

## Llanbadarn Fawr



Viewing Arrangements  
Strictly by appointment  
through Alexanders



## Llanbadarn Fawr

Asking Price £960,000

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.

Frongôg Farm is accessed via a tree-lined lane with only seven other homes in the vicinity. The golden flint gravel driveway provides parking for more than five vehicles and gives a pleasant ground cover and satisfying sound as you park. This area is fringed with an array of colourful and fragrant plants and trees. A five-bar gate leads to the property itself and opens into the front garden with stunning views across the Rheidol Valley and beyond.

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### ENTRANCE

There are two main entrances to the farmhouse. The first is through the conservatory and the second through a stable door into a small boot room.

### CONSERVATORY (2.92m x 4.18m)

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. It also provides an all-weather place of relaxation to fully appreciate the magnificence of the Welsh countryside. A substantial oak front door leads to the entrance hallway and patio doors offer access to the snug.

### FRONT HALLWAY

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

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#### **LOUNGE (5.34 x 4.91m)**

An original inglenook fireplace houses a log burner which serves as the heart of the room, while the preserved bread oven is a reminder of the history of this home and a different way of life. French doors lead out onto the front patio with views across the gardens and surrounding hills in the distance. A further window allows you to see out on the side garden.

#### **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. Low original slate 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 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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### 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. Doors provide access to the adjoining lounge and store room.

### STORE ROOM (2.40m x 2.70m)

The tiled store room and adjoining downstairs toilet with a handbasin and fitted cupboards provide a very convenient ground floor living space.

### BOOT ROOM (1.84m x 2.67m)

The boot room is accessed from the outside through a stable door and gives access to the kitchen, the barn conversion and the utility room. The characterful space features quarry-tiled flooring, exposed beams, stone walls and a front-facing window.

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#### **UTILITY ROOM (3.55m x 2.67m)**

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 provides access to the rear courtyard. An original door opens out into the rear courtyard.

#### **ATTACHED BARN CONVERSION**

This space, which is accessed through the Boot Room, forms part of the living accommodation of Frongôg Farm. It has been rented out in recent years under an occupation contract, but currently is used as a downstairs storage facility and upstairs games room.

#### **KITCHEN / LIVING (5.20m x 3.41m)**

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

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#### FIRST FLOOR (5.49m x 9.40m)

A stunning first-floor area is currently used as a games room, but could also be used as a bedroom and en-suite bathroom, featuring quality oak flooring, exposed original beams, and all lit by a range of bespoke custom-made roof windows giving light and space.

#### BATHROOM

Oak flooring invites a sense of grounded luxury, while the walk-in shower and freestanding jacuzzi bath 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 down lights 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 part 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 cobble floor and ventilation slit openings. 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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#### **FRONT STAIRS LEAD TO: FRONT LANDING**

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

#### **MASTER BEDROOM (5.49m x 4.55m)**

A spacious and light bedroom with a full-length window that provides a spectacular elevated view of the Rheidol Valley and the Cambrian Mountains. Exposed vaulted beams enhance the feel, while steps lead down to the en-suite bathroom, offering both luxury and convenience.

#### **EN SUITE (2.28m x 4.55m)**

An elegant oak-floored bathroom featuring a show stopping freestanding cast-iron bath with attractive claw feet - another interior checklist 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 small window provides a view of the side garden.

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#### **BEDROOM 2 (5.49m x 2.89m)**

A single bedroom with views down the valley. It is currently used as an office.

#### **BACK STAIRS LEAD TO: BACK LANDING**

A useful space with a large fitted bookcase and light from a large Velux window.

#### **BEDROOM 3 (5.49m x 5.45m)**

This bedroom also faces out to the front and allows those views to greet you in the morning. This room is bright and light and has a wonderful atmosphere with exposed 'A frame' beams together with extensive built-in storage cupboards. The bedroom has its own en suite shower room.

#### **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 toilet.

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#### **BEDROOM 4 (4.48m x 2.45m)**

A neatly presented bedroom boasting a built-in storage cupboard, and a window offering views over the back of the house.

#### **BEDROOM 5 (5.55m x 2.90m)**

A double bedroom with two windows that overlook the rear courtyard. It has a built-in storage cupboard.

#### **HISTORY OF FRONGÔG FARM**

The earliest recorded habitation at the site of Frongôg Farm appears on a mid-18th century topographic map held in the National Library. At that time, it was named Frongôf—meaning hill of the smithy—and predates both the construction of the railway and the later development along Fronfraith Lane (known locally as "Conker Lane"). The name was later changed to Frongôg, hill of the cuckoo, likely around the time Plas Frongôg was built (1876). Elements of the original building are still present throughout the farmhouse. In the lounge, the large inglenook fireplace features a substantial oak beam, remnants of traditional annual lime-washing, a brick-lined side oven, and blackened walls bearing witness to long-extinguished fires. Exposed original ceiling oak beams in the lounge suggest the use of reclaimed timber—possibly sourced at that time from the nearby working shipyards. Frongôg Farm underwent significant expansion in the early Victorian period, including the addition of a slate-roofed kitchen with its own inglenook fireplace and flanking brick-lined ovens. Later in the Victorian era, further modifications were made to the front of the house, including the addition of the first floor bedrooms.

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### EXTERIOR

The grounds of Frongôg Farm 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. A five-bar gate opens into the two fenced paddocks, which at times are covered with a dazzling display of wild flowers that provide a soft palette of golds, purples, and greens, adding both colour and life to the landscape. The paddocks contain an interesting selection of mature trees including sweet chestnut, white beam and lime. A mown pathway descends gently to a picturesque pond with its glassy surface reflecting the sky and surrounding greenery, creating a tranquil sanctuary alive with birdsong and gentle rustling leaves. The pond is fringed by yellow iris whereas the central part supports pink water lilies. 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. The wood is natural and therefore supports many nesting birds including red kite and woodpecker. The ground cover of wood in spring is a blanket of early snow drops, then daffodils and finally bluebells.

### VENDORS COMMENT

During our very long stay at Frongôg Farm we have modernised the property, but retained nearly all of the original historic features. It has been a fantastic family home and we have thoroughly enjoyed the unique, ever-changing, seasonal views of the Rheidol Valley.

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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**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND : (F)**

**Services :** The property is connected to mains water, mains electricity, and private septic tank drainage, oil fired central heating.

**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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