



# TY YFORY

Llanfair Road | Lampeter | SA48 8JZ

FINE & COUNTRY

TY YFORY

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Fine and Country West Wales are delighted to offer the unique residence of Ty Yfory onto the market for the first time since its construction. This unique property resembles a property which was built in the 1930s is actually a 1991 Passive Solar House, which is built on a plot of approximately one acre with gardens, leading onto the River Teifi.

Situated in between Lampeter and Llanfair, the property is in a rural lane and offers interesting accommodation on various levels, enjoying the space and position.

To the ground floor, there is a large entrance hall, study / reception room, music room, a very attractive kitchen / dining room / sitting room and to the rear of the property, which in turn also leads on to a conservatory / vinery.

The accommodation to the first and second floors is flexible with potentially six bedrooms but could be additional sitting room / study area.

To the outside, there is a garage and beautiful gardens in this wonderful location. A truly spectacular opportunity to purchase a very different property in a great location. We recommend an early inspection as soon as possible.



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## Vendor Interview:

'Ty Yfory' is Welsh for 'House of Tomorrow', and that name exemplifies the balance of a progressive house integrated beautifully into the Welsh countryside.

The house is flexible for living, working and entertaining, yet surprisingly cosy. Five bedrooms are complemented by a work studio, reading room, and main floor sitting room with wood fireplace, and that's before considering the larger farmhouse-style kitchen and well-lit conservatory that form the heart of the home. A passive solar design and strong ecological design principles add to an experience that's modern, yet homely and comforting.

The land around the house is practical, beautiful and extremely well cared for. An expansive organic garden with a greenhouse sits beside flourishing ponds, garden paths, bird feeders, fruit trees and bushes, and plenty of space to play and relax. Follow the steps down the bank from the patio and you have the river Teifi, weaving through a woodland that's rich in wildlife and a Site of Special Scientific Interest (SSSI).

A modern part of Welsh history has already been established in the house. Dozens of classical music works from renowned composer John Metcalf were composed in the home, in a sitting room that enjoys enough space for a baby grand piano. The feeling of living in Ty Yfory, from the picturesque views across the valley to the lush countryside at the doorstep, is one of peace and tranquillity.

The location is surprisingly practical and connected. Lampeter, just two miles away, has a broad range of community events and shops, including a renowned organic farm shop. Many established walking trails are within walking distance of the front door. The seaside is just a 20-minute drive, providing access up and down the coast to countless expansive beaches. The house is also less than an hour's drive to Carmarthen with its non-stop train services to Paddington, and less than two hours' drive to Cardiff and its international airport.

Important Information: The sale price of £575,000 reflects the need for some updating to the house.

Video Link: <https://youtu.be/FKvq9gp9pu4>

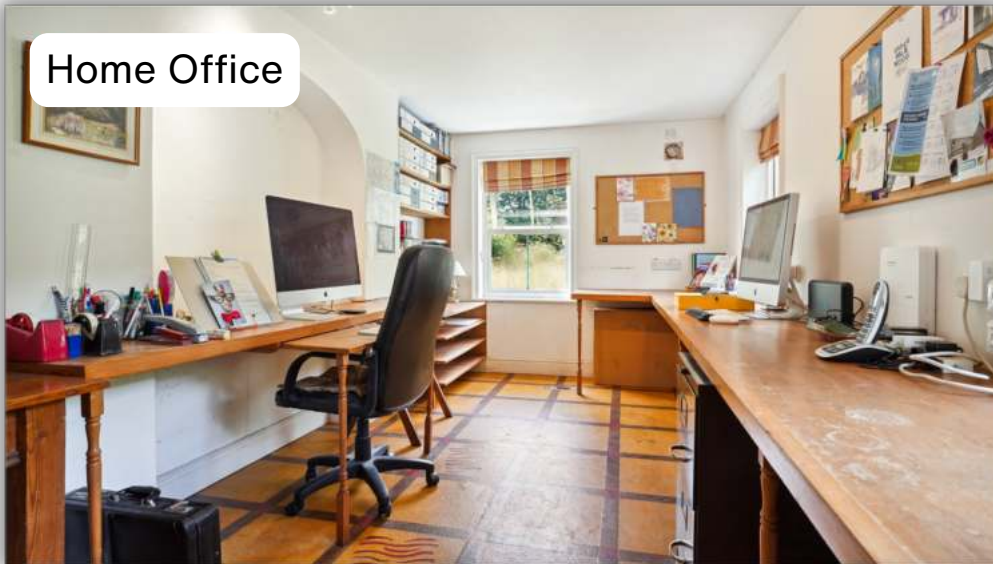
Front Door



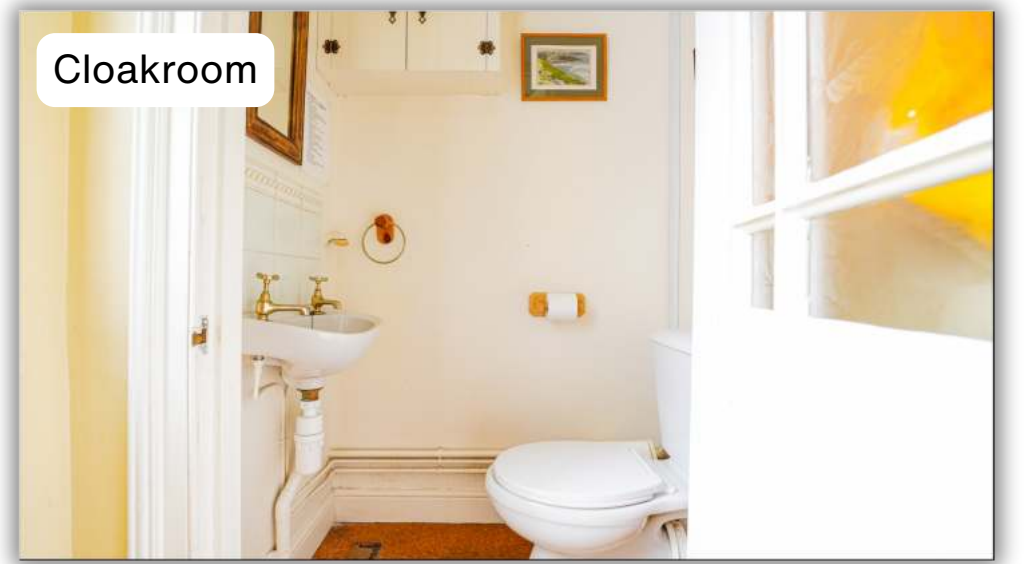
Porch



Home Office



Cloakroom



Utility Room



Entrance Hall



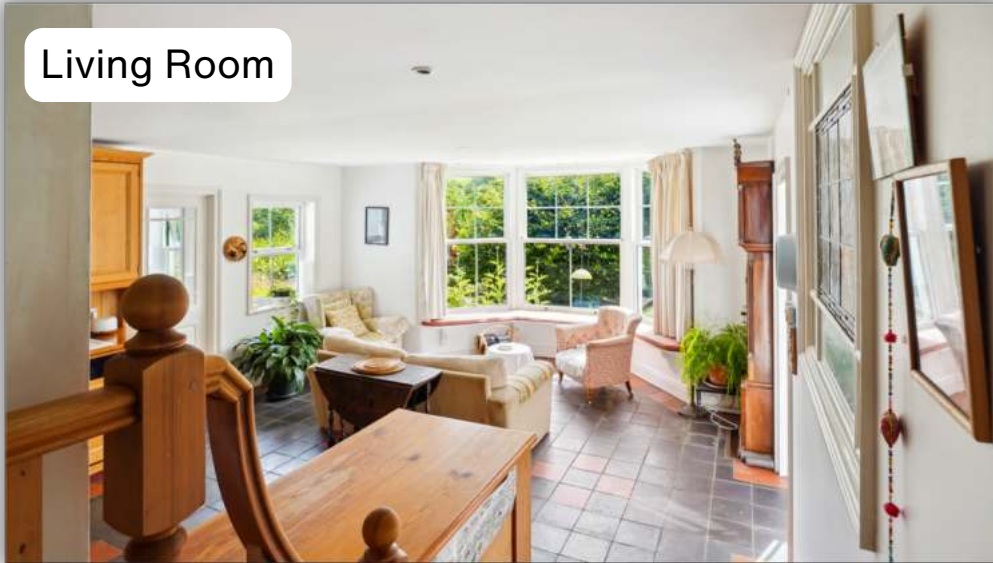
Music Room



Kitchen



Living Room



Conservatory



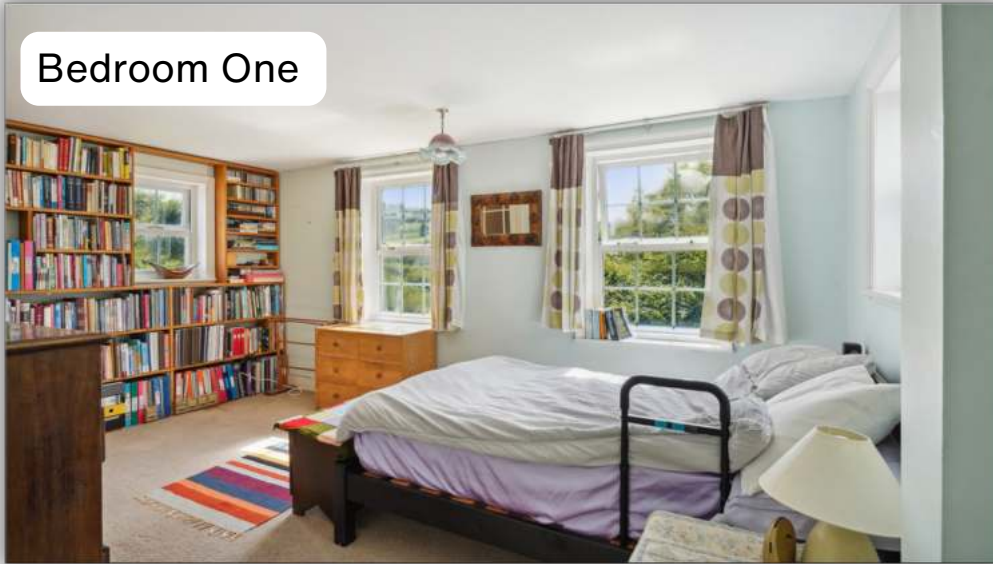
Pantry and Larder



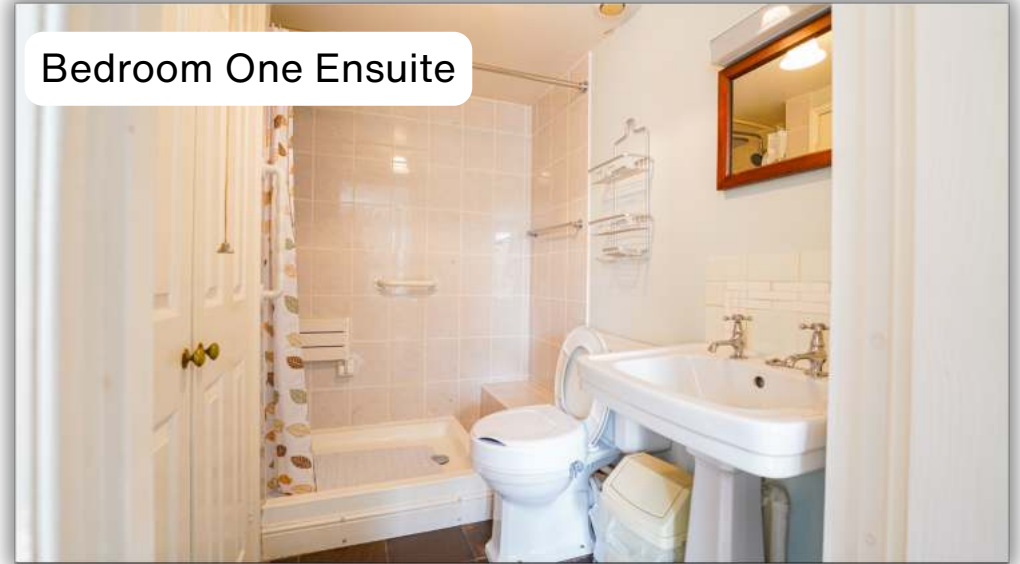
First Floor Landing



Bedroom One



Bedroom One Ensuite



Bedroom Two



Bedroom Three





Bedroom Four



Family Bathroom



Sauna



Second Floor Landing



Bedroom Five



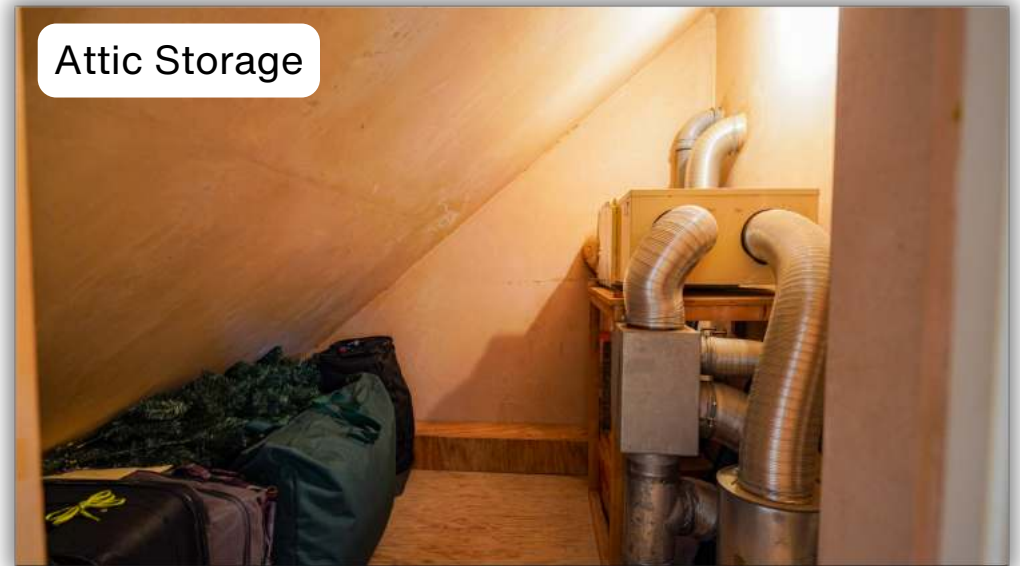
Bedroom Five Ensuite



Bedroom Six



Attic Storage



Garage



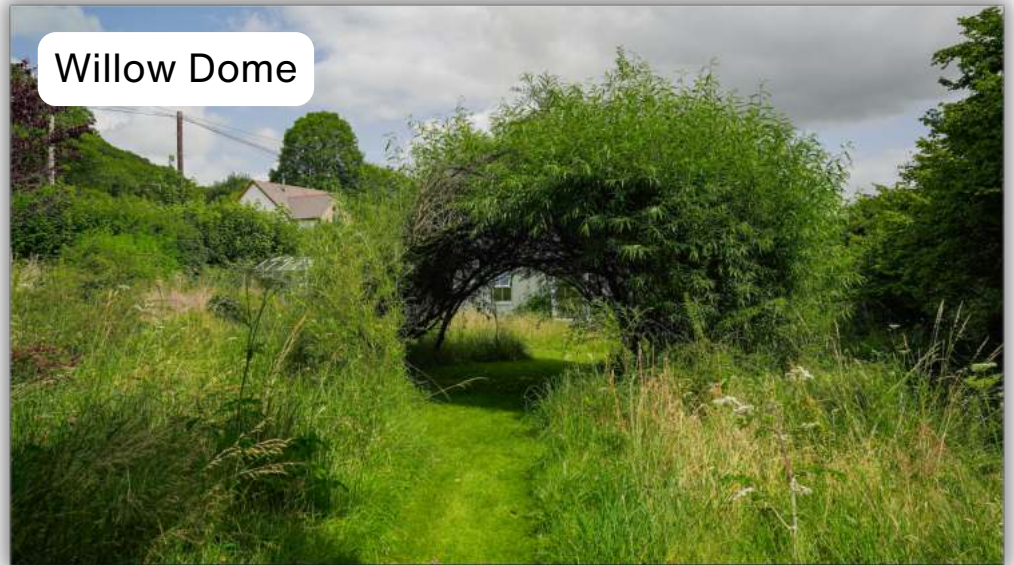
Garden Patio



Garden

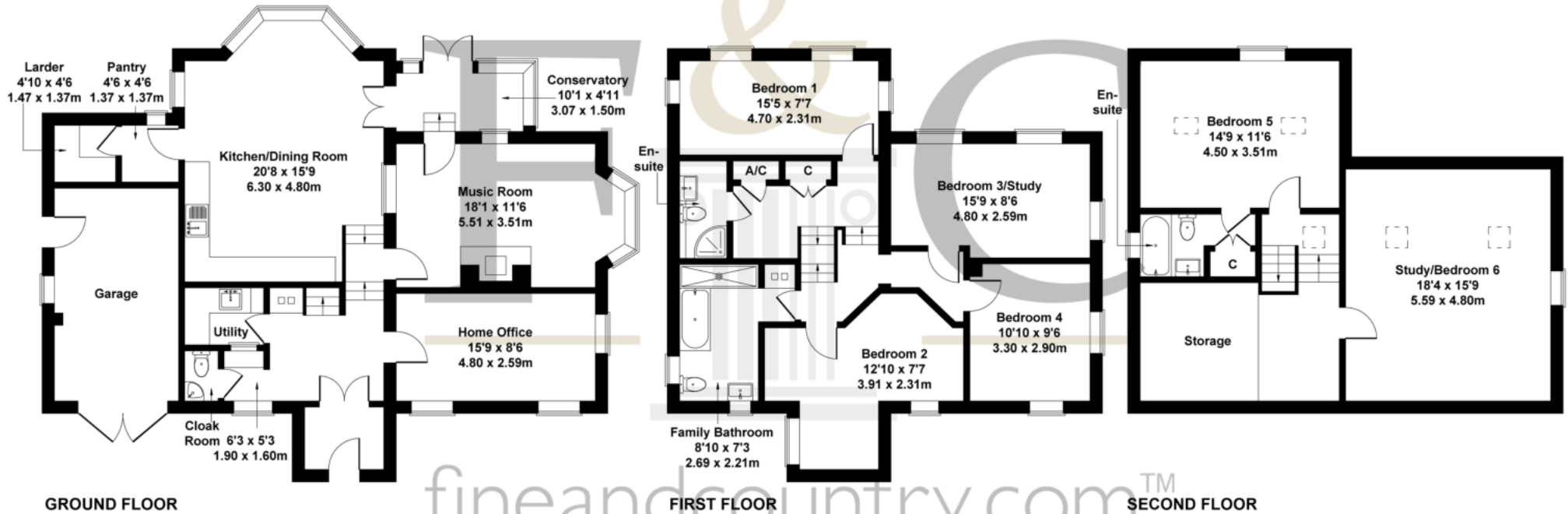


Willow Dome



# Ty Yfory, Llanfair Road, Lampeter, SA48 8JZ

Approximate Gross Internal Area  
2476 sq ft - 230 sq m  
(Excluding Garage)



fineandcountry.com<sup>TM</sup>

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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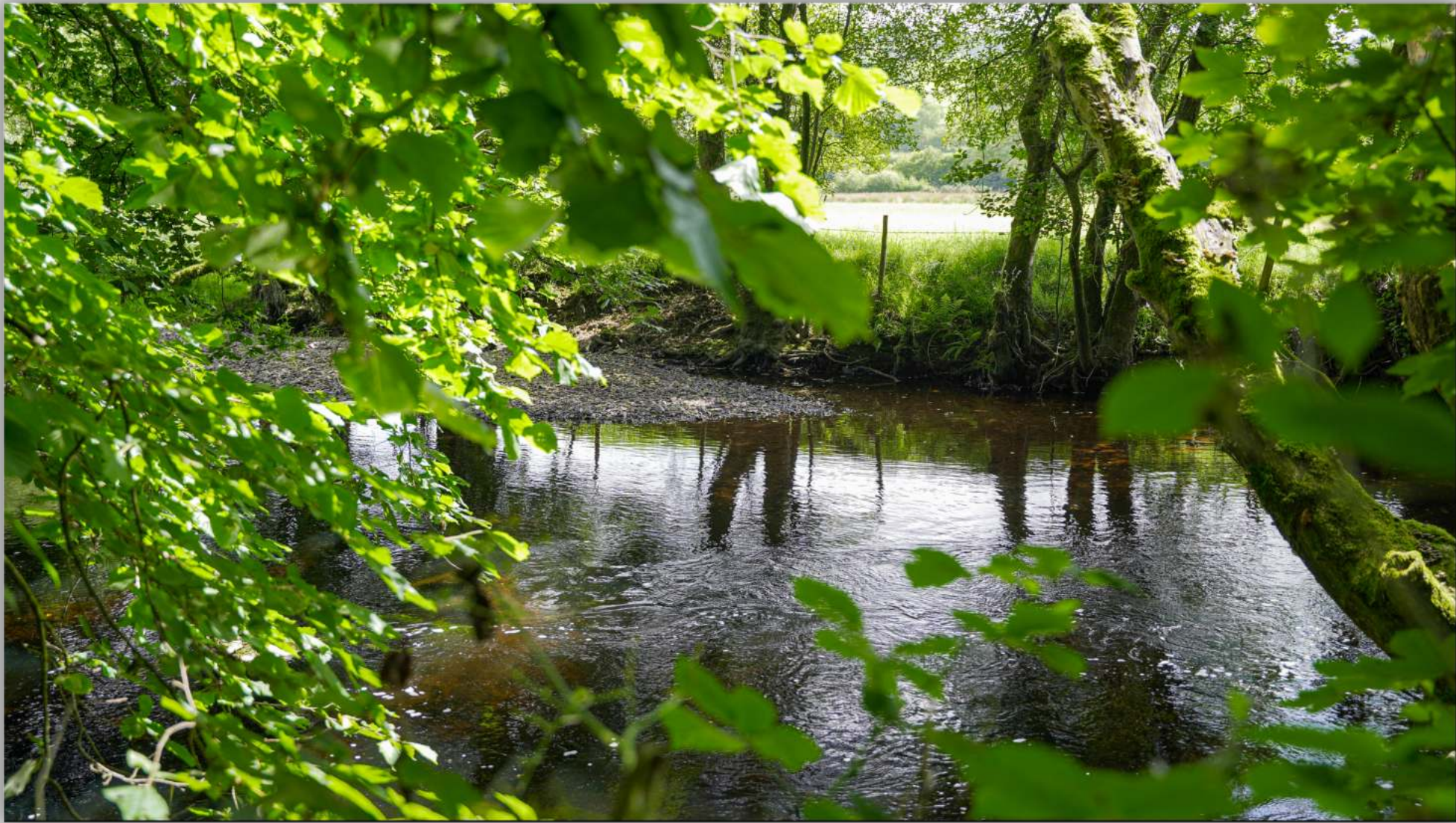
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