



**Fronhaul ,
Llandre SY24 5AB
Guide price £695,000**



An excellent opportunity to acquire a superbly situated & stunningly presented four bedroomed detached period property set in well maintained garden and grounds in addition to approximately 3 acres of land at the edge of Llandre village.

Built in 1936 to exacting standards by Jones Builders of Dole, Fronhau retains all the dignity and style of an executive home of the earlier twentieth-century. Now having been sympathetically refurbished in recent years, the 4-bedroomed property is returned to its original glory whilst benefitting from a full modernisation in the process.

Llandre is located six miles from the university town of Aberystwyth, and a quarter of a mile from the village of Bow Street which provides primary school, post office, garage, village shop and two pubs. The seaside resort of Borth is just two miles away.

TENURE

Freehold,

SERVICES

Mains electric, water and drainage. Oil fired central heating.

VIEWING

Early Inspection Highly Recommended!

Strictly by appointment with the selling agent; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth.
01970 626160 or sales@aledellis.com

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

COUNCIL TAX

Band F.

Fronhau

Light abounds throughout the house, with many rooms enjoying dual-aspect windows. Original oak flooring and staircase have been lovingly restored. Recently fitted high-standard bathrooms with underfloor heating and bespoke Sheraton kitchen provide luxury living. The original timber sash windows are a particular feature and enhance the

period charm of the property. Along the front of the house is a south facing stone-paved veranda, the perfect outside space to enjoy long summer evenings bathed in warm light. But the property's most remarkable attribute remains the glorious countryside views to be enjoyed from nearly every room.

Reception Hallway



Drawing Room



Sitting Room



Dining Room



Kitchen



Bedrooms



Bathroom



Immediate Garden & Grounds



The house sits in just under a third of an acre and enjoys gardens to the front, side and rear, mainly laid to lawn with mature shrubs, deep borders and various fruit trees including apple, pear, quince and greengage. A magnificent copper beech tree stands at the entrance to the property, whilst to the north edge a mature beech hedge forms a boundary with the adjoining field. The period detached garage is reached by a sweeping gravelled drive which in turn leads from a private slip lane running parallel to the main road. There is ample parking.

The Land

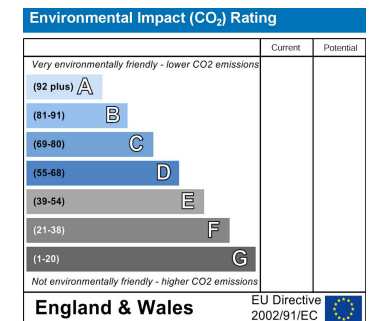
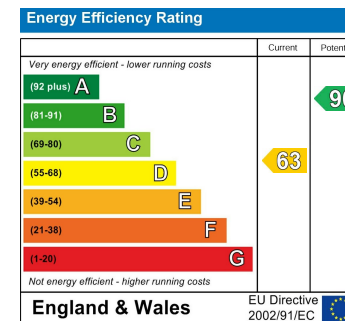
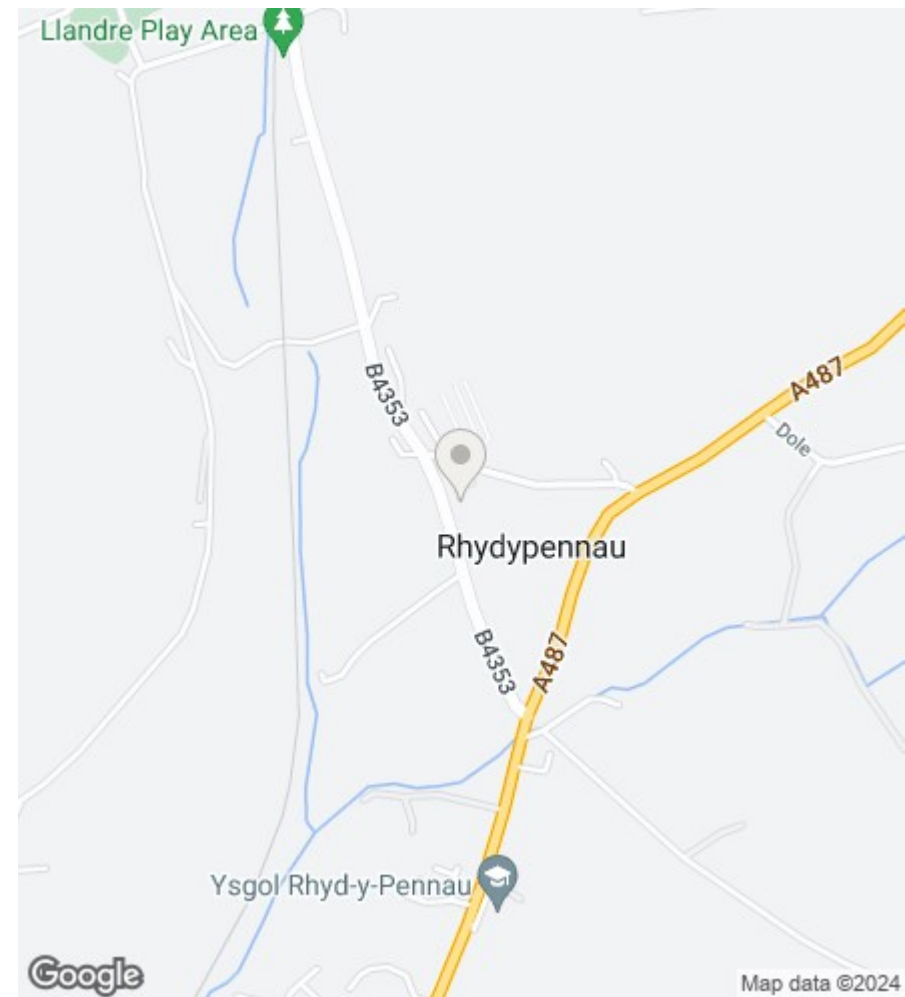
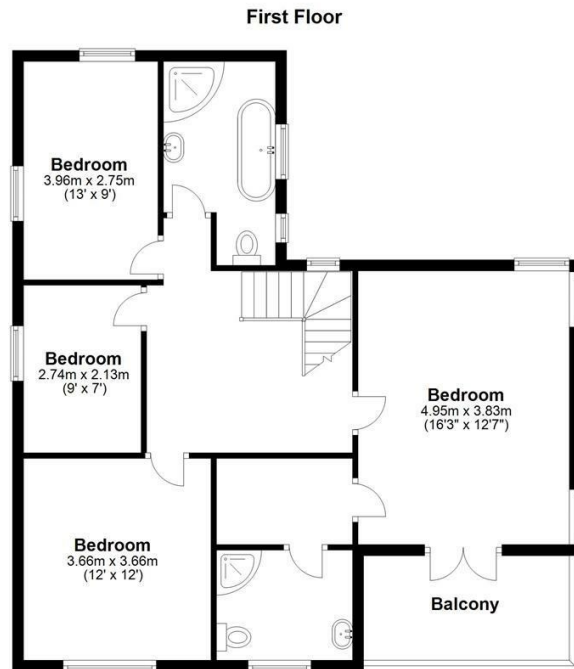


This parcel of land is suitable for cropping being level to gently sloping in nature, with direct gated access from the property amounting to 3.2 acres or thereabouts. Seldom do properties like Fronhaul with acreage come to market!

Please Note - Plan for reference and identification purposes only (not to scale).







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