



WINDRUSH HOUSE

Llanrthystud | Ceredigion | Wales | SY23 5DW

FINE & COUNTRY

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Windrush House is a detached six-bedroom stone-built Victorian former vicarage with a Coach House conversion nearing completion, comprising two holiday cottages each with two ensuite bedrooms and artist's studio.

Set in just under three acres of mature garden and woodland incorporating part of the Wales Coastal Path system, Windrush is the former vicarage for the coastal village of Llanrhystud and dates from 1872. The house has been lovingly restored and improved to modern standards but without losing any of the original features and unique character of this Victorian property.

Situated at the edge of the village, up a short private drive and lane off the main coast road, it has views across the village towards the sea and to open countryside yet is conveniently near to the village services including: a shop and post office; café; the Black Lion pub and restaurant; a church and chapel; village primary school; a petrol station with small supermarket.

The house is a few minutes from the Llanrhystud four star and Green Coast Award rated beach; there is a golf course and private leisure club with pool and gym a short walk away and opportunities for both river and sea fishing; the woodland and garden grounds are home to Buzzard, Rook and Dove families as well as visiting Red Kite, Woodpecker, Swifts, and many varieties of smaller garden birds and butterflies.

The main house has a large kitchen with range cooker and separate breakfast room with a Rayburn. In addition, there are three other generous reception rooms, utility room with sink and toilet and four large useful cellars running the length of the house. The double width staircase leads upstairs to four large double and two single bedrooms (one ensuite) and a family bathroom. There is a second smaller staircase at the opposite end of the landing. The main attic, accessed via fold down steps, has flooring, lighting and two Velux windows. The heating system is oil fired, running from a Worcester boiler, still under guarantee. Mains supply water and electricity, LPG gas for the cooker, private sewerage.





The former Coach House and stables of the Old Vicarage was granted full planning permission and all building stages have been completed and fully approved by the Building Inspector to just beyond First Fix. Whereas the main house has preserved the Victorian design features, the old Coach House building has been reimagined to reflect modern living and make the most of the beautiful rural context of the property by the use of glass and wood. The accommodation is designed to offer flexibility and a variety of possible finishes but at present is configured as two 'cottages': *Woodland* and *Garden*. Each has 2 ensuite double bedrooms; *Garden Cottage* has one bedroom on the ground floor designed with extra wide entrance and wet room then on the first floor a very large bedroom with a galleried sitting room / studio space that offers beautiful views across the garden and hills beyond. In *Woodland*, the main ground floor room has a full height vaulted ceiling, a staircase leading to sweeping curved mezzanine, while tall arched windows bring maximum light into this impressive potential creative studio and living room space. The other end of the living space has a stable door opening into a covered veranda and winding stone steps leading to a sheltered seating area, then on to a secluded deck. *Woodland* kitchen space is designed to open up into the West courtyard with double doors. *Garden* has a conservatory style living room with windows on three sides, space for small kitchen and dining room and double doors opening onto the East courtyard, the small orchard and vegetable garden beyond.



Outside: The garden has been landscaped and planted to create a series of spaces for relaxing and eating. There are 12 different such areas throughout the garden. The garden looks particularly lovely in Spring as planting along the drive includes Daffodils, Cyclamen, Ornamental Cherry, varieties of Crab Apples, Crimson King Acer, Rowan, Oak; Pine and False Acacia. At the start of the drive there is a large, dry wood lap shed for the mowers and larger garden tools (entirely constructed from one of the garden pines after it had to be felled).

The main sloping garden faces south- east and is in the sun from dawn until early evening. It is partly laid to lawn but designed to be relatively easy to look after, informally and naturally arranged with herb filled borders, shrubs a small pond and bog garden, specimen trees and a series of sitting and eating areas.

There is a decked pergola with wisteria clematis and jasmine; a series of small borders against the remnants of the old Victorian wall, planted with a mix of flowers and herbs, lead to an upper tiled patio surrounded by Fatsia, Hazel, Magnolia, Walnut, Pear, Fig and a group of mature Silver Birch.

Bordering the field below is the summerhouse and garden shed/workshop fully equipped with electrical power points, hot and cold with running water, toilet and sinks. The shed looks out on a decked area and border with Hibiscus, Monkey Puzzle tree, Palm and a Bamboo grove.

Between the main garden and the house there is yet another decked area for sitting, surrounded by a planted low wall, winter flowering cherry and herbs. The whole garden is planted in a free manner, to need minimal maintenance, with shrubs, herbs and trees that allows it to blend naturally into the woodland above and the landscape surrounding it which in early Spring is ablaze with gorse, hawthorn and sometimes fox gloves.

From Windrush it is just nine miles to the University and seaside town of Aberystwyth; eight miles to the Georgian Harbour Town of Aberaeron; half an hour to Lampeter and to the West Wales Heritage coastline at New Quay; an hour from Carmarthen and the link road to the M4. The local and National bus services all stop in the village and connect to Aberystwyth, Cardigan, Carmarthen, Lampeter and Machynlleth as well as Cardiff and Swansea. From Aberystwyth and Carmarthen there are rail links to Shrewsbury, Birmingham, Manchester, Swansea and London.

Llanrhystud has a flourishing village infants and primary school and there is a dedicated bus service to the secondary schools in Abersytwyth and Aberaeron. The property is connected to fibre optic broad band with BT at 900 Mb and has digital land line in addition.

Click on the links below for the drone and introduction tour:

Introduction: <https://youtu.be/W6-695-muZo>

Drone: <https://youtu.be/4b7iBQ0cZog>

EPC: E

Council Tax Band: F

Broadband-BT Fibre Optic 900 Mb/s



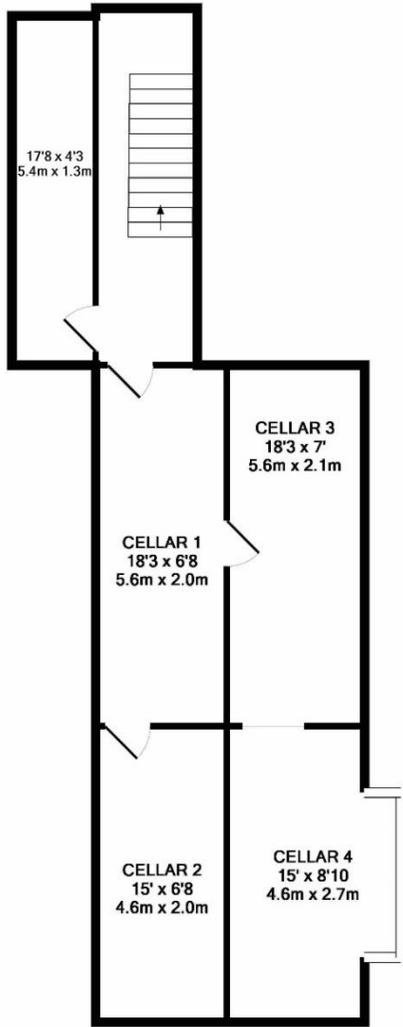




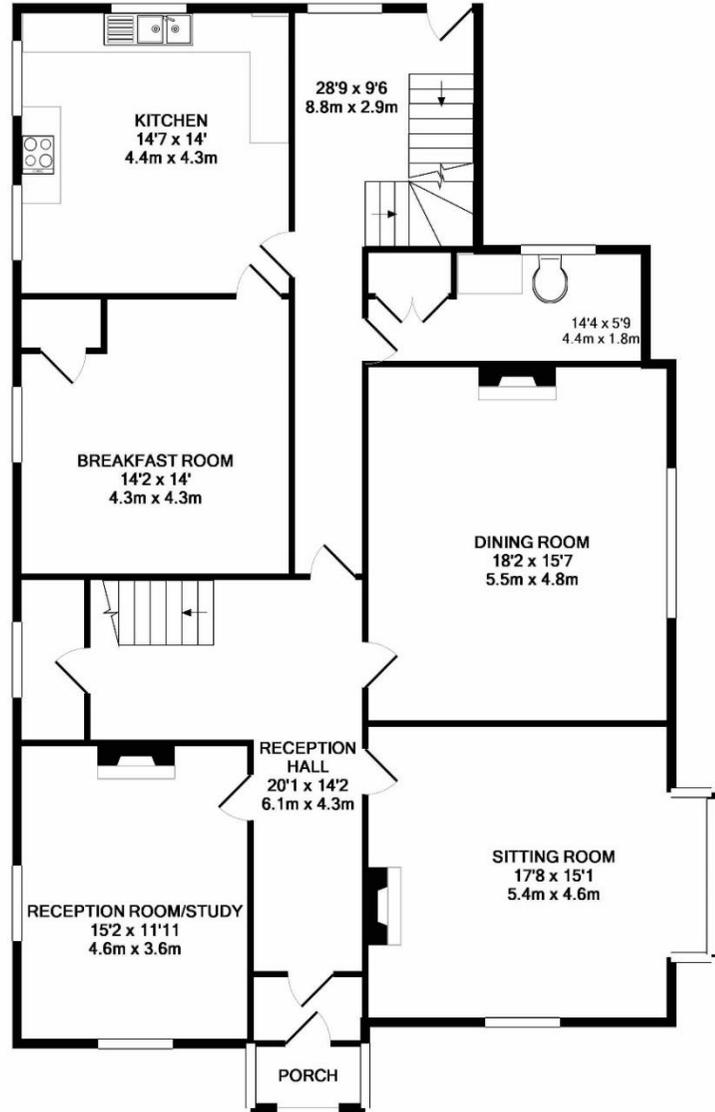




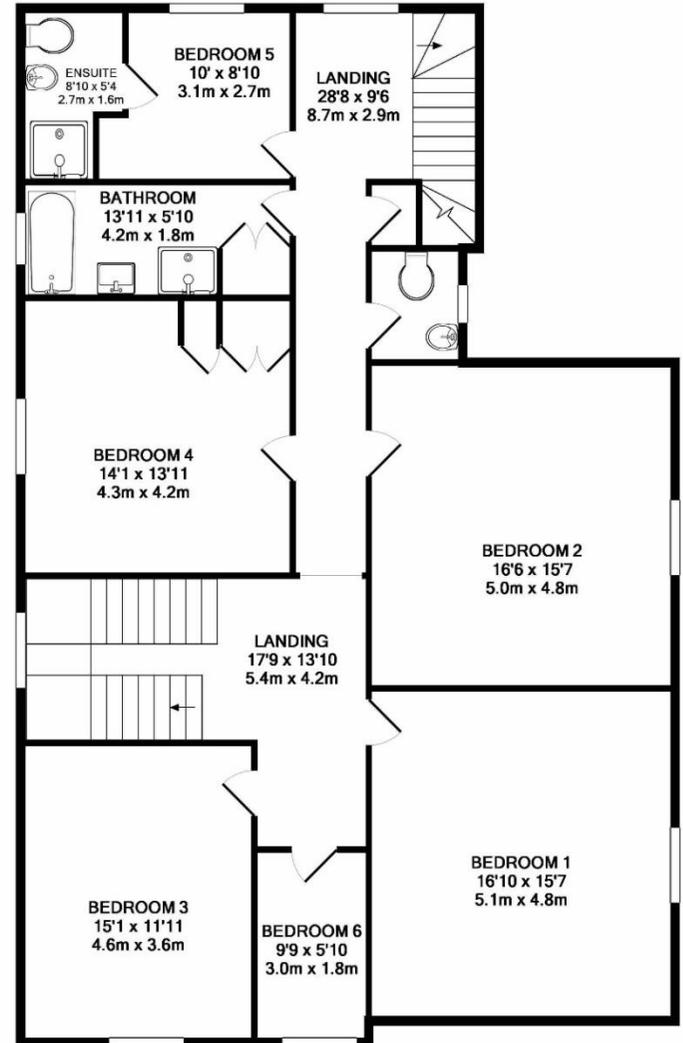




BASEMENT LEVEL
APPROX. FLOOR
AREA 639 SQ.FT.
(59.4 SQ.M.)



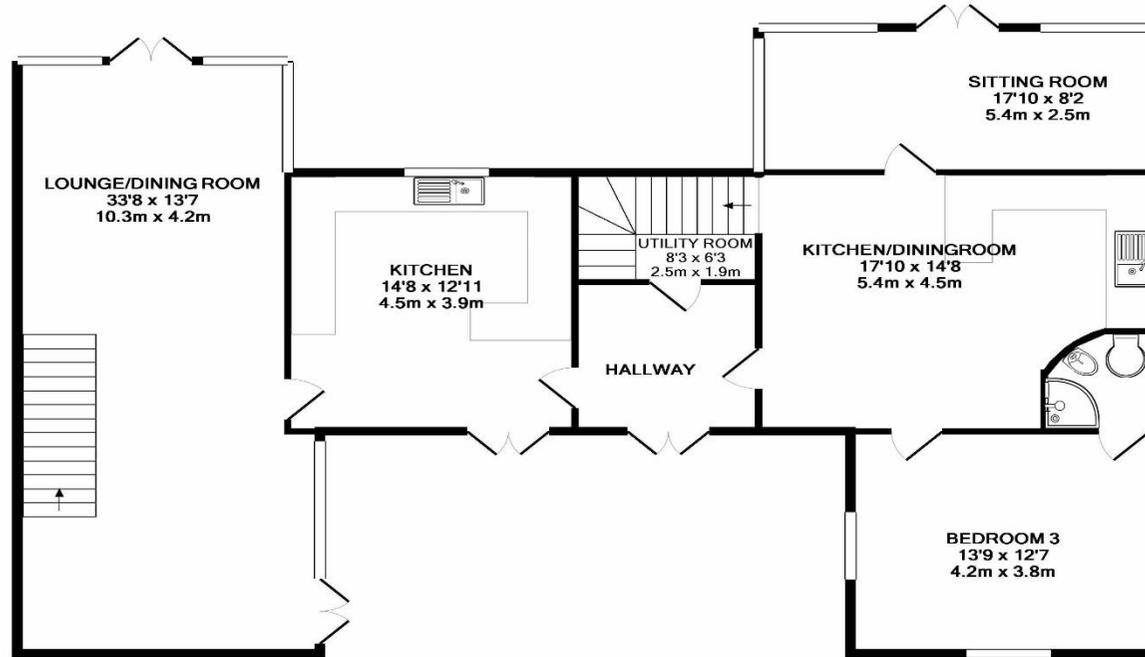
GROUND FLOOR
APPROX. FLOOR
AREA 1637 SQ.FT.
(152.1 SQ.M.)



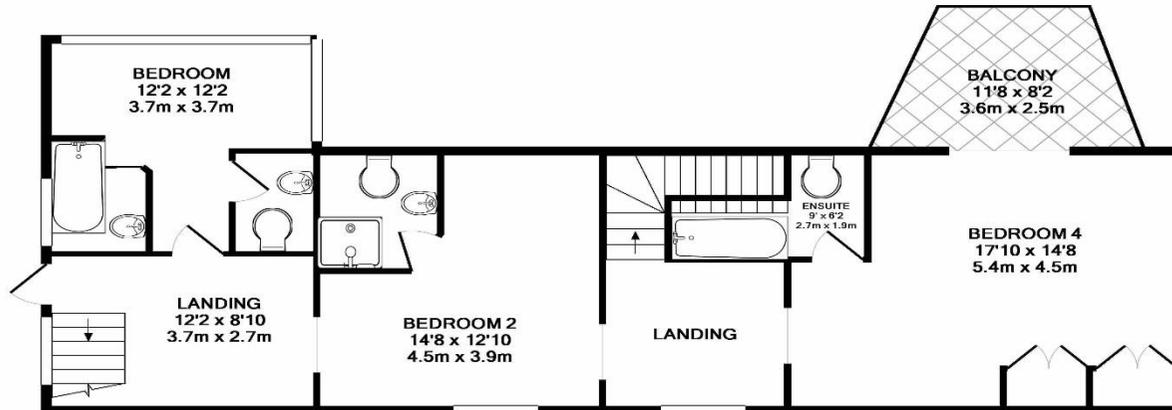
1ST FLOOR
APPROX. FLOOR
AREA 1543 SQ.FT.
(143.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3820 SQ.FT. (354.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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GROUND FLOOR
APPROX. FLOOR
AREA 1320 SQ. FT.
(122.7 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 830 SQ. FT.
(77.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 2150 SQ. FT. (199.8 SQ. M.)

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