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**Bronfre Uchaf, Ciliau Aeron, Ciliau Aeron, Lampeter, Ceredigion, SA48 7PT**

**Asking Price £325,000**

An exciting opportunity of purchasing a substantial Grade II Listed character farmhouse ripe for sympathetic refurbishment and renovation to create an attractive country property, set in a sheltered tucked away location in the Aeron valley, only approximately 3 miles from Aberaeron. The property is offered with an adjoining former coach house and paddock area to the rear, in all approximately 1.265 acres.

## LOCATION



The property is attractively located adjoining a quiet country lane, some 3 miles from Aberaeron, enjoying attractive views over the Aeron Valley. Aberaeron is known to be a picturesque harbour town on the West Wales coastline, renowned for its destination cafes, bars, restaurants, shops etc., and also offering primary and secondary schooling.

## DESCRIPTION



A totally unspoilt traditional farmhouse of substantial proportions which is of original stone and slate construction being Grade II listed. The property is an example of a large early c19th Century farmhouse of regional character, well preserved inside and out of an unusual plan.

The accommodation is ripe for sympathetic refurbishment and renovation and an opportunity to preserve one of the nicest unspoilt projects we have seen for some time.

The property affords more particularly the following:

### FRONT ENTRANCE DOOR

To:

### HALLWAY

With quarry tile floor, access to understairs storage cupboard and door to:

## LIVING ROOM

18'2" x 16'10" (5.54m x 5.13m)



With front window, quarry tiled floor, wood burning stove and beamed ceiling.

## SITTING ROOM

13'7" x 18'2" (4.14m x 5.54m)



This previously had a suspended floor which has been removed and has a Victorian fireplace and beamed ceiling.

## KITCHEN / DINING ROOM

13'4" x 18'2" (4.06m x 5.54m)



With an impressive inglenook fireplace having the original crane and bread oven with quarry tile floor, being unspoilt. With door to:

### FEATURE INGLENOOK FIREPLACE



## REAR BOOT ROOM

7'3" x 5'2" (2.21m x 1.57m)

## FIRST FLOOR - LANDING

With stairs leading to loft.

## BEDROOM 1

17' x 18'6" (5.18m x 5.64m)



With built-in cupboard, timber flooring and front window.

## FRONT BEDROOM 2

11'8" x 6'6" (3.56m x 1.98m)



With front window.

### BEDROOM 3

15'8" x 18'3" (4.78m x 5.56m)



A large room with front window. Leading through to:

### BEDROOM 4

15'5" x 18'3" (4.70m x 5.56m)



Accessed via Bedroom 3. With fireplace and front window.

**STAIRS LEADING UP TO -**

### LOFT ROOM

52" x 18'5" overall (15.85m x 5.61m' overall)



With feature exposed 'A' frames.

### EXTERNALLY



The property has a detached stone and slate Coach House to the side.

### COACH HOUSE

15' x 16' (4.57m x 4.88m)



## THE LANDS



To the sides and rear of the property is an initial sloping area leading up to a grassed paddock area having an elevated aspect enjoying attractive views overlooking the surrounding countryside.

### DIRECTIONS

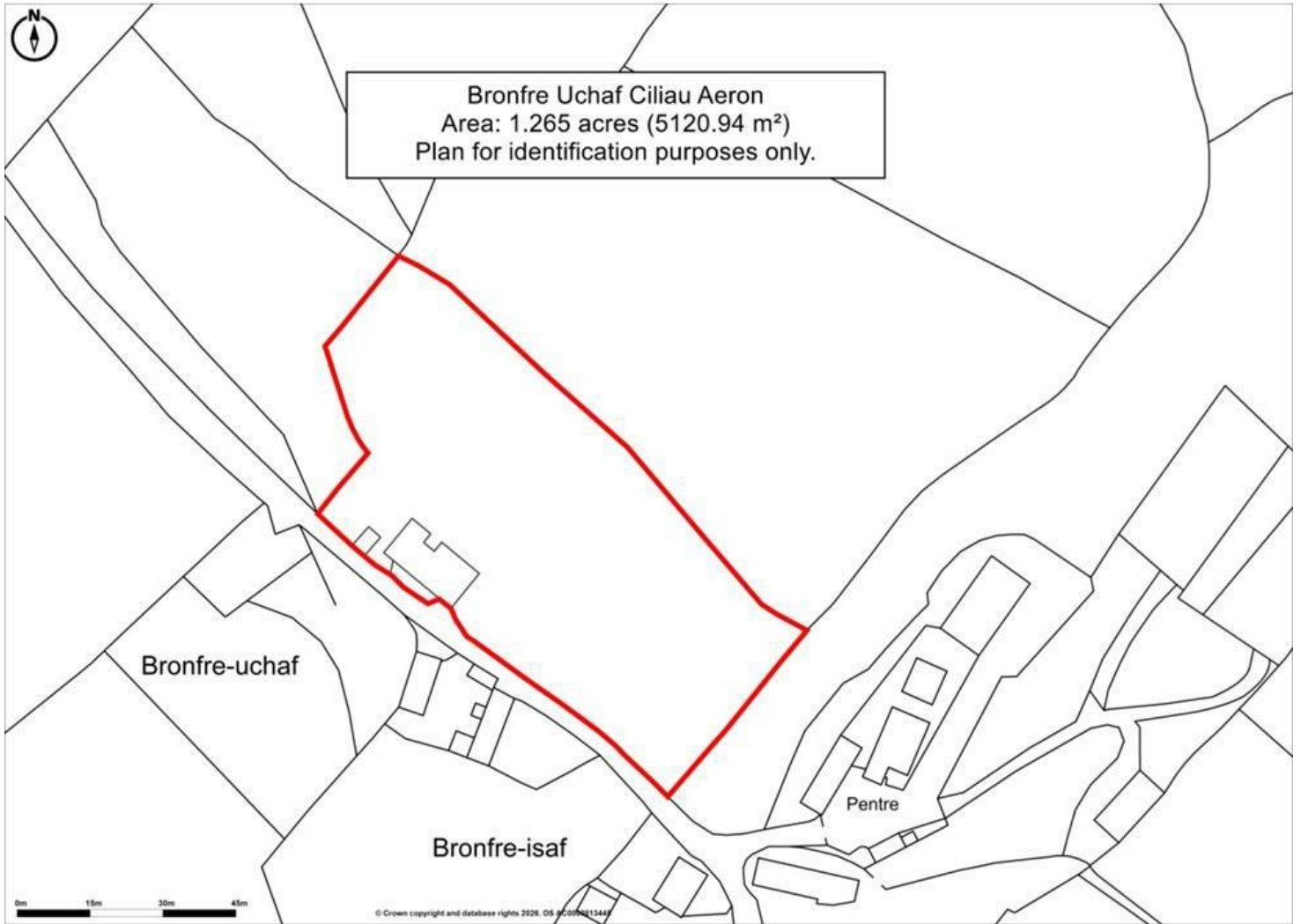
The property is best approached from Aberaeron by taking the A482 Lampeter road, continue past the Neuaddlwyd turning and at the next square with the left hand turning for Llanerchaeron, turn right up the hill, continue to a 'T' junction, turning left and the property can then be found on the left hand side as identified by the agents for sale board.

### SERVICES

The property is currently connected to mains electricity. We are informed the property will be sold with a mains water supply. No drainage.

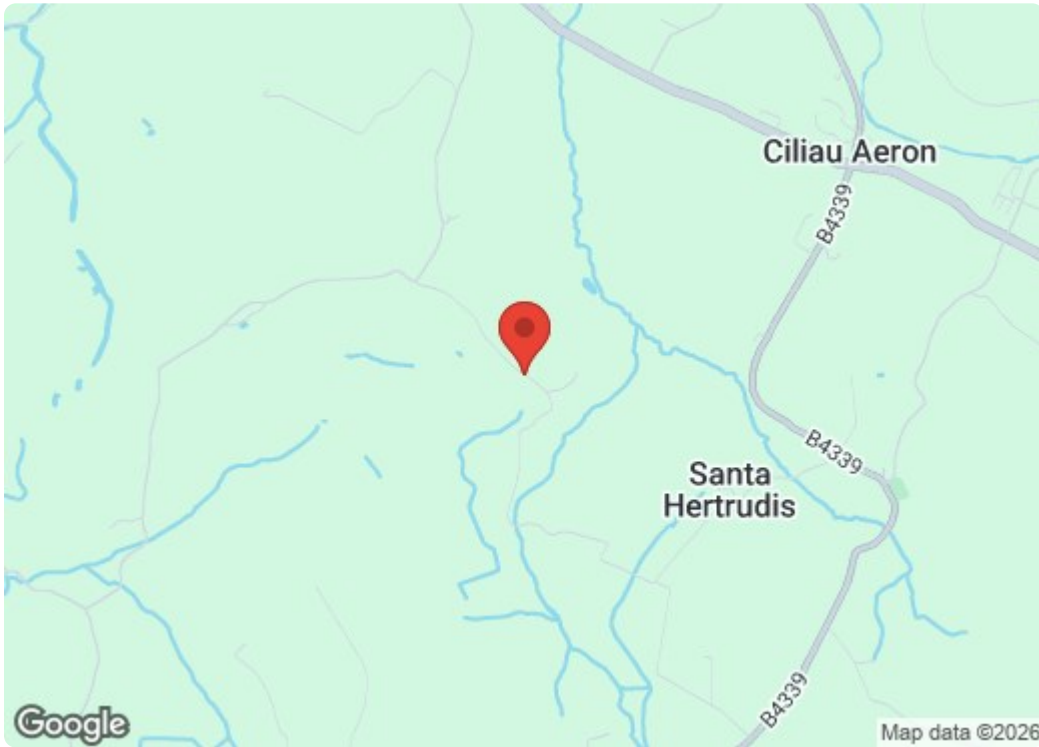
### COUNCIL TAX BAND - D

Amount Payable: £2296.00 <http://www.mycounciltax.org.uk>



**Promap**  
LANDMARK INFORMATION

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