



Llanbadarn Fawr

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Viewing Arrangements
Strictly by appointment
through **Alexanders**

Llanbadarn Fawr

Asking Price £1,200,000

An exceptional home, in a beautiful location just two miles from the busy coastal town of Aberystwyth. The original farmhouse was built in approximately 1750's, it was extended in Victorian era and renovated by the current owner, creating the perfect home to raise their family.

Frongog Farmhouse is accessed via a tree lined lane with only seven other homes in the vicinity, the driveway provides parking for more than five vehicles and the Golden Flint on the ground gives a satisfying sound as you park. This area is planted with an array of colourful and fragrant plants and trees. A five bar gate leads to the property itself and opens into the stunning front garden - the first place you encounter that view!

Cambrian Chambers
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ENTRANCE

There is more than one way to enter the farmhouse but most commonly used is via the conservatory.

CONSERVATORY (2.92m x 4.18m)

As you would expect, full height windows and a glazed roof create a place to enjoy a morning coffee and the birdsong as well as a spot to take off heavy coats and muddy boots after a Sunday afternoon walk and a place to stop and wipe muddy paws before entering the hallway and that view!

HALLWAY

Central staircase rises to the first floor. Doors lead off to two of the reception rooms.

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LOUNGE (8.25m x 2.00m)

An original Inglenook fireplace houses a log burner which serves as the heart of the room while the original bread oven is a reminder of the history of this place and a different way of life. A window to the side allows you to peer out to the ever changing garden from another angle. French patio doors lead out onto the front patio with views across the gardens and surrounding hills and countryside for miles and miles in the distance,

SNUG (5.49m x 2.69m)

Another open fireplace with a gas fire for instant heat gives this room such atmosphere, while a door leads through to the dining area.

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DINING ROOM (5.49m x 4.88m)

Quality oak flooring, an exposed original stone wall, and original beams all work together to create a cosy, country aesthetic. The perfect space for a big family dining table to be used for everyday bites as well as laid for special occasions. Another set of French doors open onto the patio help to blur the lines between the outdoors and the inside. Steps lead up into the kitchen,

KITCHEN (5.55m x 4.88m)

This farmhouse kitchen effortlessly combines rustic elegance with practicality - the perfect mix. With traditional slate flooring, a top of the range new electric AGA, a Belfast sink, integrated appliances and a unique repurposed kitchen island. The AGA is set into an original Inglenook fireplace (formerly a fireplace) which has a beautiful beam over and two original bread ovens to the sides. A large pantry cupboard completes the list of tick-box kitchen 'must haves'. A glass-panelled door opens to the side hidden courtyard.

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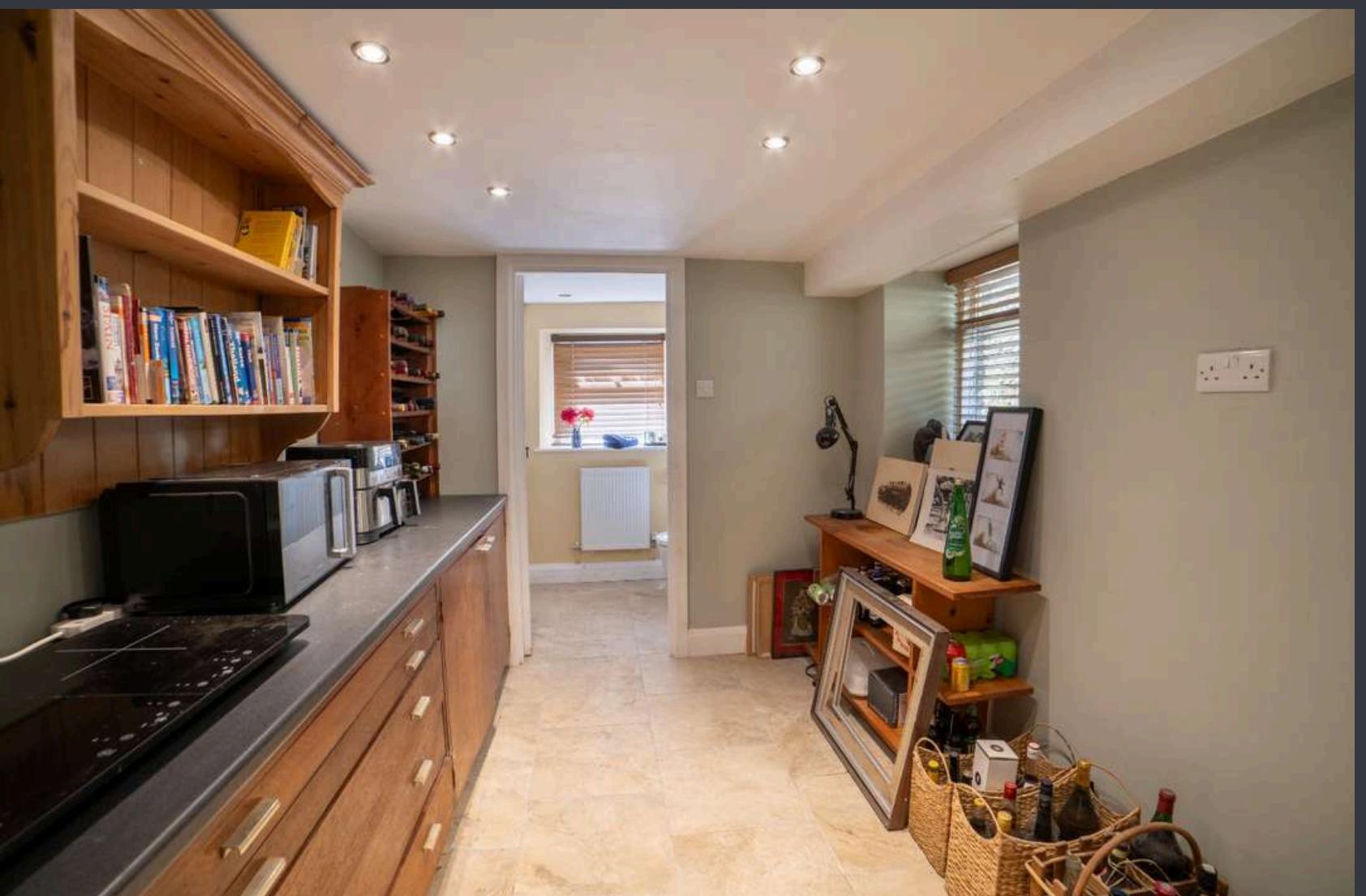


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REAR HALLWAY

The rear hallway offers a practical and attractive space, featuring built in storage, essential for modern family living. Two windows to the rear elevation and a staircase rising to the first floor. A door provides access to the adjoining utility area.

UTILITY ROOM (2.40m x 2.70m)

The utility room has all the space and functionality you need for the hardest working room in the home. The utility houses the Worcester oil fired boiler, fuse board, and electric meter, and also benefits from plumbing for a washing machine, space for additional white goods, and a door providing access to the rear courtyard. A door leads conveniently through to the W.C.

CLOAKROOM

Another hardworking and occasionally overlooked room, the downstairs loo. Perfectly presented with a low flush WC, wash hand basin and tiled floor.

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BOOT ROOM (1.84m x 2.67m)

Accessible through its own private front door, while also having internal access from the main house, this characterful space features original flooring, exposed stone and brick walls, a front-facing window, and doors leading to the main house utility room and a self-contained barn conversion offering independent accommodation with its own private entrance if required. From this room doors lead to "The Barn" and another door leads to the main kitchen.

'The Barn' at FRONGOG FARMHOUSE

This space could easily be enveloped back into the main house and be used for friends, teenagers, in-laws or could comfortable be used for other means, subject to the correct permissions being obtained obviously. Accessible through its own private front door, while also having internal access from the main house.

KITCHEN / LIVING (5.20m x 3.41m)

The generous kitchen/living area features exposed stone walls a welcoming log burner set on an original slate hearth. The kitchen is fitted with a range of built-in wooden base and eye-level units, a stainless steel sink with mixer tap, a built-in Hotpoint oven with four-ring electric hob, and an integrated dishwasher. A window to the front elevation lets The Barn share the views out over the garden and windows to the rear courtyard. The first floor is accessed via a spiral staircase.

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BATHROOM

A space that feels restorative and private, where the world slows down. Underfoot warm oak flooring invites a sense of grounded luxury, while the walk-in shower and freestanding bath—with an overhead shower attachment—offer moments of pure relaxation and quiet escape. The hand wash basin and low flush WC are seamlessly styled for understated sophistication, complemented by a contemporary towel radiator that wraps the room in gentle warmth. Soft downlights cast a calming glow, while the Velux window allows natural light to spill in, creating a peaceful, airy ambiance.

WORKSHOP (5.49m x 6.39m)

Once the original stone barn, the attached workshop is now a generously proportioned and versatile space with electricity connected. Retaining its rich character, with exposed stone walls and original features, the workshop offers endless potential. Whether used as a creative studio, additional accommodation, or a functional workspace, the solid structure and heritage charm provide the perfect foundation for a variety of future uses, subject to the necessary consents.

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LANDING

A beautifully light landing with exposed beams and doors leading to;

MASTER BEDROOM (5.49m x 4.55m)

A spacious second bedroom with windows (views) to the front and the side making this a wonderfully light space. Exposed beams enhance feel, while steps lead down to the en-suite bathroom, offering both luxury and convenience

EN SUITE (2.28m x 4.55m)

An elegant bathroom featuring a show stopping freestanding cast-iron bath with attractive claw feet - another interior check list moment, with a mixer / shower tap. A large walk in corner shower cubicle adds a modern perspective. The space also includes a hand wash basin, a column radiator, a towel rail and exposed beams. A pair of velux windows drench the bathroom in natural light while a side window reminds you of what awaits you outside.

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BEDROOM TWO (5.49m x 5.45m)

The master bedroom faces out to the front and allows those views to greet you in the morning and the stars to bid you goodnight. This room is bright and light and has a wonderful atmosphere with exposed beams, an 'A frame' well as practical features like the built-in storage cupboards.

EN SUITE SHOWER ROOM

Another luxurious and elegant en-suite with a walk-in shower with sliding glass doors, a hand wash basin, and a low flush W.C. Storage and a velux window.

BEDROOM FOUR (4.48m x2.45m)

A neatly presented bedroom boasting a built-in storage cupboard, and a window offering views out to the side of the home. This room currently houses a single bed but has happily held a double previously.

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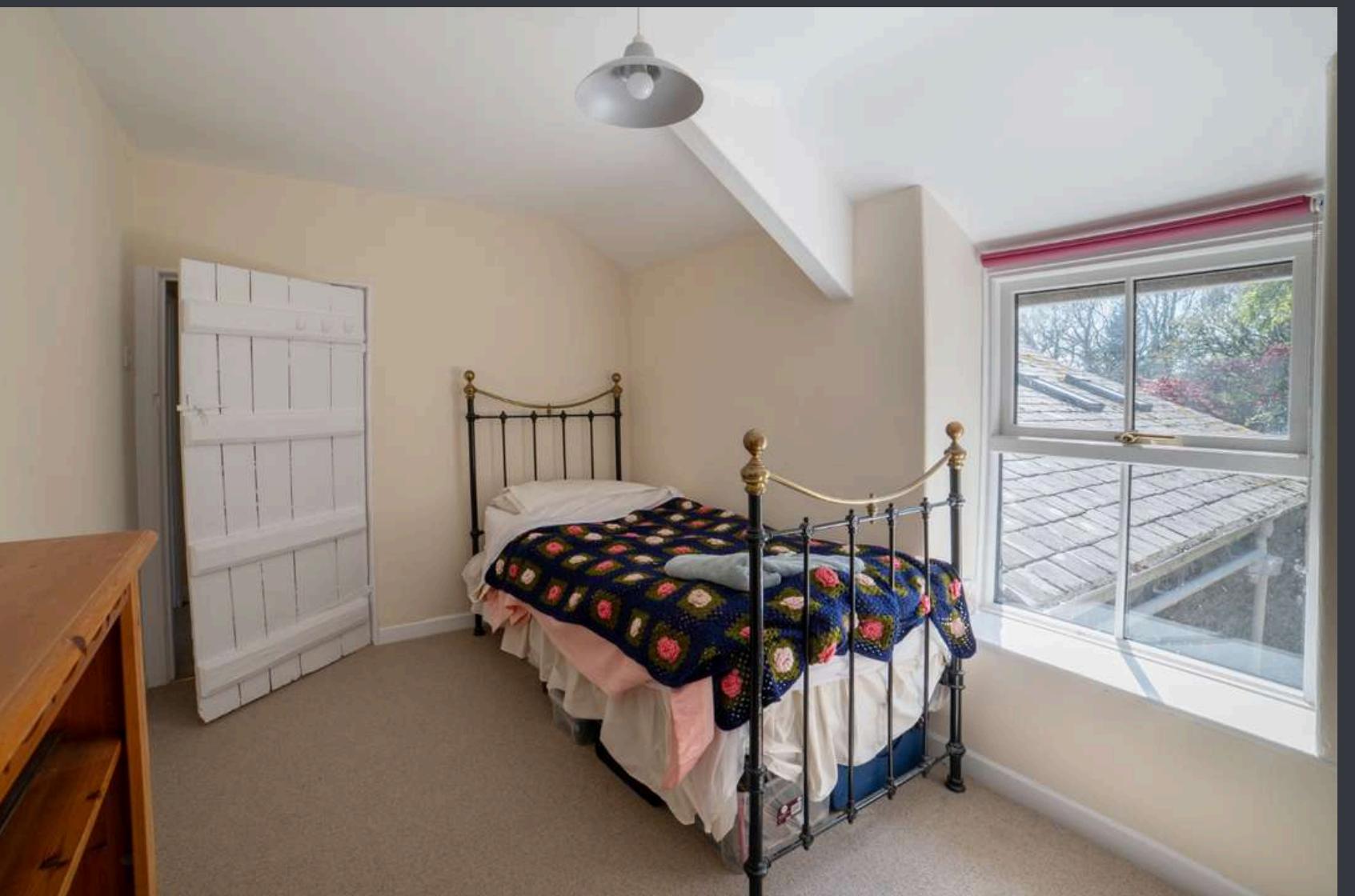


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BEDROOM THREE (5.55m x 2.90m)

Another large double bedroom, this one at the rear of the farmhouse has two sash windows that look out over the perfectly appointed rear courtyard. Built-in storage provides practicality.

STUDY/BED FIVE (5.49m x 2.89m)

A window to the front provides a distraction from studies in the shape of the elevated view over the land. Another open fireplace and quality oak flooring help make working from home a pleasure. This space could easily be used as a generous bedroom or even as a bit of both.

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EXTERIOR

The grounds of Frongog Farmhouse extend to approximately five acres of enchanting Welsh countryside, providing an idyllic backdrop to everyday life. A beautifully paved patio area, ideal for al fresco dining and elegant outdoor entertaining, serves as a natural extension of the living spaces—perfect for hosting summer soirées or enjoying peaceful morning coffees. To the front, a manicured lawn garden with a charming rotating summer house offers a peaceful retreat, framed by a delightful collection of mature fruit trees, vibrant flowering plants, and a thriving vegetable patch that reflects the property's self-sufficient charm. Meandering pathways lead to a picturesque pond, their glassy surfaces reflecting the sky and surrounding greenery, creating a tranquil sanctuary alive with birdsong and gentle rustling leaves. A secluded orchard is home to the current owner's bee hives—a haven for pollinators, where wildflowers bloom in a soft palette of golds, purples, and greens, adding both colour and life to the landscape. The surrounding landscape is a painterly expanse of rolling hills and open skies. Countryside views stretch uninterrupted in every direction, changing with the seasons—from the deep greens of summer to the warm ochres and russets of autumn—inviting you to slow down, breathe deeply, and savour rural life at its most beautiful.

IMPORTANT INFORMATION

TENURE Freehold

Council Tax: Band (F)

SERVICES The property is connected to mains water, electricity, and drainage and oil central heating

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	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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