



# BRYN VILLA

Ystrad Meurig | SY25 6AD

FINE & COUNTRY

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A Charming Country Smallholding with Character Farmhouse, Versatile Outbuildings & 15 Acres of Idyllic Land

Spectacular Location | 3 Bedrooms | Approx. 15 Acres

Set in a landscape rich in history and natural beauty, this captivating smallholding presents a rare opportunity to embrace a peaceful rural lifestyle — just 11 miles from the vibrant university town of Aberystwyth.

Accessed via a splay-gated driveway framed by natural stone walls, the property opens into a spacious, open-plan yard and is nestled within approximately 15 acres of gently rolling pasture. At its heart lies a traditional stone-built farmhouse, which dates back to the early 1900s, offering comfortable family living in a wonderfully tranquil setting.

The property includes:

- Detached, characterful farmhouse with three bedrooms
- Open-plan kitchen/living area ideal for modern family life
- Benefits from a combination of modern air source heating and traditional wood burners
- A selection of multi-purpose farm buildings and sheds
- Direct access to scenic cycle routes and countryside walks
- Far-reaching views across the surrounding hills and farmland

Located in Ystrad Meurig, close to the historic ruins of the 12th-century Strata Florida Abbey, the setting is as enchanting as the home itself. This region is steeped in Welsh heritage and renowned for its wildlife, including regular sightings of the iconic Red Kite.





### Outbuildings & Land

The property benefits from a selection of traditional and versatile outbuildings, offering scope for a variety of practical or creative uses (subject to any necessary consents).

A solid stone and slate multipurpose farm building includes:

- Tool store (5m x 4m) – with power, lighting, and a window to the front
- Garden tool store (4m x 2.73m)
- Workshop/store shed (5m x 9.3m) – incorporating part of the original structure with stairs to a loft above
- Lean-to (5.74m x 2.67m)
- Attached garage (6.46m x 2.72m)
- Chicken shed (3.45m x 2.8m) – constructed with corrugated iron dome sheets
- Three-bay open-sided hay barn – ideal for machinery or fodder storage

### The Land

Extending to approximately 15 acres, the land is arranged into four enclosures of mixed grazing quality. Certain areas are well-suited to hay or silage production, with the gently sloping terrain providing excellent usability throughout the year.

The land surrounds the home and is bordered by a council-maintained road. It also offers direct access to the Ystwyth Cycle Path — a scenic route along the former railway line linking Aberystwyth to Carmarthen.



Ideal for those seeking a slower pace of life immersed in nature, this traditional country home offers a rare combination of space, character, and accessibility.

With far-reaching views, versatile outbuildings, and generous land, it's a compelling lifestyle opportunity in one of Ceredigion's most charming rural settings — all within easy reach of town, coast, and transport links.

Contact Fine & Country West Wales to arrange your viewing and avoid disappointment.

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

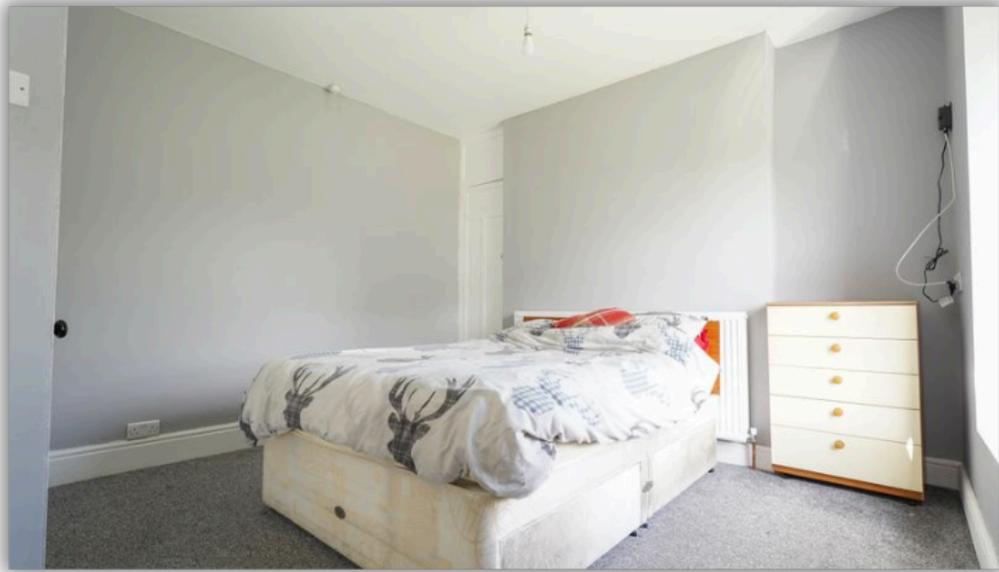




























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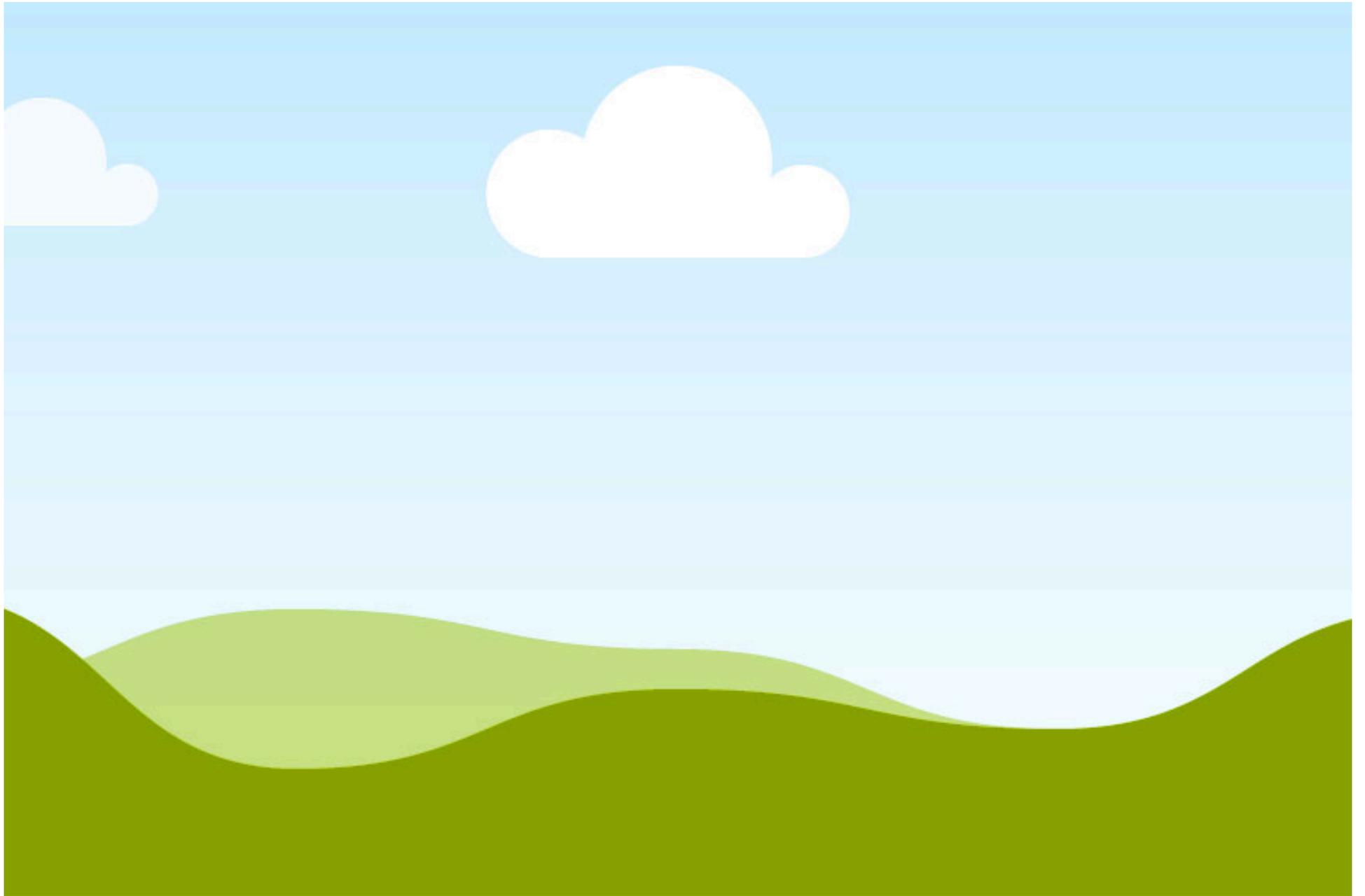
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