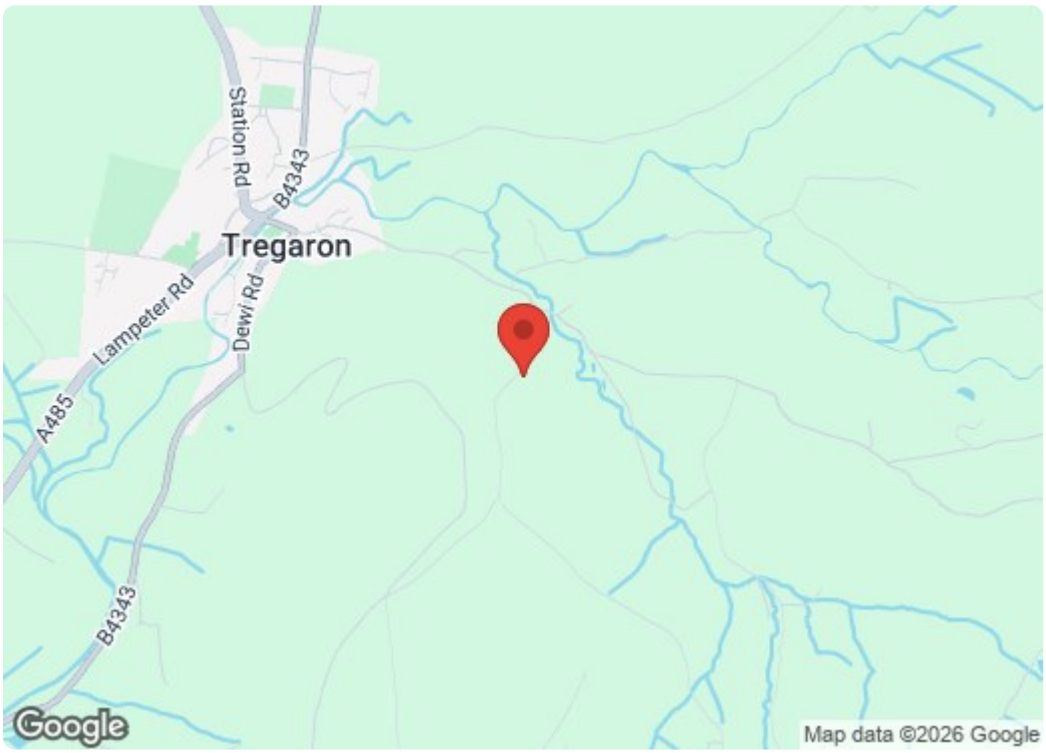


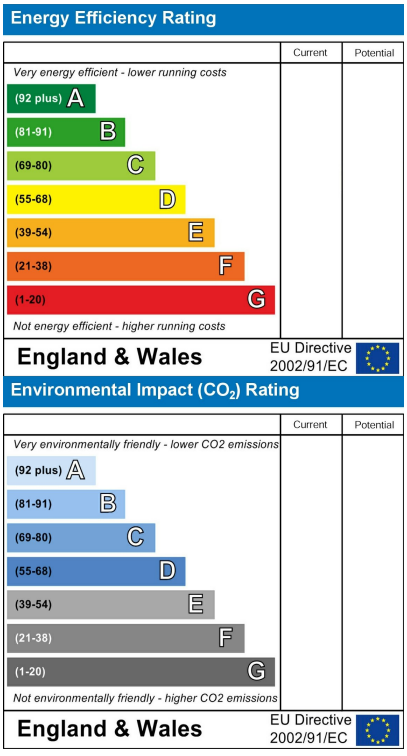
NANT YR ONNEN GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025





5 NOTT SQUARE, **CARMARTHEN**, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

MART OFFICE, **LLANYBYDDER**, CEREDIGION, SA40 9UE
Tel: (01570) 480444

1 MARKET STREET, **ABERAERON**, CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,