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Viewing Arrangements
Strictly by appointment
through Alexanders

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OIRO £495,000

A perfect smallholding set in the midst of the stunning Rheidol Valley creating the perfect backdrop and offering around 5.5 acre's it's the perfect place to bring your dream rural lifestyle to life whether that's growing your own produce, keeping animals, or , or simply enjoying the peace and space.

Gamllyn Cottage is a truly special smallholding, offering three comfortable bedrooms and approximately 5.5 acres of land, including gardens and paddocks. Surrounded by breath taking countryside views, this serene retreat is enhanced by the gentle sounds of the Rheidol Valley Steam Train in the distance. A short stroll across your own land leads you to the banks of the beautiful Rheidol River.

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ENTRANCE

Access to the property is via a PVCu door leading to;

PORCH

With tiled flooring and double-glazed PVCu windows, a door leads through to;

ENTRANCE HALLWAY

This area features a practical tiled floor and a double-glazed PVCu window to the side, filling the space with natural light. A panelled radiator and power points complete the space. Doors lead off to:

CLOAKROOM

Front-facing opaque double-glazed window. Fitted with a low-flush WC and hand wash basin.

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KITCHEN (4.7m x 3.86m)

This delightful country-style kitchen features a range of base and eye-level units with fitted worktops, a one and a half bowl stainless steel sink with single drainer, and complementary ceramic tiling to splashback areas. Integrated appliances include a dishwasher, fridge-freezer, eye-level electric oven and grill, and a four-burner hob. A wall-mounted gas-fired boiler and multiple power points ensure everyday comfort. Natural light fills the space through two double glazed PVCu windows to the front, while a large double glazed bay window to the rear showcases stunning views over open countryside and the serene valley hillside—offering a perfect glimpse of rural living at its best.

LOUNGE (4.7m x 6.55m)

The lounge is a welcoming space with three double-glazed PVCu windows to the front and an additional window to the rear. A door provides access to a useful under-stair cupboard, offering convenient storage. The room is well-appointed with multiple power points and four panelled radiators. A charming inset fireplace with a wood-burning stove creates a warm focal point, while also providing auxiliary hot water and central heating.

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CONSERVATORY (2,44m x 4.88m)

This versatile living space is filled with natural light, thanks to double-glazed PVCu windows to the rear and both side elevations. A set of double-glazed PVCu French doors to the side provide seamless access to the garden, creating an ideal indoor-outdoor flow. The room is finished with a stylish timber-effect laminate floor and benefits from a panelled radiator and multiple power points.

STAIRS LEAD TO THE FIRST FLOOR;

LANDING

The landing includes two double-glazed PVCu windows to the rear elevation and a sturdy timber balustrade for added safety. With easy access to the loft for extra storage and doors leading to the adjoining rooms, it provides a practical and well-organized space perfect for family living.

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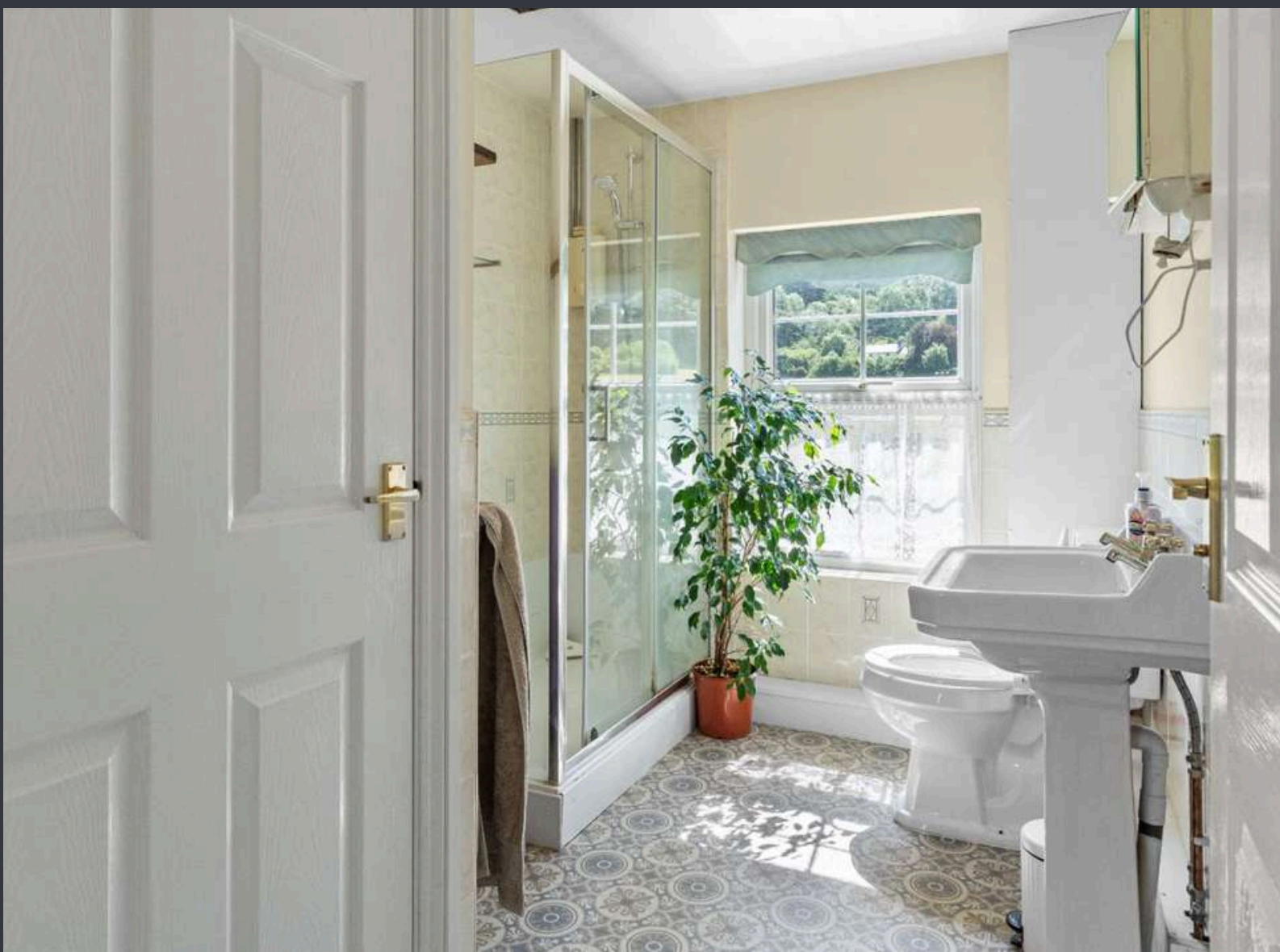
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All please note: Whilst every care is taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract. Measurements are approximate and plans included are for illustrative purposes.

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BEDROOM TWO (2.92m x 4.6m)

Bright and practical, this room boasts a double-glazed PVCu window to the front, a panelled radiator, and plenty of power points to keep all your devices charged and ready!

BEDROOM THREE (2.59m x 3.51m)

Featuring a double-glazed PVCu window to the front, this room is complete with a panelled radiator and conveniently placed power points.

BATHROOM

The bathroom features an opaque double-glazed PVCu window to the front elevation for privacy. It is fitted with a suite comprising a low-flush WC, pedestal wash hand basin, and shower cubicle, complemented by ceramic wall tiling. A door leads to an airing cupboard housing the hot water cylinder, offering additional storage.

BEDROOM ONE (4.51m x 3.40m)

This spacious room benefits from two double-glazed PVCu windows to the front elevation, along with two to the rear that beautifully frame panoramic views of the Rheidol River and the surrounding valley. Additional features include a panelled radiator and multiple power points, ensuring both comfort and practicality.

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GARAGE/ WORKSHOP/ HOME OFFICE

A versatile timber-framed structure with a durable steel-clad exterior and roof, offering excellent potential as a garage, workshop, or home office. Features include a remote-controlled up-and-over front door, additional side access door, as well as power and lighting throughout.

GARDEN

The gardens lie predominantly to the side and rear of the property, offering a peaceful outdoor space with a well-maintained lawn complemented by a variety of mature shrubs and vibrant seasonal planting. A concealed gas tank is thoughtfully positioned out of sight to preserve the natural aesthetic.

Among the unique features is a charming original stone-built pigsty, now accompanied by an adjoining timber log store—ideal for wood storage or rustic character.

A timber-built 'barrel' sauna suite adds a luxurious touch, perfect for relaxation and wellness.

For those in need of workspace or hobby space, a separate timber workshop is also situated within the garden, complete with windows to the front and side, and fully equipped with power and lighting.

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ADDITIONAL GARAGE

Accessed via an up-and-over door to the front, with an additional pedestrian door to the side, this outbuilding also benefits from windows to the side and rear elevations, allowing for natural light throughout. Equipped with power and lighting, it offers excellent potential for use as a workshop, storage space, or hobby room.

LAND

Gated access from the rear of the property and adjoining parking area leads to a separate holding pen, with a further gate opening onto the main paddock—an expansive field extending to approximately five acres. A short walk across this land brings you to the serene banks of the River Rheidol, which forms part of the property's boundary and enhances the rural charm of the setting.

The land offers excellent potential for a variety of uses, including equestrian pursuits, small-scale farming, or general recreational activities, making it an ideal choice for those seeking a lifestyle property with space, versatility, and natural beauty.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2025 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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