

**Bwlchrosser Bontgoch, Talybont**
**Aberystwyth Ceredigion SY24 5DP**
**Guide price £645,000**

ALED ELLIS

## For Sale By Private Treaty

A great opportunity has arisen to acquire a sought after 18 acre smallholding in a slightly elevated edge of village location together with a commodious 3 /4 bedroomed barn conversion with further room to develop.

BWLCHROSSER
BONTGOCH
TALYBONT
ABERYSTWYTH
CEREDIGION
SY234 5DP

Bwlchrosser is a commodious 3/ 4 bedroomed barn conversion with further room to develop the property within the curtilage of the dwelling as highlighted on the floorplan. The 18 acres of land is situated mainly to the fore aswell as the lakes as highlighted in the drone photography. There are many scenic walks nearby to include the Borth to Devils Bridge trail.

Bwlchrosser is approached over its own private driveway from the council-maintained road. There are no local amenities at Bontgoch apart from St Peters Church. Local amenities are available at the nearby village of Penrhyncoch which is approx. 4 miles travelling distance which include a primary school, garage and general stores.

The university and market town of Aberystwyth is about another 4 miles or so further on the coast, the town being well blessed with independent school and National retailers in addition to banks and Secondary schools.

## TENURE
Freehold

## SERVICES
Mains electricity and water. Private drainage, part underfloor and multi fuel central heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

## COUNCIL TAX
Band E

## LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

## MONEY LAUNDERING REGULATIONS
Successful parties will be required to Provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

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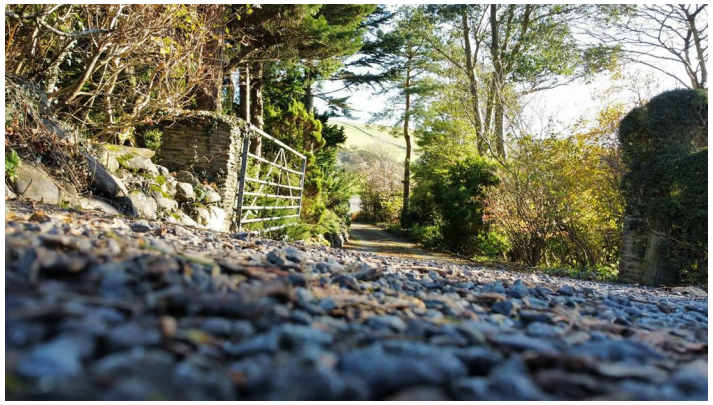
## VIEWING
Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com



Bwlchrosser provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.






## FRONT ENTRANCE DOOR TO

## PORCH
with door to

## KITCHEN/ DINING ROOM
14'9 x 14'6 (4.50m x 4.42m )



with a Stanley heating and cooking range which also heats the under-floor heating and the domestic hot water. Double bowl stainless steel sink unit with mixer tap. Base units with worktops over, eye level units and tiled splashbacks. A framed original beam (ceiling height) useful storage and housing the water system. Windows to fore and rear. Door to

## SPACIOUS LIVING ROOM
16'5 x 15'3 (5.00m x 4.65m )



with patio door to fore with fine views over the lake, village and beyond. Woodburning range which part runs the under-floor heating and heats the domestic hot water. Slate hearth, exposed original A framed beam, window to rear and door to

## CONSERVATORY/ PLANT ROOM
28'2 x 16'2 (8.59m x 4.93m )



A spacious room with enormous potential to better incorporate as part of the living accommodation. Part paved floor. Door and window to fore. Door to

## GARAGE
12'1 x 17'7 (3.68m x 5.36m )



Electronically controlled up and over door.

## FROM KITCHEN/ DINING DOOR
access to inner hallway with door to

## WETROOM
10'2 x 5'9 (3.10m x 1.75m)



comprising electric shower, wc and wash hand basin with mixer tap. Radiator.

## BEDROOM 1
11'6 x 12' (3.51m x 3.66m)



with exposed A framed beam window to fore.

## BEDROOM 2
13'3 x 8'2 (4.04m x 2.49m)



with window to fore and shelving.

## BEDROOM 3
13'1 x 9'9 (3.99m x 2.97m)



with part exposed stone wall, mirrored fitted wardrobe, shelving and window to fore.

## DOWNSTAIRS WC
with wash hand basin

## UTILITY ROOM
14'1 x 10'1 min (4.29m x 3.07m min)



with plumbing for automatic washing machine, quarry tiled floor. Window and door to fore.

## FIRST FLOOR ACCOMMODATION

## ATTIC BEDROOM 4
13'9 x 11' (4.19m x 3.35m)



with part sloping head room, Velux window and access to

## LARGE ATTIC STORAGE
20' x 14' approx (6.10m x 4.27m approx)
with limited headroom.

## EXTERNALLY
Private tarmacadamed driveway to garage and vehicular hardstanding. Immediate garden with front pond, hardstanding, shrubs and rockery. Lawned area to side and rear.

An area of mature woodland to the side of the driveway with seating area.

The land is located mainly to the fore and all of which is accessible and down to pasture together with lake and pond – see aerial photographs and plan.

## DIRECTIONS
(what3words – argue.charities.fiery)

From Aberystwyth there are several alternate routes to the property, I would suggest the following for the first inspection. From Aberystwyth take the A487 trunk road north out of town up Penglais hill to the edge of Bow Street before turning right (near the railway station), after ¼ of a mile turn left at the crossroads for Penrhyncoch (signposted). Proceed through the village of Penrhyncoch (ignoring all turnings) towards Bontgoch. Turn right at the T junction and head to the village of Bontgoch. In the village proceed up the hill before turning right towards ST Peters Church and continue for a short distance and the driveway for Bwlchrosser is on the right-hand side.







HM Land Registry MapSearch Snapshot





0 50 100 150m

Map scale 1:2500

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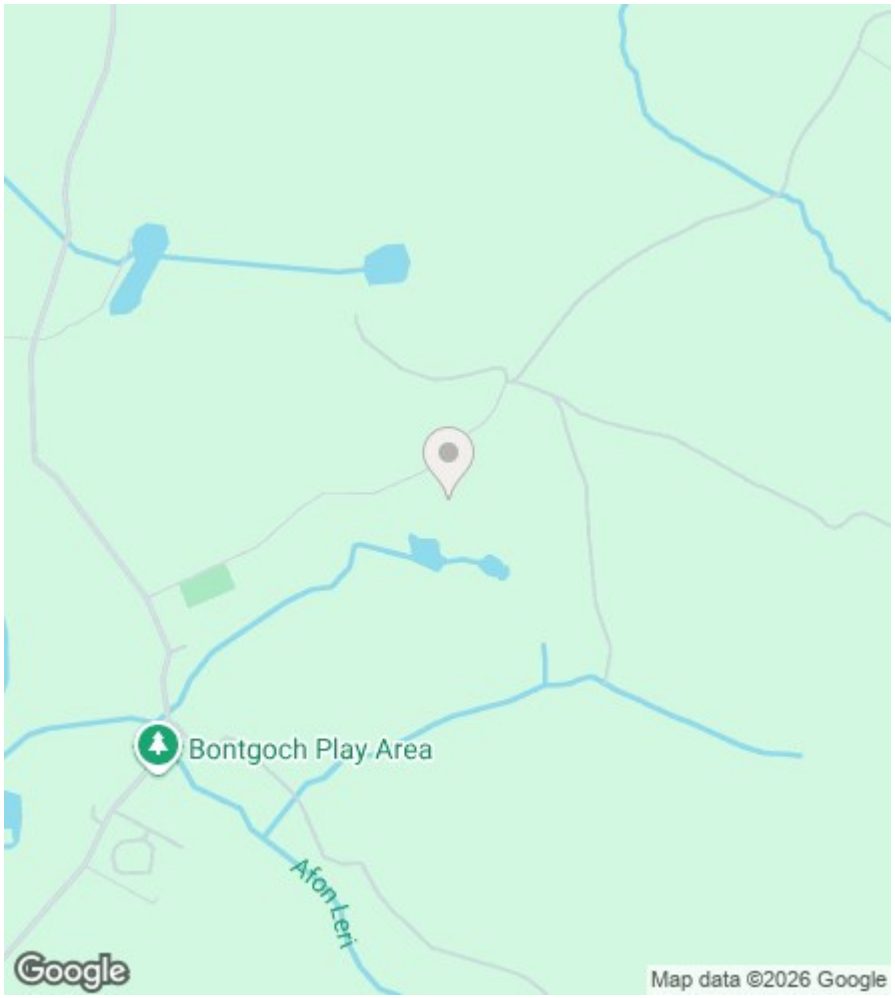


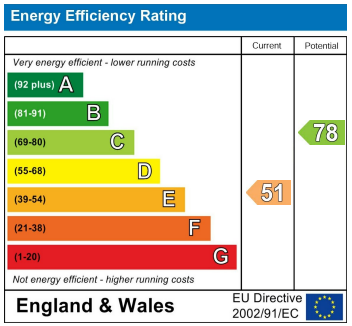


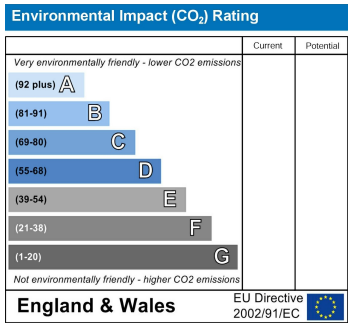


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