



Garreg Farm ,
Glandyfi SY20 8SS
Guide price £725,000



A 17 acre smallholding with fishing rights on the River Dyfi together with delightful traditional 3 bedroomed farmhouse, 2 bedroomed apartment & outbuildings.

The homestead abuts the main A487 trunk road at the Northern fringe of Ceredigion, convenient to the popular attractions of Machynlleth, Aberdyfi, Borth and Aberystwyth. The Glandyfi Junction railway stop is but a short walking distance of the property. The university and market town of Aberystwyth is rich in cultural activities and is some 14 Miles to the South. The town having an excellent range of amenities to cater for the large local and student populations.

Garreg is filled with character & history and has been under the same ownership for nearly 50 years this being a superb and rare opportunity to acquire such property. The elevated spot boasts stunning North-Westerly views across the river and beyond towards Snowdonia National Park. Follow the link to the Video Walk Through tour to take a look at the well laid out accommodation. Viewings to appreciate the property are highly recommended!

TENURE

Freehold.

SERVICES

Mains water & electric. Oil fired central heating. Private drainage.

VIEWING

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

All photographs have been taken with a wide angle lens and room dimensions are approximate.

COUNCIL TAX

Ceredigion Council - Band F.

ENTRANCE TO THE PROPERTY

The main residence and outbuildings are approached via a tarmacademed private driveway leading to a gated courtyard with ample parking.

The Accommodation

GARREG MAIN HOUSE

Entrance

Double wooden doors into the side porch entering in to the main living area of the home.

Living Room

18'11" x 18'1" (5.78m x 5.53)



A spacious and light reception room hosting an inglenook fireplace with wood burning stove and many features such as the original exposed beams. With access to inner hallway and

Kitchen

13'8" x 8'6" (4.17m x 2.61)



Comprising a fitted kitchen with a range of base units, appliance spaces and dual aspect windows. Leading to

Utility/Office

16'2" x 11'1" (4.93m x 3.38m)

A convenient utility space and through room with access to workshop/ inner access to apartment.

Inner Hallway

With front entrance door, stairs to first floor accommodation and door to

Dining Room

21'11" x 11'2" (6.69m x 3.41)



A charming dining area with feature fireplace and large rear & front windows enjoying fine views over the immediate gardens.

First Floor Accommodation

Landing - with doors to

Bedroom 1

22'1" x 14'0" (6.74m x 4.29m)



A commodious master bedroom with built in wardrobes.

Bedroom 2

12'11" x 11'3" (3.94m x 3.43m)



A twin or double bedroom with feature fireplace and wash hand basin.

Bathroom



Comprising a panelled bath with electric shower over, wc and wash hand basin.

Bedroom 3

11'3" x 8'5" (3.44m x 2.57m)



Another good sized double bed bedroom.

GARREG APARTMENT



With external rear stepped separate access or internal access via the worktop to a very well converted holiday let/granny annexe with generous living area, 2 bedrooms, kitchenette and bathroom. Prime for Airbnb or for family members coming to stay!

This also being a great space for anyone looking to work remotely from home.

EXTERNALLY



The Land



The land amounts in total to 17 acres or thereabouts. The land immediately to the rear of the homestead is level and wet in nature but provides for usual grazing during the summer month. The remainder of the land (on the other side of the railway line) abuts the River Dyfi, with single bank fishing on this tidal part of the river with almost 800 yards of fishing rights. This part of the land is not suitable for livestock grazing but is high in conservation value and has a superb wild life.

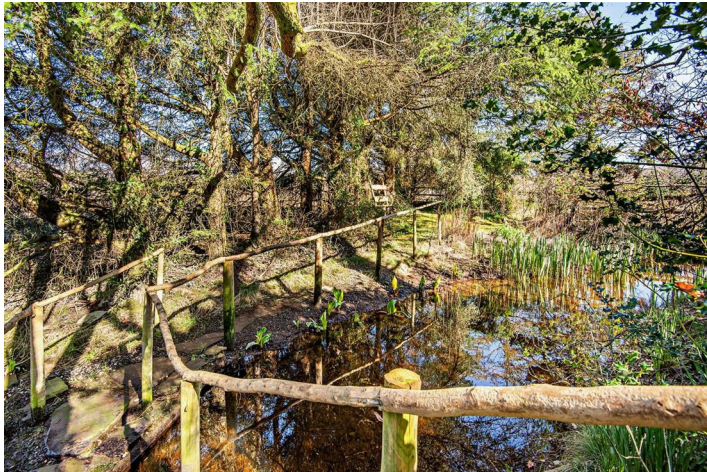
The boundaries of the land (for reference purposes only) are highlighted in the plan.

The Outbuildings



Garreg benefits from having a range of traditional outbuildings and with the right planning consent, outstanding potential for conversions. The first outbuilding adjoining the main house is being utilised as a workshop, large storage rooms and garages if required. The second barn is also split into three rooms and was previously utilised as a commercial space. The further two outbuildings are to the rear of the homestead, the black barn being utilised for wood storage and the stone outbuilding was formally for keeping livestock.

The Gardens



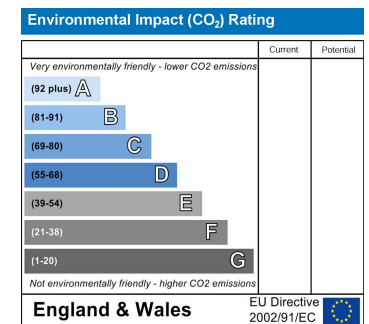
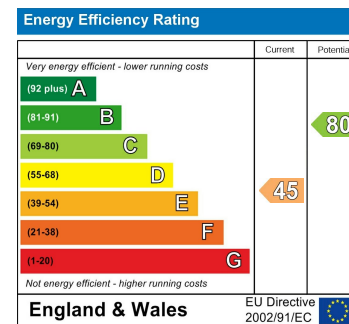
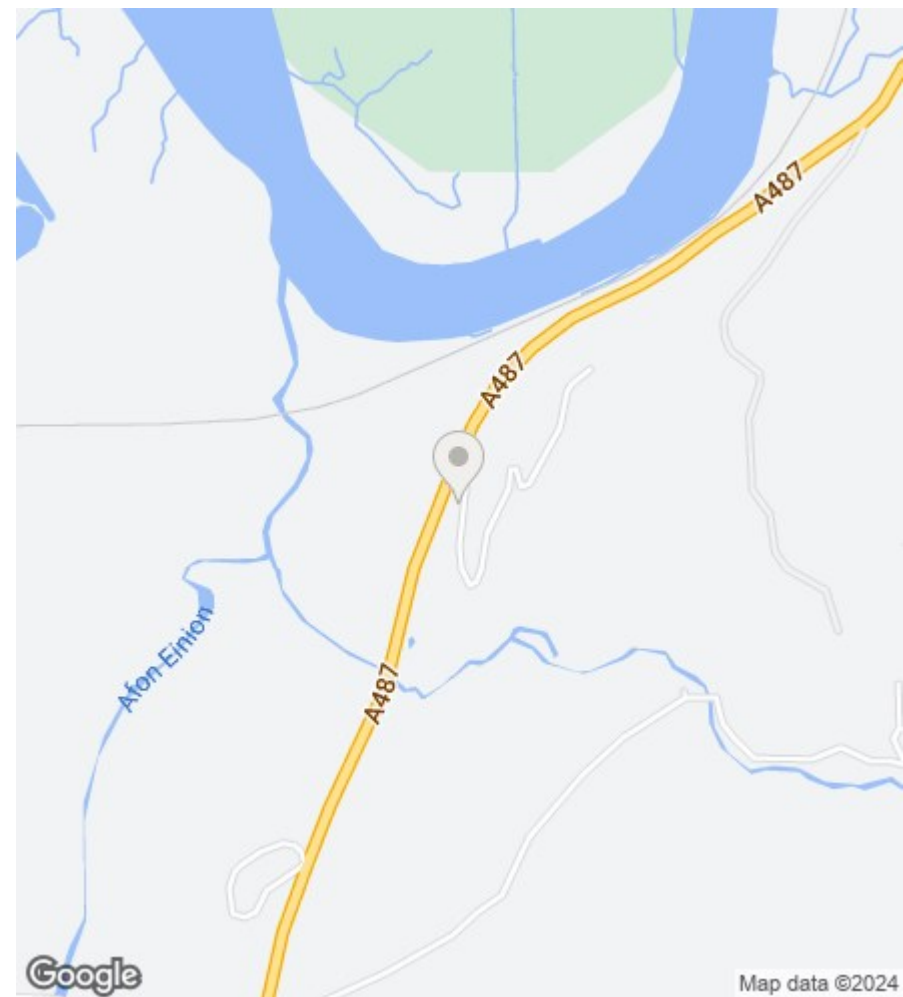


DIRECTIONS

from Aberystwyth - Take the A487 North for 11 miles to Glandyfi. On the northern edge of the village, the turn in to Garreg is on your left hand side denoted by our For Sale board.

From Machynlleth - Take the A487 South for 5 miles to Glandyfi and Garreg's driveway entrance is the first on your right.





16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com