



FOR SALE BY PRIVATE TREATY

**An unspoilt sympathetically renovated spacious detached stone and slate Welsh former Farmhouse. Set on its own with breath-taking views. Retaining such character features as inglenook fireplace, exposed beams, stone walls and tiled floors. Set within 1 acre of garden. Comprising 3 Reception rooms: 4 Bedrooms: 2 Bathrooms: Conservatory: Full oil central heating. uPVC double-glazed sash style windows. Outhouses:**

**TYNBYLCH  
TYNREITHYN  
TREGARON SY25 6LW**



*Vendor Likes:*

Breath-taking views  
Character features

*Agent Likes:*

Quiet location  
Large garden

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**TYNBYLCH  
TYNREITHIN  
TREGARON. SY25 6LW**

Tynbylch is an old detached stone Farmhouse built some 200 years ago. Located on rising ground with views overlooking farmland, the Nature Reserve known as Cors Caron and the rolling Cambrian Mountains beyond.

Constructed of stone with a slate roof (replaced 2000) sympathetically resorted yet retaining many original Farmhouse features such as inglenook fireplace, bread oven and fire crane. Old black & red quarry tiled floors have been retained in some rooms, the woodwork treated, electric re-wired and new plumbing and oil central heating.

The house is surrounded by attractive gardens amounting to 1 acre or thereabouts, has attached stone outbuildings, large garden and greenhouse. Concrete paths surround the house and there is a gravelled drive to the garage.

The house is beside a council maintained road and enjoys seclusion and privacy but only 3 ½ mile from the Market Town of Tregaron, 12 miles from the University Town of Lampeter, 16 miles from the University, Administrative and Seaside Town of Aberystwyth and 15 miles from the small villages along Cardigan Bay.



**Directions**

O S Sheet No 146: Grid ref: SN664641

From Aberystwyth take the A487 southbound for about 3 miles to the village of Llanfarian, then bear left onto the A485 for about 11 miles to the village of Tynreithin. Soon after the old School on the right, bear down left passing 2 bungalows. Tynbylch is then situated on the right hand side after 1 mile.

## **Tynbylch, Tynreithyn, Tregaron, SY25 6LW**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

### **HALL**



Black & red quarry tiled floor. Staircase rising to first floor. Exposed beam ceiling.

### **DINING ROOM**



**16' x 15' 10" (4.88m x 4.83m)** Feature brick chimneybreast with fitted Villager multi fuel stove, former bread oven, fire crane. Exposed beam ceiling. Black & red quarry tiled floor. White wash stonewalls. Internal tongue and groove boarded wall to staircase area. Double central heating radiator. Wall lights. Door to kitchen

### **STUDY**



**8' x 16' (2.44m x 4.88m)** Coakbrookdale fireplace with mantelpiece over to painted stone chimneybreast wall. Double central heating radiator. Laminate wood effect floor. Wall lights.



## LOUNGE



**25' 3" x 15' 9" (7.7m x 4.8m)**

Feature inglenook fireplace with wicker hood, Villager multifuel stove on raised polished slate hearth, timber mantelpiece. Exposed beam ceiling. Black & red quarry tiled floor. Two windows to front. Double central heating radiator. Concealed staircase rising to first floor with store cupboard under. Wall lights. TV socket & aerial.

## KITCHEN



**28' 3" x 6' 3" (8.61m x 1.91m)**

Attractive fitted cottage style chestnut fronted base and wall units. Twin inset single drainer stainless steel sink unit. Dishwasher. Plumbing for washing machine. Space for upright fridge/freezer. Alpha oil Aga style stove which also heats central heating and hot water. 6ft radiator. Vaulted style lean-to ceiling with exposed roof truss, four velux ceiling windows. Two windows.

## PANTRY

**9' x 6' 3" (2.74m x 1.91m)**

Black & red quarry tiled floor. Window. Slate slab. Vaulted style ceiling with exposed timber truss.

## LOBBY ROOM

**16' 8" x 6' 3" (5.08m x 1.91m)**

Black & red quarry tiled floor. Vaulted style ceiling with exposed timber truss, two velux windows. Double central heating radiator. Fitted coat cupboard.

## CONSERVATORY



**10' 6" x 22' (3.2m x 6.71m)**

Polycarbonate roof. Two French doors. Stone tiled floor. Superb views. 2 Fantasia fans. 2 double floor 13 amp sockets.

## **SHOWER ROOM**



**9' x 6' 9" (2.74m x 2.06m)**

White 3 piece suite comprising large walk in shower cubicle. Pedestal wash hand basin. Low flush WC: Fully tiled wall areas and floor. Central heating radiator. Exposed beams

## **FIRST FLOOR**

Approached from lounge.

## **MASTER BEDROOM**



**18' 3" x 15' 10" (5.56m x 4.83m)**

Protruding wicker canopy chimneybreast. Exposed roof trusses. Double central heating radiator. Views

## **DRESSING/BEDROOM 2**



**6' 8" x 15' 10" (2.03m x 4.83m)**

Central heating radiator. Walk through wardrobe. Window.

## **LANDING**

Approached from the main hall. Central heating radiator. Tongue and groove panelled walls.



### BEDROOM 3



**15' 1" x 16' 4" (4.6m x 4.98m)**

White painted brick protruding chimneybreast with Victorian cast iron grate. Exposed roof trusses. Central heating radiator. Fitted airing cupboard housing lagged stainless water cylinder.

### BEDROOM 4



**7' 9" x 16' 4" (2.36m x 4.98m)**

Views. Central heating radiator.

### BATHROOM



**9' 10" x 6' 6" (3m x 1.98m)**

Suite comprising corner bath with Micra shower over, tiled area. Low flush WC: Pedestal wash hand basin: Double central heating radiator. Feature stone wall. Exposed beam.

## OUTSIDE

The house neatly sits within about **1 acre of landscaped grounds**. Approached via a gravel drive and turning area.



### DETACHED GARAGE

**21' 6" x 14' (6.55m x 4.27m)**

Electric light and power.

The front garden is laid to lawn with floral and shrub beds together with fruit trees comprising cherry, apple, plum and crab apple. Fore path and sun patio area.

### ATTACHED OUTHOUSE

#### GARDEN IMPLEMENT & FUEL STORE

**15' 3" x 9' (4.65m x 2.74m)**

Electric light (New roof 2016)

#### WORKSHOP

**15' 3" x 13' 4" (4.65m x 4.06m)** Electric light & power .New roof (2016)

#### ALUMINIUM GREENHOUSE

**8' 3" x 6' 5" (2.51m x 1.96m)**

**SERVICES**

Mains electric, private water & drainage.  
Full oil central heating.

**COUNCIL TAX**

Band 'E'

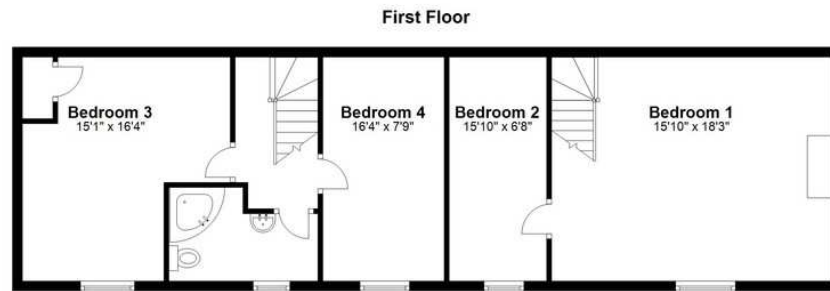
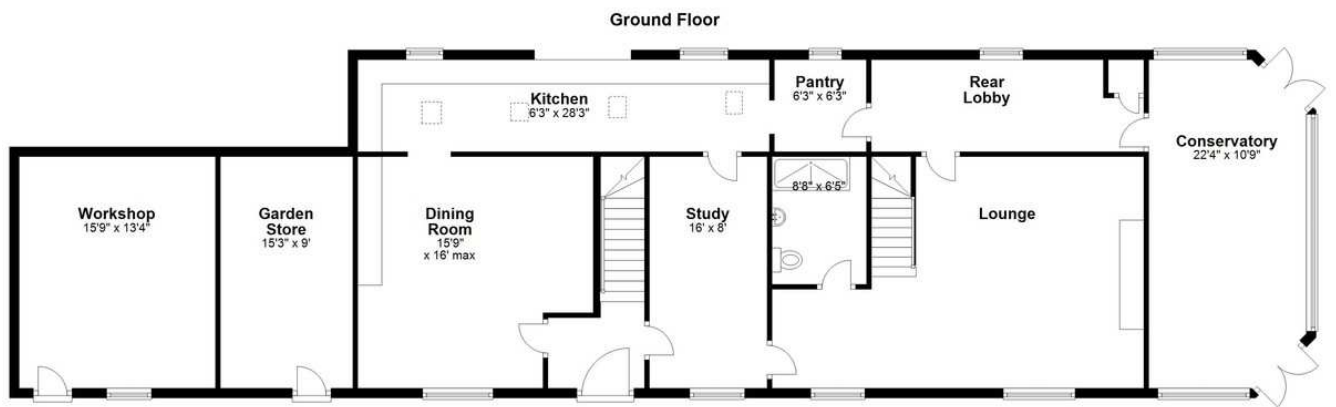
**VIEWING**

Through agents office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179  
24-hour answer phone

**PRICE:**

**£369,000**





Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

EPC graph

# H.M. LAND REGISTRY

## WA636864

ORDNANCE SURVEY  
PLAN REFERENCE

SN6664

Scale  
1/ 2500

COUNTY DYFED

DISTRICT CEREDIGION

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NOTE. AREAS ON THIS PLAN ARE EXPRESSED  
IN ACRES AND HECTARES.

The boundaries shown by dotted lines have been  
plotted from the plans on the deeds. The title  
plan may be updated from later survey information

