



OCHOR ESGAIR

Penuwch | Tregaron | SY25 6RA

FINE & COUNTRY

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Fine and Country West Wales are delighted to bring the secluded smallholding of Ochor Esgair to the market. This traditional country home is situated in over seven acres of attractive paddocks and mature woodland and occupies an end of lane location close to the popular hamlet of Penuwch, which in turn is close to the traditional market towns of Tregaron, Coastal town of Aberaeron, further south New Quay and further north the main town of Ceredigion and Aberystwyth.

The property offers well presented accommodation which includes study/bedroom four, a cosy living room with woodburner, an attractive kitchen/breakfast room, a large rear sun room with access onto an attractive veranda area. Additionally, there is a downstairs cloakroom and utility room. Upstairs there are three bedrooms and a family bathroom. Outside to the side of the property there is extensive parking giving access to a range of various outbuildings which could be used for a variety of purposes in the future.

The current owners have installed some excellent energy saving features and property including a solar array and various other features including a superior German made Wamsler wood burning stove which also feeds the heat store for the property.

Externally the property offers a wide variety of deciduous and coniferous trees and offers a haven for a multitude of wildlife. In addition there are various opportunities for self sustainability on the property.

Buyers will be delighted to find a property which offers great seclusion but coupled with excellent convenience to local facilities in this idyllic corner of West Wales.

Video QR Code Link:





Vendor Interview:

"Having had the demands of work dictate where we needed to live for over 35 years, we came to a point in life where we decided that the next move would be to somewhere where we wanted to live. Arriving down the welcoming lane to view Ochor Esgair, we realised that this was unlike anywhere else we had seen and was just 'right', and we immediately knew this unboastful place was to be the home we had dreamt of. We wanted somewhere remote yet accessible, wild yet sheltered from the weather, natural yet practical and here we had it all.

Over the nine years we have lived here, we have grown to love this place like an old friend. We have spent countless happy hours enjoying the embrace of the kitchen. Whilst preserving the original character, we have undertaken many modifications to enable modern living and improve energy efficiency and convenience. A bespoke automated system gives the option to use a choice of energy sources to provide hot water and heat to the home. The Wamsler stove warms the house beautifully as well as feeding the heat store from surprisingly frugal amounts of well dried fuel from the land. The woodland itself is really special. It is intended to be beneficial to nature, with a variety of native deciduous and coniferous trees interspersed with grassland and understory to provide a supportive habitat to various species from insects to amphibians to reptiles to mammals and birds, with owls, kites, buzzards and even migratory woodcock being regular visitors. There are several spots to simply sit out, relax and watch wildlife do its thing. The addition of a home and run for chickens, pigs and a large polytunnel with irrigation, give flexible possibilities for self-sufficient living, and water for these can come from either mains or the captured spring/hydrant pump/gravity system as preferred. Dog walks along the miles of quiet beach, a very few minutes drive away are just magical.

Now that we're heading towards retirement, we must accept that it will soon be time for us to hand over this special place to the stewardship of the next owners. We would love someone to come to know and love this place as much as we have. There is a sense of timeless history here, yet every day is subtly different, as the flora and fauna change with the weather and seasons. We've had some great times in this place, and the recently built 'lockdown-proof' outdoor verandah and kitchen area (which we've jokingly dubbed 'Cafe Corona') as a fab all-weather entertaining space to share your home, drinks and wood-cooked food with those you love"



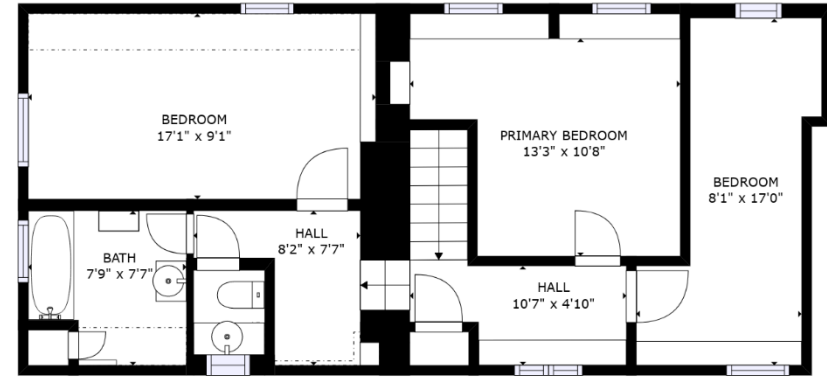
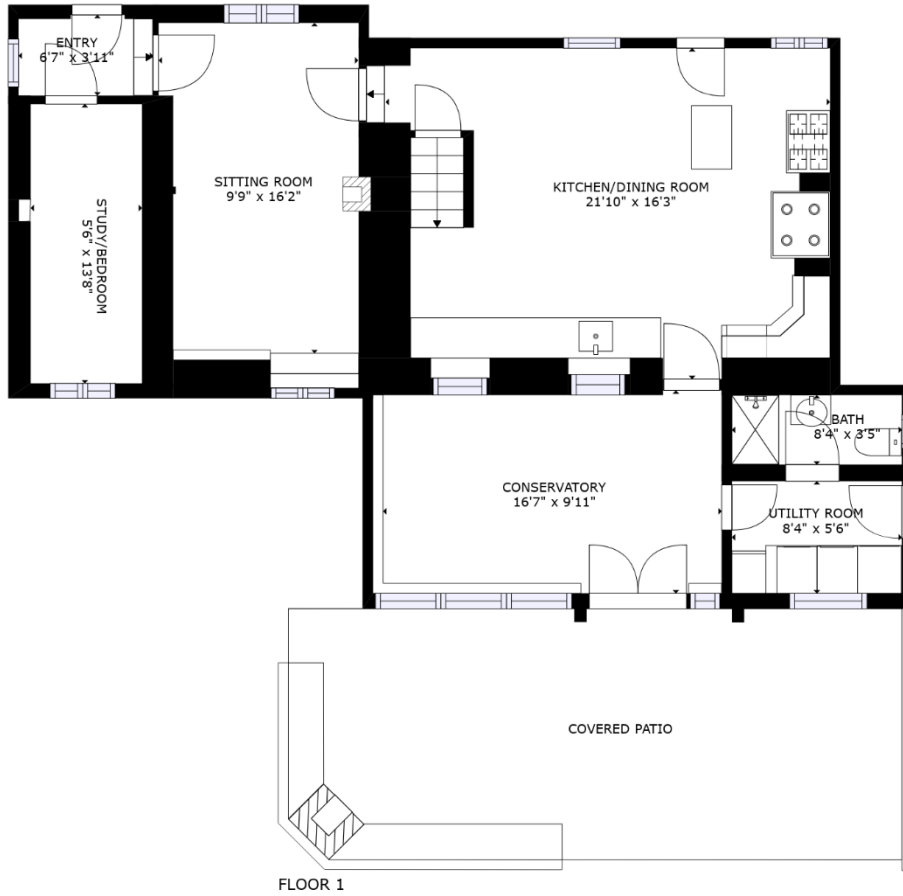












GROSS INTERNAL AREA
 FLOOR 1: 770 sq. ft, FLOOR 2: 610 sq. ft
 EXCLUDED AREAS: , CONSERVATORY: 167 sq. ft
 PATIO: 368 sq. ft, REDUCED HEADROOM BELOW 1.5M: 44 sq. ft
 TOTAL: 1380 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Fine & Country West Wales

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