



GWELFRO

Penuwch | Tregaron | Ceredigion | SY25 6RF

FINE & COUNTRY

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Fine and Country West Wales is delighted to present 'Gwelfro', a three-bedroom detached single story equestrian home, perfectly located in a serene rural setting just outside Penuwch near Tregaron. This property sits on approximately 11.5 acres and is endowed with great equestrian facilities, making it a haven for horse enthusiasts.

Moreover, it offers a history of dog breeding opportunities. The home affords spectacular panoramic views over the breathtaking Cambrian Mountains, presenting an idyllic backdrop that truly enhances the allure of this home.

The current owners have refitted both the kitchen/breakfast room and the bathroom, creating spaces that blend functionality with modern convenience. The property includes expansive parking facilities, adding to its practical appeal. New owners will discover substantial potential to imprint their personal style on this privately located country retreat.

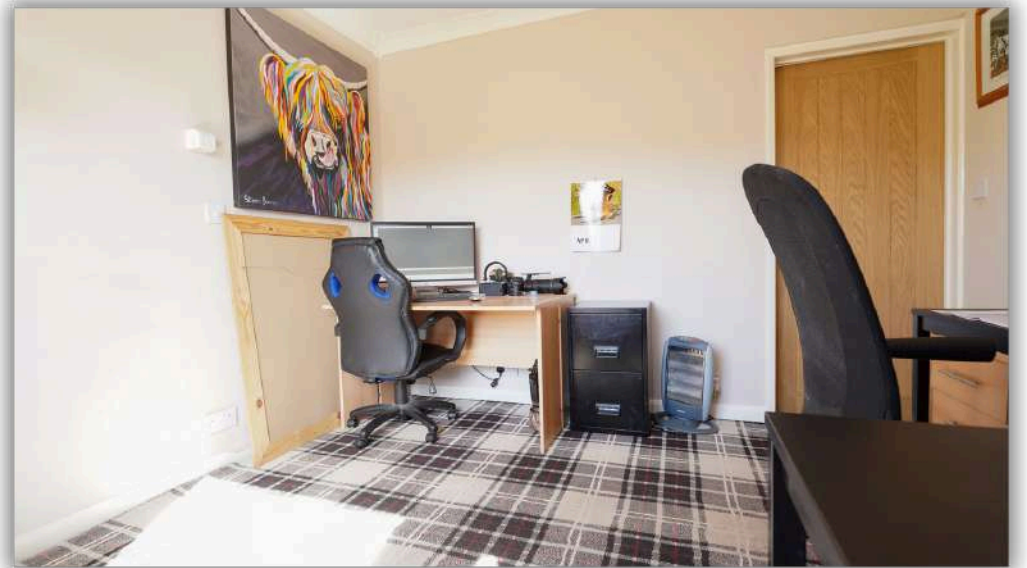
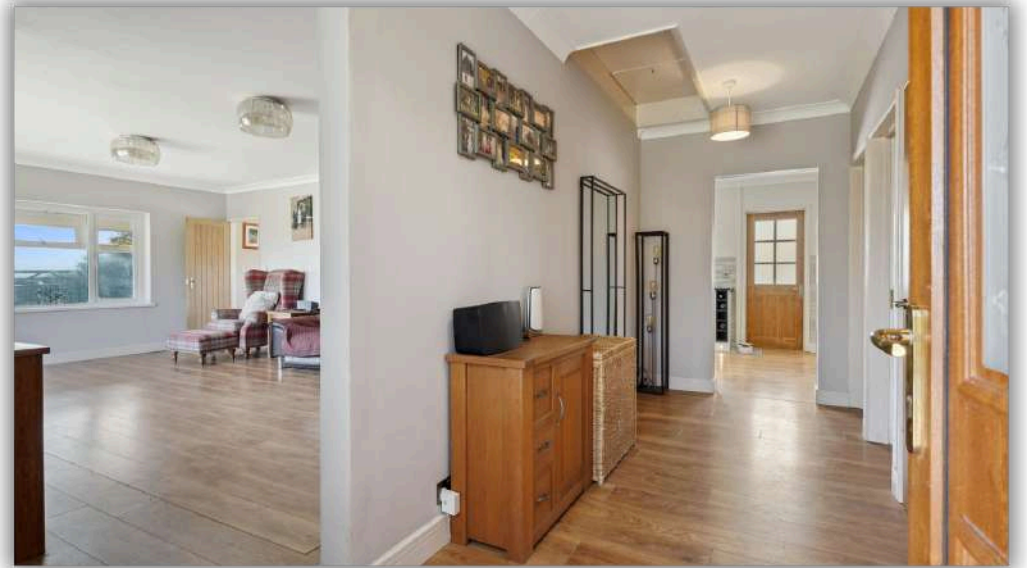
For equestrian pursuits, 'Gwelfro' features a 20 x 40 arena and a 20 x 10 all-weather turnout pen, ideal for year-round training and exercise. Additionally, there is planning permission in place for a 48 x 36 ft barn, promising future expansion possibilities to tailor the facilities to your exact needs.

Viewing is highly recommended to fully appreciate not only the well-appointed accommodation but also the spectacular location and vistas. This single-story country home, enveloped by 11 acres of picturesque landscape, offers a unique opportunity to embrace rural living with all the modern conveniences.



Video Link: https://youtu.be/_fvNa7AP2kg

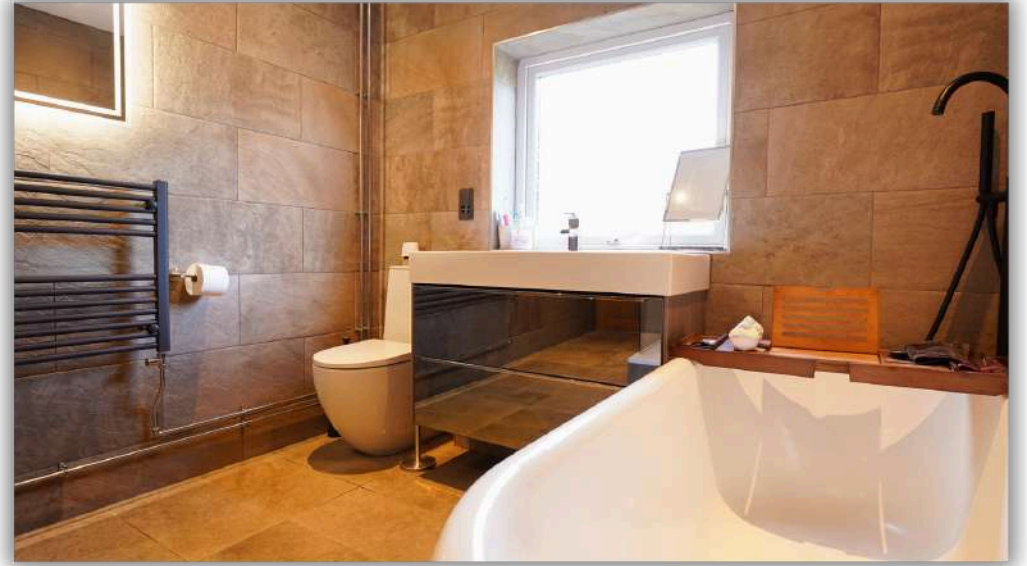
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			



















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