



**CLETTWR HALL
TRE'R DDOL
MACHYNLLETH
CEREDIGION
SY20 8PN**



- **ELEGANT COUNTRY RESIDENCE WITH VIEWS AND SET WITHIN APPROXIMATELY 3 ACRES OF GROUNDS**
- **IMPRESSIVE 7-BEDROOM DETACHED GENTLEMAN'S RESIDENCE OF CHARACTER**
- **ELEVATED EDGE-OF-VILLAGE SETTING WITH VIEWS TOWARDS THE DYFI ESTUARY**
- **SET WITHIN APPROXIMATELY 3 ACRES INCLUDING GARDENS &, PADDOCKS**
- **SPACIOUS ACCOMMODATION OVER THREE FLOORS**
- **CONVENIENTLY LOCATED BETWEEN ABERYSTWYTH AND MACHYNLLETH**

Elegant Gentleman's Residence Set Within 3 Acres or Thereabouts of Gardens & Paddocks

Set in an enviable, slightly elevated position on the edge of the sought after village of Tre'r Ddol, Clettwr Hall is an impressive detached seven-bedroom gentleman's residence offering space, character, and views towards the Dyfi Estuary.

Approached via an elegant, sweeping driveway through original pillared gates, the property immediately conveys a sense of grandeur and privacy. The house itself retains a number of original features that reflect its heritage, thoughtfully complemented by a more recent garden room extension that invites natural light and provides a tranquil space to enjoy the surrounding landscape. Arranged over three floors, the accommodation is both generous and versatile, ideal for family living.

Clettwr Hall sits within approximately three acres of beautifully varied grounds. The formal gardens, extending to just under an acre, are predominantly laid to lawn and framed by mature trees and established shrubbery, creating a peaceful and private setting. A paved terrace adjoining the garden room offers the perfect spot for outdoor dining or relaxation, all while taking in the stunning views. To the rear, a charming timber summer house provides an additional seating area, again positioned to make the most of the scenery. Further features include a greenhouse, a timber garden shed, and a convenient car port adjoining the main residence. In addition, a large, detached stone-built garage building within the grounds provides excellent storage, workshop space, or further potential.

Beyond the formal gardens lie paddocks extending to over two acres, divided into two enclosures and ideal for equestrian or smallholding use. Additionally, a separate parcel of land located across a quiet lane further enhances the property's appeal and potential.

The village of Tre'r Ddol itself offers a welcoming community atmosphere, complete with a popular community-run shop and café, as well as a traditional public house. Perfectly positioned, the property lies roughly equidistant between the vibrant market towns of Aberystwyth and Machynlleth, both offering a wide range of amenities, including secondary schools. The stunning coastline at Borth and Ynys-las, along with the renowned Ynys Hir RSPB Nature Reserve, are all within easy reach, making this a truly exceptional location for those seeking both countryside tranquillity and coastal adventure.

Clettwr Hall presents a rare opportunity to acquire a distinguished home in a fantastic setting, combining timeless character with modern comfort and outstanding outdoor space.

PRICE: OFFERS INVITED IN THE REGION OF £675,000

ACCOMMODATION – of approximate dimensions

Part glass panelled Main Entrance Door into:

RECEPTION HALLWAY Original 'Minton' style floor, coved ceiling and part glass panelled door to:

MAIN HALLWAY Stairs elevating to the first-floor accommodation, double radiator, original ceiling features, 'Minton' style flooring and doors leading off to:

LIVING ROOM **16'5 x 12'4**
Secondary glazed Bay window 2 front, coved ceiling, fireplace set in a pine timber surround, double glazed glass panelled door leading through to the Garden Room.

DINING ROOM **13'11 x 11'10**
Large sash window to front, sash window to side, coved ceiling, period feature fireplace with hand painted with local scenes, original alcove cupboards.

STUDY **11'11 x 10'**
Sash window to rear, double radiator, quarry tiled floor, alcove cupboards and shelving, coved ceiling.

CLOAKROOM	Wash hand basin, heated towel rail, window to a rear, WC, understairs storage cupboard.
KITCHEN	14'6 x 11'8 Double radiator, quarry tiled floor, 2½ bowl sink unit with mixer taps over, electric oven, 4-ring ceramic hob, glass panelled door leading to the Rear Entrance Hall and double glass arched doors leading through a to:
GARDEN ROOM	22'5 x 11'9 Set adjoining an external paved patio area and having double glazed windows to front and side, double glazed French doors to side, timber effect flooring, double radiator and glass panel door returning to the Main Living Room.
FROM THE KITCHEN	Glass panelled door leads to:
REAR HALLWAY	12'10 x 3'7 Two double glazed windows to rear, double glazed part glass panelled rear entrance door and opening to:
UTILITY ROOM	10'1 x 9'7 Single bowl and drainer sink unit with mixer taps over, plumbing for washing machine and cupboard housing a 'Worcester' oil fired central heating boiler.

FIRST FLOOR ACCOMMODATION

MAIN LANDING	18' x 6'4 French doors leading to the front external Balcony, radiator, book shelving, stairs elevating to the second-floor accommodation and doors leading off to:
BEDROOM ONE	18'2 x 12'1 Sash Bay window to the front, sash window to side, two-double radiators and door leading to:
JACK & JILL BATHROOM	13' x 12'1 Double radiator, panelled bath, glazed shower cubicle with 'Mira' shower, sash windows to rear and side, pedestal wash hand basin, low level flush WC, door returning to the Main Landing.
BEDROOM TWO	14'1 x 10'3 min Large sash window to front, radiator, pedestal wash hand basin, sash window to side.
BEDROOM THREE	12'10 x 10'2 Sash windows to rear and side, double radiator, original cupboards, pedestal wash hand basin.

SECOND FLOOR ACCOMMODATION

MAIN LANDING	'Velux' window to rear, entrance to the loft area above and doors leading off to:
BEDROOM FOUR	13'10 x 10'2 Window to front, radiator and interconnecting door to:

BEDROOM FIVE **13'8 x 10'3**
'Velux' window to rear, radiator and door returning to the Main Landing.

BEDROOM SIX **17'8 max x 12'2 max**
Radiator, window to front, fitted original cupboards.

BEDROOM SEVEN **10'5 x 6'5**
Window to front

Opening from the Main Landing:

INNER LANDING Doors to:

BATHROOM **12'3 min x 5'8**
Panelled bath with mixer taps and shower attachment, low level flush WC, pedestal wash hand basin, shaving light and point, radiator.

STOREROOM **8'11 x 7'7**
Wall shelving and housing the cold-water tank.

EXTERNALLY Clettwr Hall is beautifully nestled within approximately three acres of its own land.

The approach is both impressive and welcoming, passing through original pillared gates onto a sweeping tarmac driveway that guides you through the elegant, mainly level front gardens, which are predominantly laid to lawn and create an immediate sense of space and openness. A striking monkey puzzle tree stands as a distinctive feature within the grounds, adding character and visual interest.

The driveway continues toward the main house, where a convenient car port adjoins the property, blending practicality with its classic charm.

Surrounding the house, the gardens continue in a similar vein, with lawns complemented by mature trees and established shrubbery that provide privacy, structure, and year-round appeal. To one side, a paved terrace, accessed directly from the Garden Room - offers an ideal setting for outdoor dining or relaxation, all while enjoying far-reaching, picturesque views.

At the rear, a timber summer house provides an additional retreat, complete with its own seating area and equally open outlook. The grounds also include a greenhouse and a timber garden shed, catering to keen gardeners. In addition, a large, detached stone-built garage building within the grounds provides excellent storage, workshop space, or further potential.

The formal gardens extend to approximately 0.96 acres.

THE LAND Beyond the immediate gardens, the property continues to impress with its adjoining paddocks, thoughtfully divided into two enclosures and extending to about 2.23 acres—ideal for equestrian use or hobby farming.

A further parcel of land, located across a quiet lane, adds an extra 0.14 acres, enhancing both the versatility and appeal of this exceptional rural setting.

TENURE

We are advised that the property is Freehold.

SERVICES

We are advised that Mains Water and Electricity is connected to the property. Private Drainage and Oil-fired Central Heating.

VIEWING

Strictly by appointment with Ystadau Hiwse *Estates*. 01970 294 139

What3Words:

///grand.pods.eagle

PROOF OF FUNDING

We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).

MONEY LAUNDERING

Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	79 C
39-54	E		
21-38	F		
1-20	G		

Clettwr Cottage Tre'r Ddol MACHYNLLETH SY20 8PN		Energy rating D
Valid until	Certificate number	
2 July 2029	0861-2852-7238-9301-2965	

PLAN – For identification purposes only. The land forming Clettwr Hall is shown approximately edged in Blue.

Hiwse

Aberystwyth

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SHOW ON MAP

For Sale

SSTC

Withdrawn

Sold

To Let

Listed Building

Tree Preservation

Land Registry Title Plan

View All Title Plans

ACTIVE WINDOW

Map

Photos

Floorplans

EPC

Planning

Sold In Street

Market Data

Schools

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SATELLITE

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PHOTOS





















