



4 Bedroom Main House & Three Holiday Lets.
The Old Dairy, Trawscoed Estate,
Aberystwyth, Ceredigion. SY23 4HS

ASKING PRICE: £825,000
www.iestynleyshon.com



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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 facility. 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. This grade two listed building was converted in 2016.

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 x 3.28m

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 x 5.15m

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 with surround views and doors to:

Rear Bedroom 4.89m x 3.32m

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 x 3.11m

With window to rear. Double panel radiator.

Front Bedroom 4.75m x 3.25m

Window to front. Double panel radiator. Built in wardrobe.

Main Bedroom 4.94m x 3.05m

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 x 4.86m

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 x 2.46m

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 5.31m x 2.24m

With window to front. Panel radiator

Rear Bedroom 3.25m x 2.17m 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 cupboard.

Kitchen/Breakfast Room 4.50m x 3.00m

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

Bedroom 5.00m x 3.00m

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

Lounge 5.65m x 5.00m With three windows to front two windows to rear. Two double panel radiators. Oak floor covering.

First Floor

Approached by easyrise staircase to central landing with doors to:

Rear Bedroom 3.33 2.46

With window to rear. Built in storage cupboard. Panel radiator. Oak floor covering.

Front Bedroom 4.13m x 2.59m

With window to side. Panel radiator. Range of fitted wardrobes and drawers.

HAWTHORN COTTAGE

The accommodation is arranged over two floors and comprise as follows:

Front entrance door to:

Hall with stairs to first floor and door to:

Open plan Lounge/Kitchen 5.31m x 4.00m

With window to front. Two double panel radiator. Feature electric fireplace opening to:

Kitchen Area 2.00 m x 2.00m

With range of fitted units comprise of two drawer cupboards 2 wall cupboards work top above incorporating Sink, 4 ring ceramic hob. Double mid mounted oven. Wall cupboards. Window to rear.

Bathroom

With white suite comprises of Claw and ball leg roll top bath, Vanity wash hand basin, Low Flush WC. Extractor fan. Chromium towel radiator.

First Floor

Approached by easy rise staircase to central landing with doors to:





Front Bedroom 3.72m x 3.88m
With window to front. Panel radiator.

Main Bedroom 3.2m x 2.75m
With window to rear. Panel radiator. Door to Ensuite with Low flush WC
Vanity wash hand basin. Chromium towel radiator. Low flush WC.

Outside
The property is set in 1 acre or thereabouts of mature grounds mainly laid to lawn with ornamental trees and shrubs. The property is approached over gravelled driveway surrounding a central flora feature. The driveway splits to access Chestnut Cottage and the large Barn.

Large Barn
Five Bay portal frame Barn mainly clad with slatted timber with vented side. Additional Lean-to Store/Stable depending on requirements.

Dutch Barn 6.20m x 7.50m
Dome shape built of corrugated iron with concrete floor

Laundrette and Boot Room
This has been maintained to service the laundry and drying room .

Services
Mains Electric and Water. Private Drainage system. Oil fired central heating system. Service charge of £37 per month payable for the upkeep of access roads Council Tax Band E

General
Lifestyle choice. Excellent opportunity to purchase a superb family residence to include three holiday let business with great income potential. Appealing property and viewing highly recommended Please contact Iestyn Leyshon Estate Agent on 01970 626585 who will be please to arrange your viewing.



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