



Mount Hazel
Pontrhydygroes | Ystrad Meurig | Ceredigion | SY25 6DQ

FINE & COUNTRY

MOUNT HAZEL



Mount Hazel offers a fabulous opportunity to purchase a grade-two listed five bedroom Georgian country residence in a magnificent West Wales rural location.







KEY FEATURES

Offering elevated and beautiful views of the surrounding countryside the property is located in a stunning setting with a very secluded aspect, with lovely formal gardens and also good equestrian facilities and excellent local riding possibilities.

The main property offers beautifully presented 5 bedroom accommodation with three elegant reception rooms, with a modern well-presented kitchen breakfast room, with all rooms offering generous proportion. In addition to these reception rooms, there is a Utility Room and usefully a good-sized cellar too.

On the first floor, there are four good sized bedrooms, three of which have en suites. On the second floor, there is a large suite of rooms currently used as a spacious apartment. This apartment has a sitting room, study area, large bedroom with an en suite and dressing area.























KEY FEATURES

Included in the sale, is the very profitable luxury, two-bedroom property, 'Wisteria Cottage', which is a sought-after destination for holiday accommodation clients looking to enjoy the natural beauty of the West Wales countryside. This property could also offer a multi-generational purchase an ideal opportunity to live independently of each other in style.



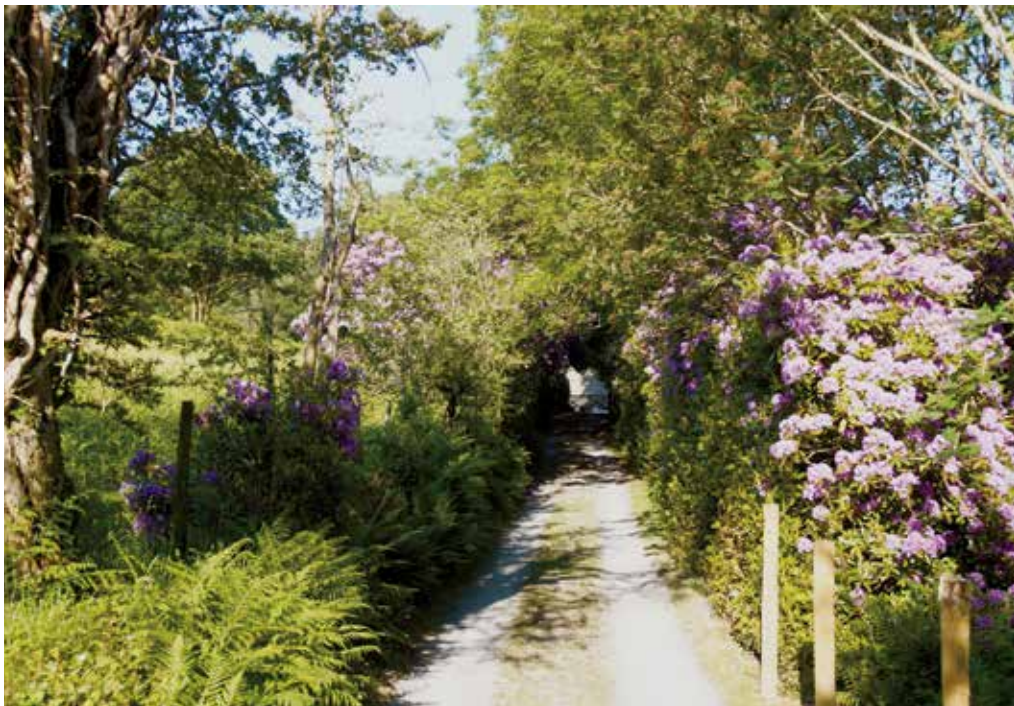




KEY FEATURES

Outside, there are magnificent formal gardens, as well as attractive paddocks with amazing views, in total, the land equates to around 8 acres. The paddocks are ideal for equestrian facilities and already include a field shelter.

Mount Hazel offers the opportunity for a client to purchase an amazing property with a proven income source in a spectacular Ceredigion location. Viewing is highly recommended.





Mount Hazel, Pontrhydygroes, Ystrad Meurig, SY25

Approximate Area = 4430 sq ft / 411.5 sq m (includes garage)

Limited Use Area(s) = 232 sq ft / 21.6 sq m

Outbuildings = 997 sq ft / 92.6 sq m

Total = 5659 sq ft / 525.7 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2021. Produced for Fine & Country West Wales. REF: 728507

EPC Rating: C



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FINE & COUNTRY

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