

MSPROPERTIES

ESTATE AGENCY

The Old Dairy, Trawscoed Estate, SY23 4HS

GUIDE PRICE £895,000

FOR SALE / AR WERTH



Property Features:

- Main 4 bedroom family residence
- Three Holiday lets
- Dutch Barn
- Multi purpose Shed
- Mature grounds of Trawscoed Estate
- Converted Dairy Farm Building
- Highly appealing country property

Description

SUMMARY

A freehold impressive dairy conversion set with an attractive courtyard with loose gravel driveway with feature central floral border to provide a superb 4 bedroom family residence with a glazed feature roof turret. 3 Holiday lets. Dutch Barn ideal garage with laundrette and useful multi purpose store shed. In all a lovely country setting. Highly appealing property.

DESCRIPTION

A converted Old Dairy farm buildings now an attractive residence situated within the mature grounds of Trawscoed Mansion Estate, provide a beautiful haven in a sympathetic rural landscape some 8 miles from the prominent University and coastal town of Aberystwyth, which offers an excellent social, educational and shopping facilities with public transport to all parts. Trawscoed is nestled in the heart of the Ystwyth valley and has become a popular riding area as the surrounding countryside provides superb trekking facilities and with good bike links along the old railway line between Aberystwyth to Tregaron plus there are many scenic drives and walks where one can enjoy the peace and tranquillity of unspoilt countryside with stunning backdrops. The property has been converted to a high standard of finish with good attention to detail. The main residence offers spacious living space and four double bedrooms with a ensuite facilities. The holiday lets are highly appealing offering a 3 bedroom cottage known as Chestnut Cottage and two 2 bedroom cottages. known as Hawthorn Cottage & Willow Cottage. This is an idyllic life style living or offers a superb multi generational property.

Floor Plan



THE OLD DAIRY:

Occupies the main central area of the building and arranged over two floors with a feature raised turret roof top Study/Bedroom. This has an impressive frontage with large windows and double front entrance door leading to:

Reception Hall:

With double panel radiator Built in cloak cupboard and doors to:

Kitchen/Dining Room: 9.53m (31'4") x 3.28m (10'10")

Dining area to front with double panel radiator. Kitchen area with range of fitted high gloss finish units with solid wood worktop above incorporating single drainer sink a matching central Island units. Windows to side and rear. Door connecting to:

Spacious Lounge: 9.67m (31'9") x 5.15m (16'11")

With window to front and side with glazed door to outside rear adding natural lighting and pleasant aspect of the grounds. Laminate floor covering. Three double panel radiators. Understairs storage cupboard and open plan staircase leading to:

First Floor:

Central Landing area with spiral staircase to Turret Room and doors to:

Rear Bedroom: 4.89m (16'1") x 3.32m (10'11")
Window to rear. Double panel radiator. Built in wardrobe.

Family Bathroom:

With feature Oval shape bath. Shower cubicle Low flush WC Pedestal Wash hand basin.

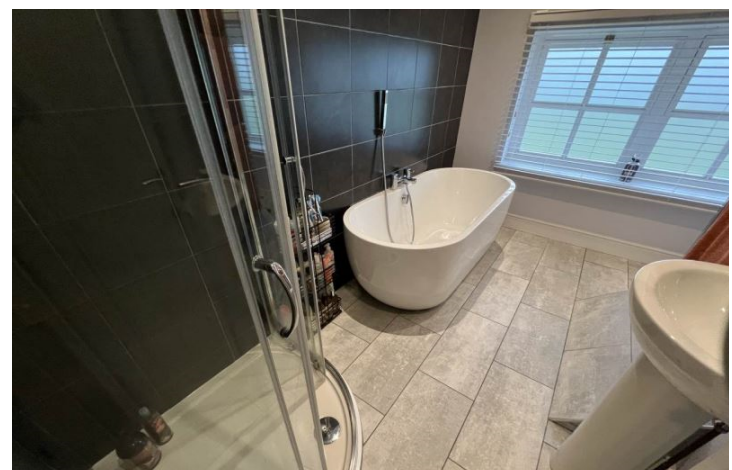
Other Rear Bedroom: 4.84m (15'11") x 3.11m (10'3")

With window to rear. Double panel radiator.

Front Bedroom: 4.75m (15'8") x 3.25m (10'8")
Window to front. Double panel radiator. Built in wardrobe.

Main Bedroom: 4.94m (16'3") x 3.05m (10'1")
Window to front. Double panel radiator. Built in wardrobe and door to:

En-suite:



With shower cubicle low flush WC Vanity wash hand basin extractor fan.

WILLOW COTTAGE:

Stable door leading to:

Open Plan Lounge/Dining Room: 5.31m (17'6") x 4.86m (16'0")

With stable door to outside rear and window to front. Two double panel radiators Tile floor Feature studio type stove fire. Opening to:

Kitchen: 2.88m (9'6") x 2.46m (8'1")

With country style freestanding units with base unit incorporating Belfast type sink. Traditional style dual fuel cooking range.

Bathroom:

With white suite comprise of Vanity wash hand basin Low Flush WC Shower cubicle Panelled Bath Double panel radiator. Towel radiator wall cupboard.

Front Bedroom: 3.20m (10'6") x 2.24m (7'5")

With window to front. Panel radiator.

Rear Bedroom: 3.25m (10'8") x 2.17m (7'2")

With window to rear. Double panel radiator.

CHESTNUT COTTAGE:

Glazed entrance door to:

Reception Hall:

Tile floor. Double panel radiator. Stairs to first floor and doors to:

Bathroom:

Traditional style claw and ball leg bath. Shower cubicle. Low flush WC Wash hand basin. Chromium towel radiator. Built in store radiator.

Kitchen/Breakfast Room: 4.50m (14'10") x 3.00m (9'11")

With range of Funkie gloss Blue colour fitted units. Work top incorporation single drainer sink.

Bedroom: 5.00m (16'5") x 3.00m (9'11")

With window to side. Oak floor covering Double panel radiator.

Lounge: 5.65m (18'7") x 5.00m (16'5")

With three windows to front two windows to rear. Two double panel radiators. Oak floor covering.



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		69	78				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	