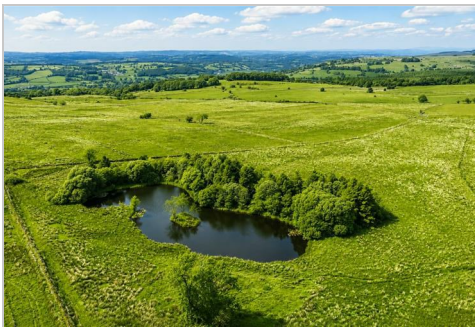


www.evansbros.co.uk

OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Land lying to the South-East of Talyfan Cellan, Lampeter, SA48 8JA

Asking Price £125,000

An exceptional opportunity to acquire approximately 35.8 acres of pasture and conservation land in the sought-after Upper Teifi Valley, enjoying an elevated position around 1,000 feet above sea level with breathtaking far-reaching views across the surrounding unspoilt countryside.

**** GUIDE PRICE - £125,000 - £150,000 ****

Location



The land is located in the Upper Teifi Valley and can be identified by Grid Reference: 613/468. Access is via a quiet district road and right of way, as shown on the accompanying plans.

Description



A unique opportunity to acquire a diversely appealing parcel of improvable land, part of which has been re-fenced in recent years. A particular feature of the land is the remains and footings of a former shepherd's cottage, together with a picturesque conservation lake that provides a haven for wildlife and enhances the property's natural appeal. Offering a high degree of privacy and seclusion, this unique parcel of land presents a rare opportunity for purchasers seeking a tranquil rural retreat, conservation project or simply improvable grazing land.

Lake



Ruins



Please Note

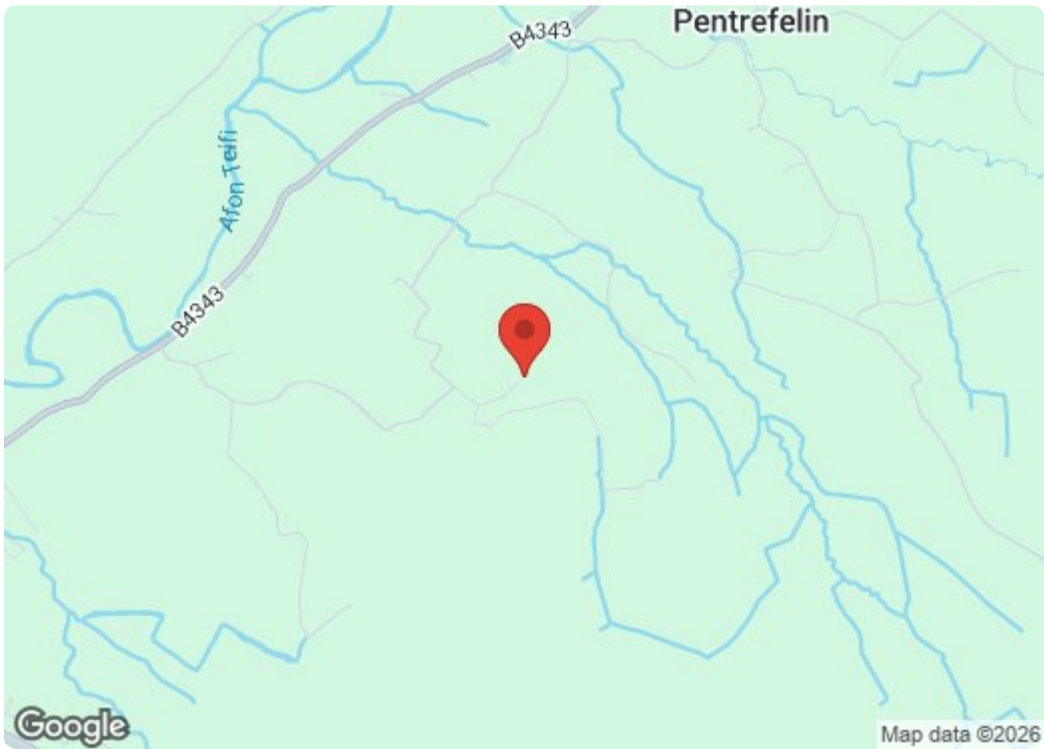
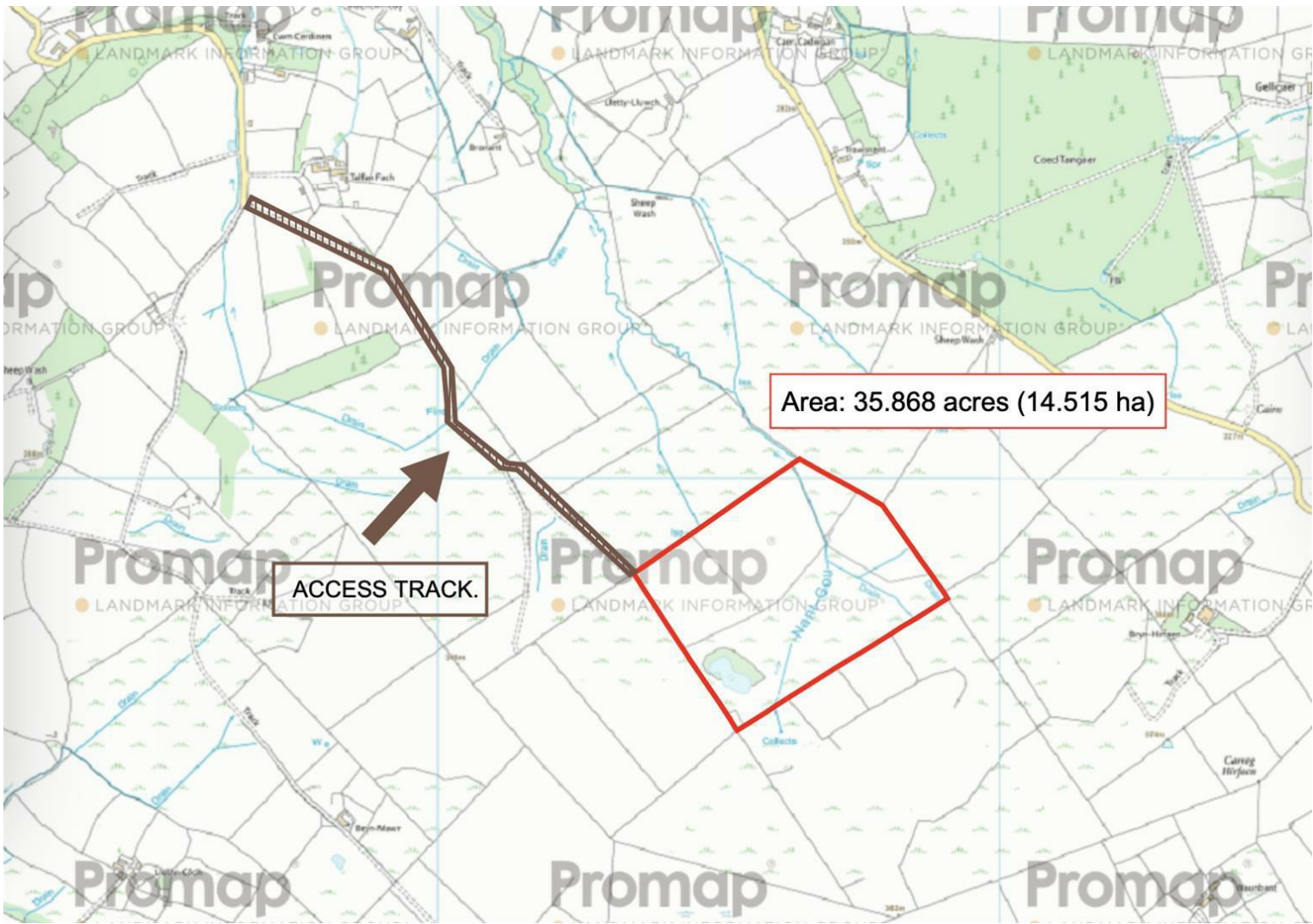
The track to the land is only suitable for 4x4 vehicles & there are 3 gates which you will need to close behind you on the track to the land itself.

Directions

What3Words: chilled.spoons.guests (to the gated entrance from the council road)

What3Words: kennels.noodle.whisker (will take you directly to the land)

From Lampeter take the A482 towards Cwmann & shortly after passing E&M motor factors take a left hand turning for Cellan. Continue on this road for approx 0.7 miles then turn right just after a large imposing house with farm buildings. Continue on this road on an upward trajectory for approximately 1 mile, bearing right on the no through road, the gated entrance to the track leading to the land can be found on your left hand side at the culmination of the council road as identified by the Evans Bros directional arrow.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
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1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

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