

HOUSES FOR SALE IN WALES.CO.UK

01239 712760 | info@housesforsaleinwales.co.uk



The Old Vicarage, Silian, Lampeter

Fixed £550,000



Fixed £550,000

- ❖ Character Former Vicarage
- ❖ New Kitchen & Lovely Conservatory
- ❖ Attractive Detached Stone Barn
- ❖ Large Gardens
- ❖ Countryside Views
- ❖ Private Location
- ❖ Short Drive to Lampeter Town
- ❖ Energy Rating: F

Property Description

A superb example of a character former vicarage set in large grounds with lovely rural views. Accommodation briefly comprises: Reception area, dining room, attractive open-plan kitchen/sitting room, lovely conservatory, second hall area, living room, cloakroom, cellar, utility and work room. On the first floor there are 5 double bedrooms (master en suite) with store room off bedroom 5, family bathroom. The attractive grounds adjoin open farmland. There is also a detached stone & slated barn which, subject to any necessary planning consents, could be converted. A lovely, character property.

The Setting

This shows the property in its rural setting, the nearest neighbour is just out of shot to the left. This picture was taken on the road into Silian from Lampeter. The surrounding farmland DOES NOT belong to the property.

Accommodation

This is a zoomed-in photo taken from a country lane on the approach to the property. The farmland around does NOT belong to the property. Entrance via part-glazed door into:

Reception Area

With radiator, exposed feature original fireplace leading through to:

Dining Room 14' 0" x 9' 7" (4.26m x 2.91m)

With window to rear, 2 radiators.

Study Area

With window to rear, radiator, door down to cellar.

Cloakroom 7' 10" x 4' 9" (2.39m x 1.45m)

With low level flush WC, pedestal wash hand basin, 2 windows, radiator.

Open Plan Kitchen / Sitting Room 26' 9" x 16' 0" (8.16m x 4.87m)

An absolutely lovely refurbished room with feature central stone fireplace and with French doors out to patio area, second door out to gardens, radiator, a superb new kitchen with central island housing sink & dishwasher, a good range of contemporary wall and base units, Neff double oven, ceramic hob with extractor over.

Utility Room 14' 1" x 7' 7" (4.29m x 2.31m)

With space and plumbing for washing machine, space for freezer, work surfaces, cooker, window to rear, staircase leading up to:



Storage / Work Room 21' 9" x 7' 7" (6.63m x 2.31m)

With oil-fired boiler serving the central heating, water pump and filtration system, glazed door out to exterior.

Basement Cellar 13' 0" x 10' 11" (3.96m x 3.33m)

Ideal for storage, radiator.

Reception Hallway 19' 11" x 5' 11" (6.07m x 1.80m)

With original Oak flooring, staircase to first floor, radiator.



Conservatory 8' 6" x 20' 0" (2.58m x 6.10m)

A recently installed, superb UPVC conservatory with 3 French doors out to gardens.

Living Room 18' 11" x 13' 11" (5.77m x 4.24m)

With Victorian-style marble fireplace with log-effect gas fire set on hearth, built-in alcove with book-shelving, two radiators, window overlooking the garden.

Bedroom 1 15' 1" x 11' 5" (4.60m x 3.48m)

With wash hand basin set in vanity unit, shaver point, built-in cupboard, radiator.



Main Landing

With built-in airing cupboard with electric immersion heater.

Bedroom 2 13' 11" x 11' 10" (4.24m x 3.61m)

With window to the front affording lovely countryside views, wash hand basin set in vanity unit, shaver socket, heated towel rail, radiator.

Bedroom 3 10' 0" x 9' 11" (3.05m x 3.02m)

With window to the front, again with lovely views, radiator.

Master Bedroom 17' 7" x 13' 0" (5.36m x 3.96m) max

With window to the front, again with lovely views, radiator, door into ensuite, door into Bedroom 5.

En Suite Bathroom

With wash hand basin, tiled surround, illuminated mirror, spot-lighting, low level flush WC, panelled bath with electric shower over with patterned shower screen, heated towel rail, shaver socket, radiator.

Bedroom 5 17' 0" x 10' 0" (5.18m x 3.05m)

With connecting door to bedroom 4, sloping ceiling, Velux roof window, radiator, door to rear storage room

Rear Storage Room 10' 0" x 9' 11" (3.05m x 3.02m)

With Velux Roof Window, radiator, potential for shower room (subject to any necessary planning consents).

Bathroom 7' 10" x 5' 6" (2.39m x 1.68m)

With panelled bath with shower over with "Novellini" screen, low level flush WC, pedestal wash hand basin, shaver socket, heated towel rail, radiator.

Externally

The property is accessed via a gated entrance with tarmac driveway leading up to the property giving plenty of parking/turning space. The property is set within its own grounds and consist of mature gardens with many shrubs, trees and flower borders, a paved patio, a rose garden, a walled garden and woodland garden.

Detached Stone Barn 40' 0" x 18' 0" (12.19m x 5.49m)

Currently used for storage, this building has potential to be converted into further living accommodation, subject to any necessary planning consents.

Manager's Note

Since purchasing this property in 2006, our vendor has carried out extensive works at the property including remodelling & refurbishment which includes: Many new fitted carpets, new Schreiber fitted kitchen & appliances, Neff double oven, fridge/freezer and dishwasher, new double-glazing throughout the house, new conservatory with solar roof, new Storax double-sided wood-burner & hob in utility room. There is an additional 0.2 acre of an acre of land outside the gates of The Old Vicarage which now overgrown but is included in the sale.

Directions

From Lampeter town, take the Aberaeron road out of town until you see a garage on your left (sharp left-hand bend). Turn right here for Silian. Take this lane and proceed for approximately 1 mile until you reach a set of cross roads. Go straight across at the crossroads and as you proceed into Silian, bear left at the junction then take a right turn down a small lane towards the church. Bear right at the bottom and continue up the track, passing the church on your left and The Old Vicarage can be seen at the end.

General Information

Viewings: Strictly by appointment with the agents -
HOUSESFORSALEINWALES.CO.UK

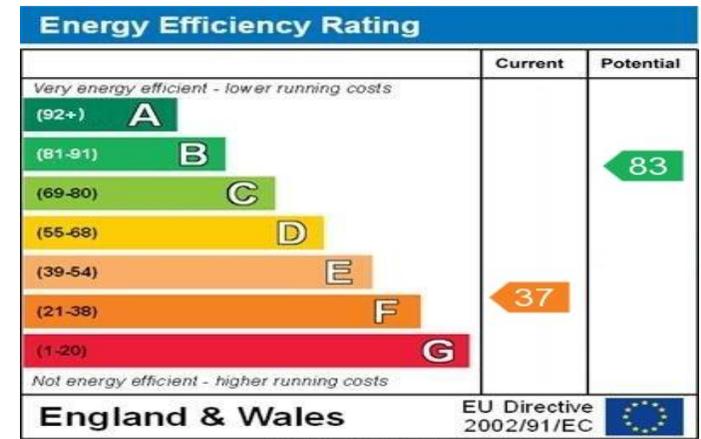
Services: Mains electricity, water and drainage.

Council Tax Band: Band G, Ceredigion County Council.

Our vendor has advised that there is a right of way on the drive which is hardly used, apparently the farmers wife walks up about once a month if that.







WWW.EPC4U.COM



For Identification Purposes Only.
Plan produced using PlanUp.

The Old Vicarage



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

10 High Street, Cardigan, Ceredigion SA43 1HJ
1 Cawdor Terrace Newcastle Emlyn Carmarthenshire SA38 9AS
01239 712760 | info@housesforsaleinwales.co.uk

HOUSES
FOR SALE
IN
WALES.CO.UK