



Aberbodcoll , Devils Bridge
Aberystwyth Ceredigion SY23 3JN
Guide price £565,000



Nestling in the foothills of the Cambrian Mountain with panoramic views a fully modernised and extended detached 3 bedroomed farmhouse together with approximately 13 acres of land and hydro scheme on the river Mynach.



The property enjoys a tranquil location with panoramic views over the surrounding countryside a mile (or so) from the popular village of Devils Bridge which provides for local amenities of The Hafod Arms and Primary School. The village is also the terminus for the Vale of Rheidol Railway. The former mining village of Cwmystwyth is further inland with a scenic mountain road through Elan Valley over to Rhayader.

Aberystwyth is some 12 miles travelling distance on the coast, the town having a good selection of both local and national retailers.

Included in the sale is the income from the Hydro Power Scheme on the river Mynach which forms the boundary to the front of the farmhouse (see plan). The energy income tariff for the Hydro Scheme amounts to approximately £7,000 per annum (weather dependent) which has 15 years left to run. The under floor heating generates £800 per quarter and has approximately 4 years left to run.

Together with the immediate grounds which include acres of woodland and gardens there are some clean to the rear of

the property. Also included in the sale is a traditional outbuilding with loft over which subject to the necessary consents may be converted to an annexe or holiday cottage.

TENURE

Freehold.

SERVICES

Mains electricity, private water (borehole) and private drainage. Under floor heating.

VIEWING

Strictly by appointment with the selling agents, Aled Ellis & Co, 16 Terrace Road, Aberystwyth 01970626160 or sales@aledellis.com

Aber Bodcoll provides for the following accommodation (see refer to video tour).

All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

Front Entrance door to

RECEPTION PORCH

Fully tiled.

DOWNSTAIRS WC

With wash hand basin, tiled floor and half tiled walls. Pelair fan and obscured window to fore.

UTILITY ROOM

9'9 x 11'6 (2.97m x 3.51m)



With floor to ceiling storage units extending along one wall, French doors to rear, single drainer sink unit with mixer tap. Base units with worktops over and plumbing washing machine.

OPEN PLAN KITCHEN/DINING ROOM



KITCHEN AREA

13'8 x 10'2 (4.17m x 3.10m)



Comprising modern base and eye level units with incorporating a ZANUSSI double oven with microwave over. 5 Ring gas hob with congregated fridge and dishwasher. ½ bowl sink unit with mixer tap, 2 windows to fore, tiled flooring and tiled splashbacks. Ceiling lights.

DINING AREA

13'9 x 11'1 (4.19m x 3.38m)



With a most attractive cast iron cooking and heating range. Laminated wooden floor and window to fore.

LIVING ROOM

13'3 x 18'5 (4.04m x 5.61m)



With French doors to fore and 2 windows to side. Feature exposed beams, wall lights and exposed laminated floor. Stairs to first floor accommodation.



FIRST FLOOR ACCOMMODATION

LANDING

Doors to

BEDROOM 1

15'4 x 12'1 (4.67m x 3.68m)



With fitted wardrobes extending along one wall, window to fore with fine views. Door to

MODERN ENSUITE SHOWERROOM

8'4 x 6 (2.54m x 1.83m)

Comprising shower cubicle, wash hand basin and wc. Velux window, heated towel rail, laminated flooring and tiled walls.

BEDROOM 2

11'1 x 10'9 (3.38m x 3.28m)



With window to fore and radiator.

BEDROOM 3

11'7 x 11'5 (3.53m x 3.48m)



With window to fore and radiator.

MODERN BATHROOM

7'7 x 10 (2.31m x 3.05m)



Comprising wc, panelled bath with M.T. Pedestal wash hand basin set in vanity cupboard with mixer tap. Heated towel rail, tiled walls and laminated floor.

LANDING/OFFICE AREA



SHOWERROOM

7'2 x 5'4 (2.18m x 1.63m)



With shower cubicle, wc and wash hand basin set in vanity cupboard. Velux window and heated towel rail.

EXTERNALLY

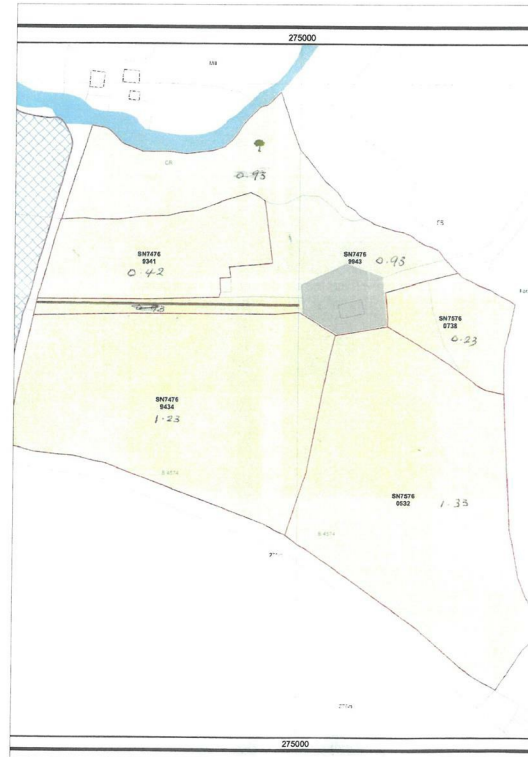


The land included in the sale amounts to 14 acres or thereabouts as highlighted on the plan. There is also a public footpath across part of the land which is also shown on the plans. On the right hand side of the track there are grazing paddocks, sloping in nature and abutting the Devils Bridge to Cwmystwyth road.

The land to the fore is mainly woodland bordering the river Mynach with garden area.

Ample vehicular hardstanding.

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STORE ROOM/WORKSHOP (former garage)

23'5 x 19'8 (7.14m x 5.99m)

Under floor heating control system. Turbine control panel.
Concrete floor.

SUMMER HOUSE

7'5 x 7'5 (2.26m x 2.26m)



With power connection. Adjoining toy store.

TRADITIONAL OUTBUILDING

19'7 x 14'9 (maximum with loft) (5.97m x 4.50m (maximum with loft))



Suitable for conversion subject to the necessary planning consents being obtained.

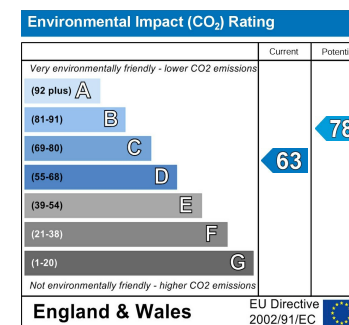
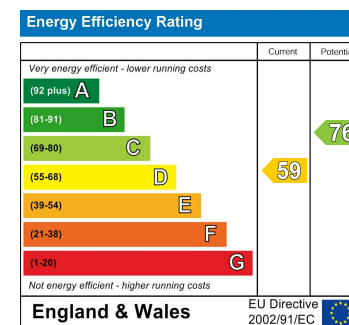
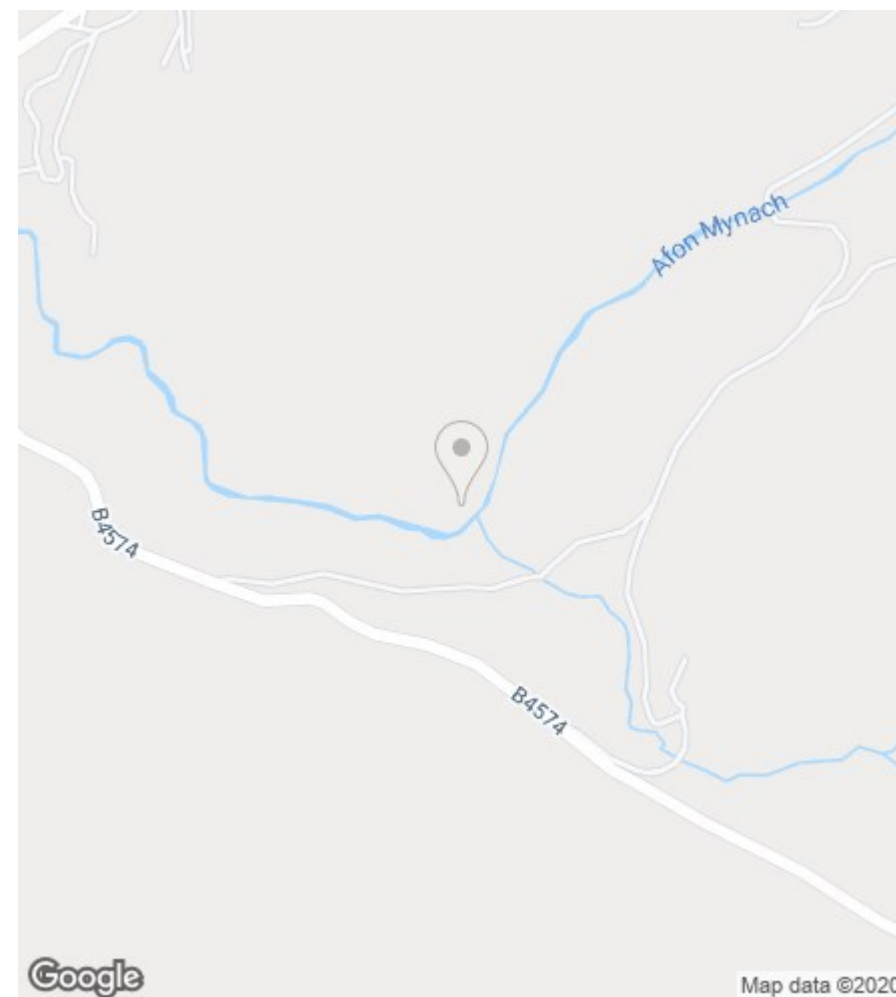
DIRECTIONS



From Aberystwyth proceeding South out of town to Penparcau before turning left on to the A4120 Devils Bridge road. Proceed to the village turning right immediately after the Hafod Arms on the Cwmystwyth road. Proceed for approximately ½ a mile before turning left down the track to the property.

OS GRID Reference 75007648





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