



## The Smallholding Centre

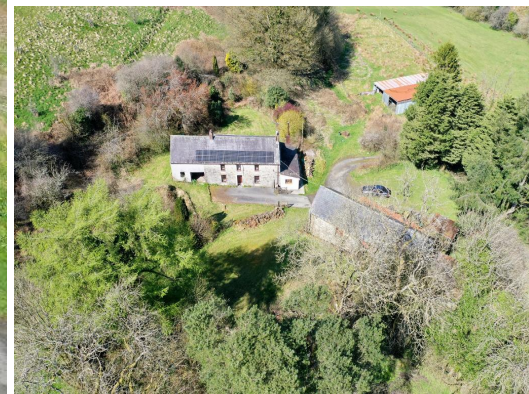
10 High Street ☎ 01239 621 303

Cardigan ✉ info@thesmallholdingcentre.co.uk

SA43 1HJ

3 Bed Detached House  
With Land

Offers Over **£520,000**



## Pantiorlech, Unmarked Road Pontsian, Llandysul, SA44 4UP

**\*\*REDUCED FROM £570,000 TO OFFERS OVER £520,000 FOR QUICK SALE\*\***

A character 3/4 bedroom SMALLHOLDING with around 26 Acres of predominantly rough grazing situated in a private position with no immediate neighbours and having recently (Feb/Mar 23) had most of the external walls insulated on the inside, a newly installed air source heat pump and 11 pv panels (fully owned by our clients) put on the roof for electricity.

In the farmhouse there is an entrance hall, lounge, sitting room, inner hallway with downstairs shower room, cloakroom, kitchen / diner and a utility, on the first floor there are 3/4 bedrooms and a second shower room.

Outside there is a large stone barn ripe for conversion (subject to any consents required) or for stabling / storage. The land is split into 10 main enclosures and some of the land borders the Clettwr Fawr River. Some of the land has not been worked for some time and would need some work to bring it back into full productive use.

This is a classic country smallholding with lots of further potential, lots of outside space whilst benefitting from recent improvements as listed above.

## Key Features

Smallholding With 26 Acres

No Immediate Neighbours

3/4 Bed Character Stone House

New Heat Pump With PV

Newly Installed Ext Wall Insulation

Stone Barn Ripe For Conversion(stp)

Land Predominantly Rough Grazing

Energy Rating : B

## Ground Floor

**Accommodation** - Entrance via timber door giving access to:

**Entrance Hall** - With staircase to first floor, radiator, door into:

**Sitting Room** - 10' 3" x 14' 6" (3.13m x 4.45m) With timber glazed window to the front, beamed ceiling, radiator.

**Lounge** - 14' 6" x 13' 2" (4.45m x 4.02m) 14' 7" x 13' 2" (4.45m x 4.02m) + 0.78 (2' 7")

With timber glazed window to the front, radiator, wood-burning stove set in feature fireplace, built-in decorative display, door into:

**Inner Hallway** - With window to rear, door into:

**Cloakroom** - With frosted window to rear, low level flush WC, wash hand basin, fully tiled, radiator, door into:

**Wet Room** - With one large showering area, radiator.

**Kitchen** - 15' 2" x 17' 6" (4.63m x 5.35m) Max. L-Shaped.

With 2 windows to side and rear, 1.5 bowl sink/drain unit, a range of wall and base units, space and plumbing for dishwasher, electric cooker, solid fuel Rayburn, tiled splash back, door into:

**Utility** - 8' 1" x 8' 10" (2.47m x 2.71m) With door to outside, space and plumbing for washing machine and tumble dryer, window to the front.

## First Floor

**First Floor** - Accessed via staircase in hallway and giving access to:

**Shower Room** - With shower area, wash hand basin, low level flush WC, radiator.

**Bedroom 1** - 14' 11" x 13' 1" (4.56m x 4m) With window to the front, radiator, built-in wardrobe & cupboard space, feature fireplace with timber surround and cast iron insert.

**Box Room** - 8' 3" x 5' 6" (2.53m x 1.69m) With window to the front.

**Bedroom 2** - 10' 2" x 14' 9" (3.1m x 4.52m) With window to the front, radiator.

**Bedroom 3** - 6' 0" x 14' 6" (1.85m x 4.43m) With window to rear, radiator.

## Exterior

**Externally** - To the side and attached to the house is an open storage barn in need of work.

Near the main house there is a stone barn with slate roof which could provide further potential, subject to any consents required.

The setting is superb with no immediate neighbours and provides complete peace and quiet in the beautiful Welsh countryside. .

**The Land** - The land amounts to around 26 acres or thereabouts and is split into 10 main enclosures. A large proportion of the land has not been worked for a while and would need work to bring it back to productive use, some of the land however is usable for rough grazing. There is a mixture of flat, gently sloping and sloping land and several of the fields border the Clettwr Fawr River. Our vendor has advised that there are



Aerial View 3



Stream And Snowdrops



Aerial View 4



The Land

fishing rights on the river.

**General Information** - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), central heating via air source heat pump.

Council Tax: Band F, Ceredigion County Council.

Please Note: We are advised that there is a bridleway which goes up the track & through the property and away along the boundary. There is also a footpath which goes from Pantiorlech to the neighbouring property.

**Directions** - From Newcastle Emlyn, take the A475 Lampeter road. At the cross roads at Horeb, go straight across and proceed to Rhydowen. Turn left here at the cross roads and continue until you enter Pontsian. At the T junction with the old shop in front of you turn left then immediately right. Follow this road for half a mile and the track entrance to Pantiorlech is on the left hand side. Name sign posted on a tree. Go down the track and bear right and this property is at the end.

Please note: On viewings, please take care as the track accessing property is not suitable for low-slung vehicles.



Lane To The House



Lounge



Entrance Hallway



Sitting Room



Cloakroom



Downstairs Shower Room



Kitchen / Diner



Utility



Landing Area



First Floor Shower Room



Bedroom 3



Landing-Againer View



Bedroom 1



Bedroom 2



New Air Source Heat Pump

PEAN Inverter Heat Pump- Mono system		PEP-M17
Model Name		PEP-M17
Main unit		
Heating Capacity*	KW	17.40
Power input*	KW	3.76
COP**	WW	4.62
Rated voltage/frequency	V/Hz	220-240/50
Rated Power input***	- kW	7.2
Rated Current***	A	31
ELE Heating rated input**	kW	13.5
ELE heating current**	A	15.5
Refrigerant type/charge	/kg	R410A/3.3
Max water outlet temperature	°C	60
Rated water flow rate	m <sup>3</sup> /h	2.95
Permissible refrigerant pressure suction / discharge	MPa	1.3/4.2
Net weight	kg	153
Net dimension	mm	1070x405x1470
Sound pressure level	dB(A)	65
Unit protection class IP		IPX4

\*Capacity and power input based on the following conditions:  
 Heating: Water Inlet/Outlet temperature 30°C/35°C,  
 Outdoor air dry bulb/wet bulb temperature 7°C/6°C  
 \*\* Related to the supplementary heater.  
 \*\*\* Related to single heat pump system.

Peak Energy Products Limited  
 Add 6 Hudson Business Park, Bentley Moor Lane,  
 Adwick Le Street, Doncaster DN6 7BD, UK

Heat Pump Information



Second Outbuilding



Attached Open Barn



Aerial View 5



Rear Gardens



Front Gardens



Aerial View 6



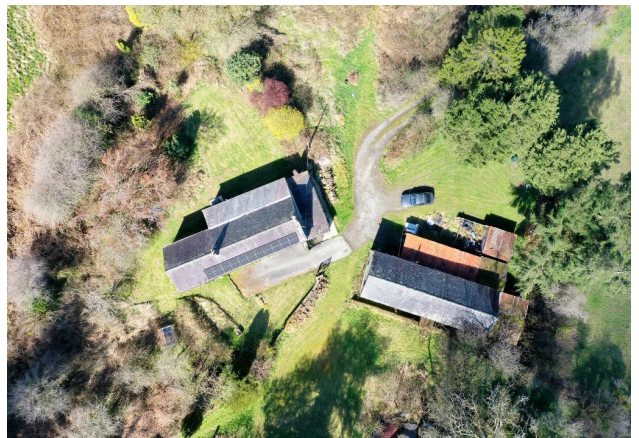
Rear View Of Stone Barn



Aerial View 7



The Land



Aerial View 8

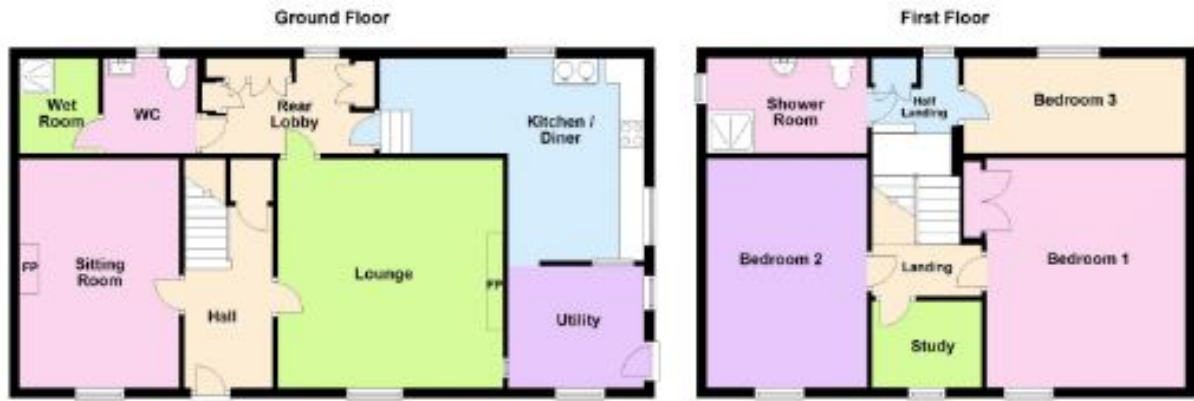


View From Top Field



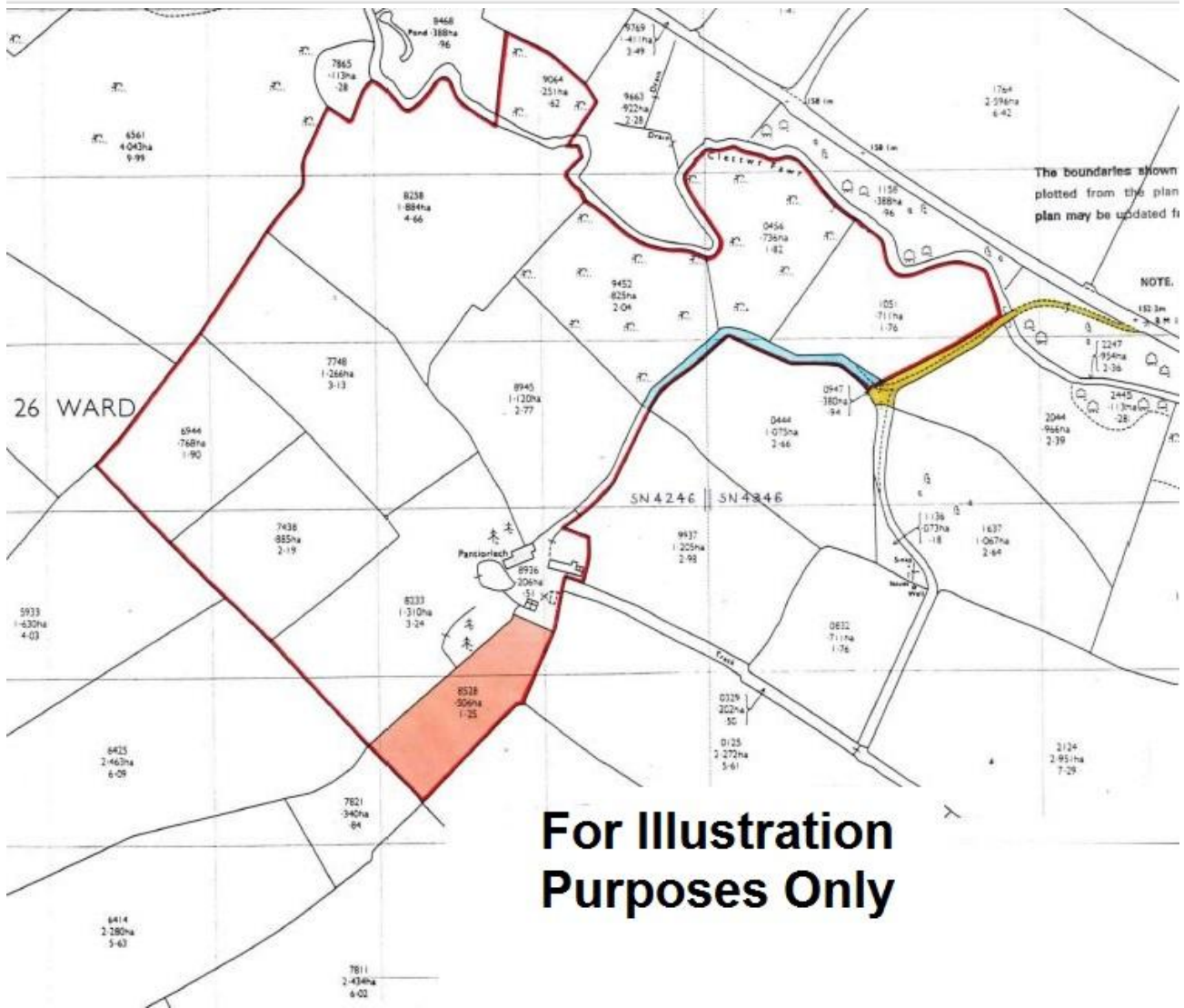
Front View Of Barn

# Floorplans



For illustration purposes only.  
Plan created using Planific

**Pantiorlech**



## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		104   A
81-91	B	81   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		