

Fox
Grant



SITUATION

Lampeter 6.5 miles, New Quay 11 miles, Aberaeron 12.5 miles, Cardigan 23 miles, Carmarthen 24 miles, Aberystwyth 26 miles.

Airports: Cardiff Airport 91 miles

- 3 bed Stone built Cottage with adjoining One Bedroom Annexe.
- Range of 10 Timber Stables.
- 20 x 40 Arena.
- Dutch Barn with Lean-to with further internal Stables.
- Stone Cow Shed with adjoining workshop & garage with planning potential.
- Drovers Hut. Lean-to Barn with stables for 3.
- Ample parking.

Grounds to about 22 Acres.

Llanfair Hill is situated just a short distance from the Lampeter, the coastal town of Aberaeron and the West Wales Coast, which is renowned for its fishing and tourist attractions. Llanfair Hill has been running has a livery yard with holiday let business from the Annexe.

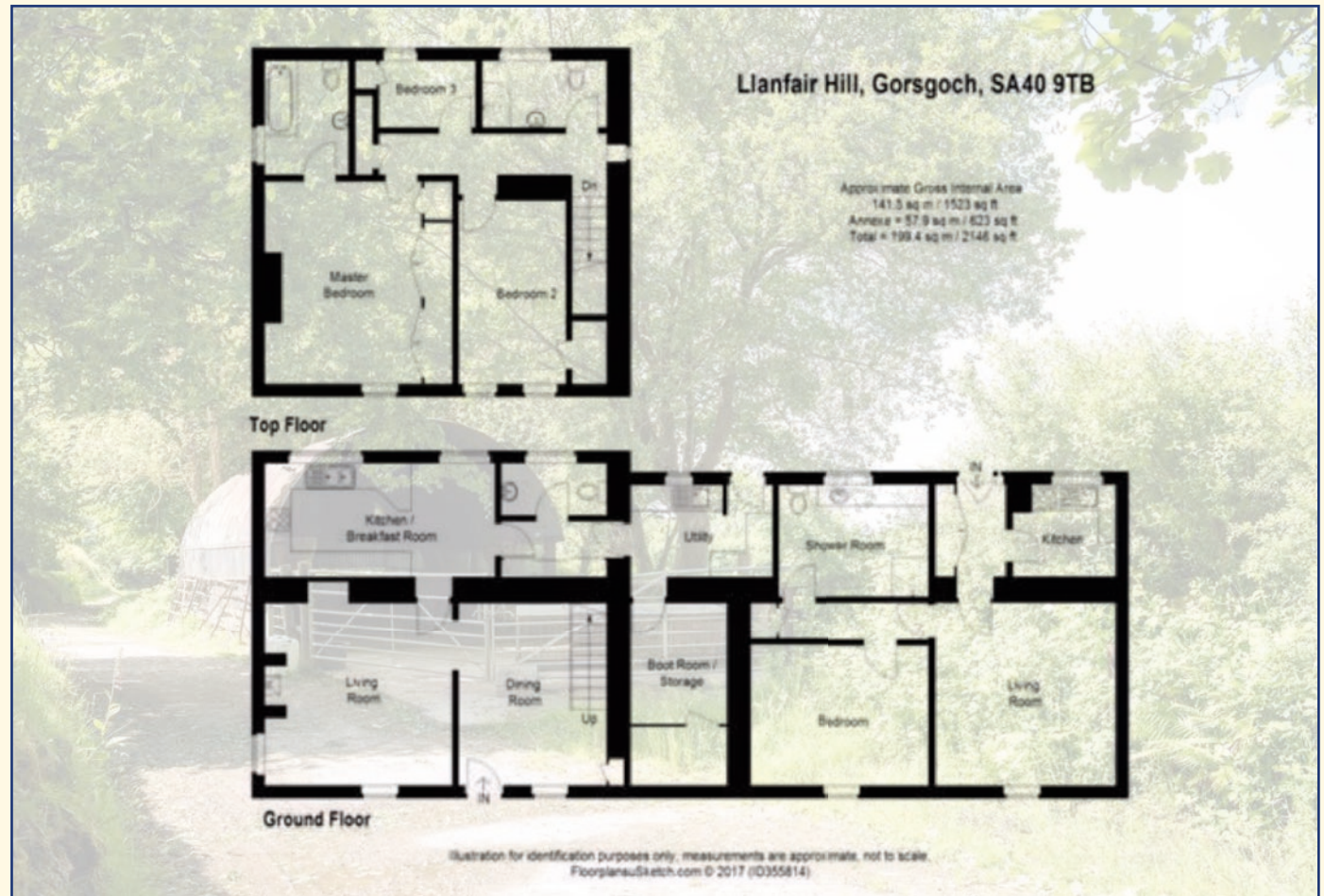
Education There is an excellent range of both primary and secondary schools in Lampeter and Felin Fach. There is a significant range of independent schools in the area including: Castle School, Llandovery College, Haberdashers Schools at Monmouth. For independents see www.isc.co.uk and for state school information see www.ceredigion.gov.wales.

Local, Sporting & Recreational The surrounding area provides a wealth of sporting and recreational opportunities, particularly along the Cardigan coast, which offers fishing, sailing, kayaking and swimming. Excellent cycling and walking can be found along the Aberaeron and Llanercheron cycle way with golf club, rugby club & football club at Lampeter. Further information on www.cardigan-bay.com/aberaeron-cardigan-bay

LLANFAIR HILL

is a well-presented traditional style Farmhouse with family living over 2 floors. The house is of stone construction with part being rendered under a tiled roof. The main entrance door leads into the dining room with stairs to the first floor and archway through to the living room. The living room is dual aspect with woodburning stove set back into Inglenook Fireplace, door from leads into the kitchen. A fitted farmhouse kitchen with light Oak wall and floor cupboards with work surfaces over, ceramic sink with mixer tap, electric double oven, ceramic hob with extractor hood over and integrated fridge/freezer. Inner hall leads to the utility/boot room with doors to the outside and to the downstairs cloakroom and useful storage room, which could be home office, but also offers potential access to the annexe. Upstairs there is Master bedroom with en suite bathroom with over-bath shower, further double bedroom with third bedroom being a single with family shower room.

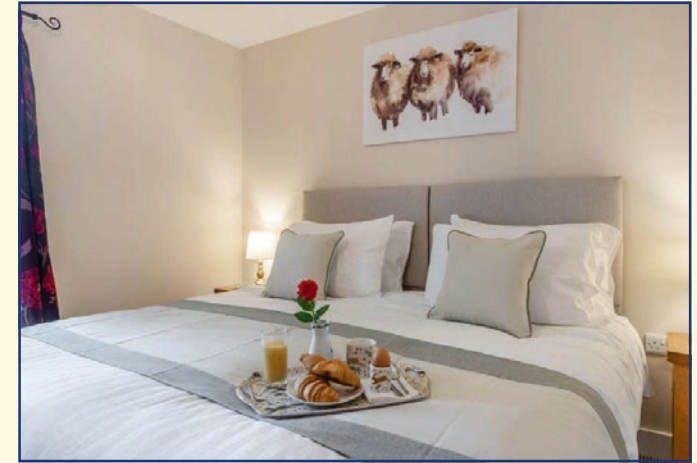
The Cottage is adjoining the main house with separate external access, into a modern and contemporary one bedroom holiday accommodation, with fitted kitchen, spacious living room, double bedroom and bathroom. It has enjoyed Cottage has had 5 successful seasons (Feb-Dec) and 3 customer choice awards (2022, 2023 & 2024).



OUTSIDE

The entrance into is via village road and leads into a gated driveway, the old Drovers Hut is situated just to the left of the entrance, and would make a ideal studio/office. There is ample parking in the yard for several vehicles. Opposite the main house is the former Cow Shed with hay loft above, and former cart shed which offers planning potential for further holiday cottage. Adjoining this is the garage with Dutch barn beyond with lean to to side, currently having 3 internal stables in. The purpose built 10 box timber stable yard is located next to the 20m x 40m arena. There is a further three bay agricultural barn with 3 stables, and old Nissan hut with hay racks and crew yard. There is a further stone out shed adjoining the cottage.

A private drive leads down to the pastureland, which lies to the rear of the property, fenced by natural hedging and stock fencing. There is a bridleway 350m from gate



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY: Ceredigion County Council 01545 570881

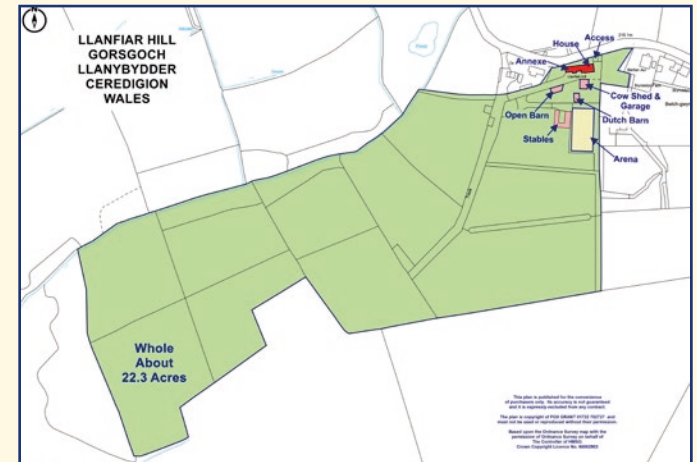
COUNCIL TAX: D for House & A for Annexe.

SERVICES: Mains electricity & water is connected. Private drainage, and oil-fired central heating, broadband.

TENURE: Freehold with vacant possession.

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.

IMPORTANT NOTICE: The pictures external pictures taken 2024 and provided to the Agent by the owner. There is no upper chain.



VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact Liz Langford for further details or email liz@foxgrant.com



Liz Langford



William
Fox Grant

Fox Grant

LLANFAIR HILL SA40 9TB

DIRECTIONS

Postcode: **SA40 9TB**

From Lampeter take the A485 Newcastle Emlyn roadway. After Llanwnnen turn right on the roundabout onto the B4337. Continue for approximately half a mile, bearing left signposted Gorsgoch. Continue for approximately 2 miles and the property will be located on your left-hand side.

foxgrant.com

COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TRUSTPILOT
★★★★★

EQUESTRIAN
SPECIALISTS

TOURISM
& LEISURE