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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: [aberaeron@evansbros.co.uk](mailto:aberaeron@evansbros.co.uk)



**Llanio Isaf Llanio Road, Tregaron, SY25 6UW**

**£600,000**

A lovely traditional livestock farm nestling on the banks of the River Teifi with a large 4 bed farmhouse, substantial well maintained ranges of traditional stone buildings, modern barns and level lands with river frontage offered for sale in two lots.

Lot 1 - The homestead and approx 30 acres of land - Guide Price £600,000

Lot 2 - Approx 77 acres of Teifi valley meadow land with approx 55 acres being part of the Bryn Maen SSSI - Guide Price £350,000

To be offered for sale by Private Treaty - Reply to the sole selling agents Evans Bros Lampeter 01570422395

## Location



Occupying a picturesque position on the banks of the River Teifi, the property is situated within the rural hamlet of Llanio, a peaceful and unspoilt setting in the heart of the Ceredigion countryside. Despite its tranquil location, the property is conveniently placed just a short drive from the market town of Tregaron, offering a useful range of everyday amenities. The university town of Lampeter lies within easy reach, providing a wider selection of shops, services and schooling, while the coastal town of Aberystwyth offers an extensive array of facilities, including retail, leisure and transport links. The area is renowned for its natural beauty, with the Teifi Valley and surrounding countryside providing excellent opportunities for walking, fishing and outdoor pursuits.

Of particular note, the land includes the remains of original Roman fort and baths, adding a unique element of historical interest, and forms part of a designated Site of Special Scientific Interest (SSSI), recognising the ecological and environmental significance of the surrounding landscape.

## Description



An attractive property with a traditional farmhouse originally constructed in 1793 with the benefit of oil-fired central heating and offering characterful yet improvable accommodation including the following:

## Feature Oak-Framed Entrance Porch

11'4 x 4'3 (3.45m x 1.30m)



A fantastic entrance to this property with slate tiled flooring and feature oak framing.

## Breakfast / Dining Area

13'9 x 13'4 (4.19m x 4.06m)



An attractive room with oak panelled walls housing an integrated TV cupboard with feature fireplace and rear window.

## Kitchen

23'2 x 8'1 (7.06m x 2.46m)



With an extensive range of kitchen units at base and wall level incorporating an electric oven and hob, double bowl sink unit with beamed ceilings and tiled flooring.

### Rear Utility Room

17 x 8'6 (5.18m x 2.59m)

With Belfast sink unit, oil-fired boiler and rear entrance door.

### Front Hallway

With main entrance door, access to understairs storage cupboard and radiator.

### Living Room

17'8 x 16 (5.38m x 4.88m)



With a feature stone fireplace and chimney breast, tongue and groove ceilings and double aspect windows.

### Dining Room

15'4 x 11'10 (4.67m x 3.61m)



With oak panelled walls, timber flooring and fireplace.

### First Floor



### Landing



With access to loft.

### Master Bedroom 1

17'7 x 15'5 (plus recess 9'1 x 4'5) (5.36m x 4.70m (plus recess 2.77m x 1.35m))



With double aspect windows and radiator.

### Rear Ensuite

14'9 x 8'9 (4.50m x 2.67m)



Having a cast iron roll-top bath, vanity unit with wash handbasin inset, toilet, separate shower cubicle and door to airing cupboard and access to under eaves storage.

### Bedroom 2

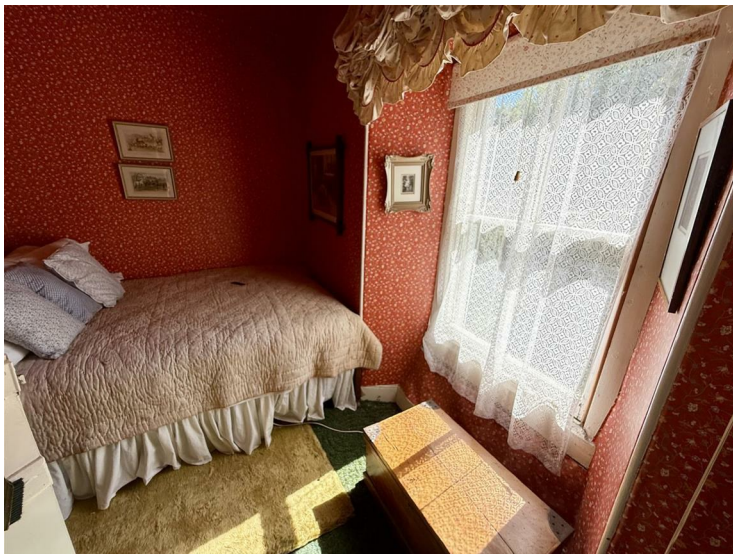
15'4 x 12 (4.67m x 3.66m)



With tiled fireplace, radiator and front window.

### Bedroom 3

10'5 x 6 (3.18m x 1.83m)



With window and radiator.

### Rear Landing

### Bathroom



Having bath, toilet, wash handbasin, attractive half-tiled walls, Velux roof window and rear window.

### Bedroom 4

12'2 x 8 (3.71m x 2.44m)



With side window and radiator.

### Externally

The property boasts extensive outbuildings being approached via a hard based driveway over an original railway bridge leading to an extensive yard area flanked by two traditional stone ranges. At the bottom of the yard, there are former pigsties and runs.

## Range 1



Comprises the barn and cowshed with an initial barn area, large cowshed, adjoining garage and former cooler-house / loose box. To the rear of this building is a large timber and portal frame barn

### Barn Area

23'6 x 17'6 (7.16m x 5.33m)



With feed bin in loft area.

## Large Cowshed

17'2 x 16'3 (5.23m x 4.95m)



With original cowshed divisions.

## Timber and Portal Frame Barn

150 x 45 overall (45.72m x 13.72m overall)



Incorporating 4 stable boxes with covered feeding veranda (8'5 x 150').

## Range 2



This comprises the stabling and coach house range with adjoining former stables

## Coach Houses

16'5 x 20' (5.00m x 6.10m)



With loft over.

## Former Stables

70'1 x 16'10 (21.36m x 5.13m)



To the rear of this is a lean-to building utilised for storage purposes (70 x 20'1)

## The Land



This is initially offered with approximately 30 acres of land mainly to the rear of the homestead including an attractive wooded area having a feature lake with central island. The land is of significant historical importance; being the site of a former Roman fort and baths.

## Optional Land



The property is offered for sale in 2 lots with up to 107 acres available, in total.

Guide price for Lot 2 of some 77 acres of land is £350,000

## Services

We are informed the property is connected to mains electricity, mains water and private drainage with oil-fired central heating.

## Scheduled Monument - Bremia Roman Fort and Baths

The property has historical significance being the site of Roman Fort and described by CADW as

"The monument comprises buried features and earthworks representing a Roman fort. The primary Roman fort network was designed and constructed by the Roman army for the purpose of military conquest and rule. Llanio, tentatively identified as the Roman Bremia, is the site of an extensive Roman military settlement (see also the western vicus scheduled as CD120) centred on a fort that had been suspected since the late seventeenth century when Edward Lhuyd recorded coins, bricks and pottery at a location known as 'Cae'r Castell' to the east of Llanio-isaf Farm. Excavations were undertaken in the 19th and 20th centuries, and features were also noted on aerial photographs in the dry summers of 1975 and 1976. Few traces remain on the ground, but a slight hollow marks the position of the headquarters building courtyard. The fort occupied a gravel terrace above the northern edge of the Teifi floodplain. It was a near-square enclosure with rounded corners, about 130m across, and faced south-east towards the river crossing. The fort was established around AD 73-77 and appears to have been refurbished, possibly for a smaller garrison, around AD 100-120, and to have been abandoned around AD 120-130 or possibly earlier. Five inscribed stones have been discovered, two of which record legionary activity and two of which attest the presence of the Cohors II Asturum, a cavalry unit 500 strong. A bath-house, which has been excavated, lies c.100m to the south of the fort, near a copious spring. The complex is of the typical 1st-century 'row' type, with a hot room at the northern end.

The monument is of national importance for its potential to enhance our knowledge of Roman military organisation. The monument forms an important element within the wider context of the Roman occupation of Wales and the structures

may contain well preserved archaeological evidence concerning chronology, layout and building techniques.

The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive"

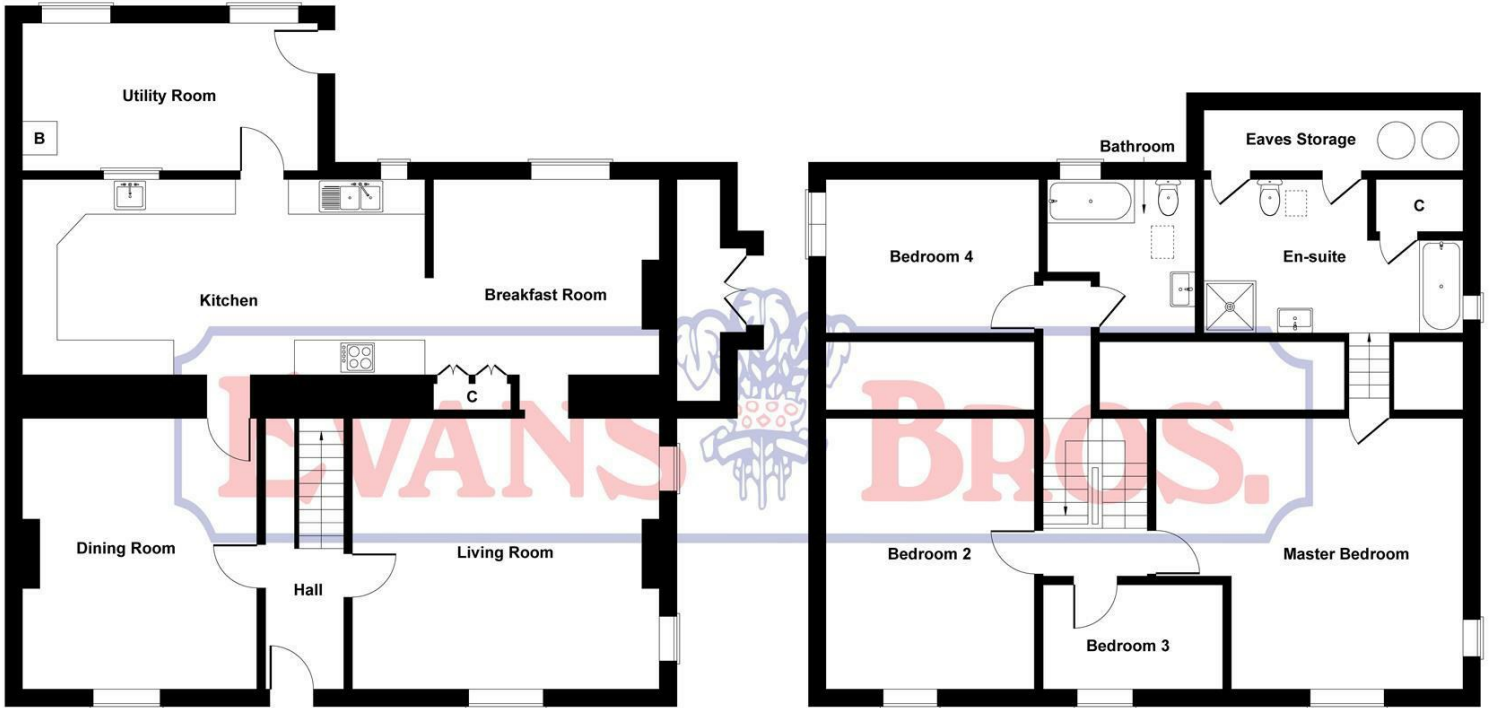
**Directions**

From Lampeter, take the A285 towards Tregaron and continue through the village of Llangybi. Just before entering Llanio, the farm can be found on the right hand side.

**Please Note**

We are advised that the Title is unregistered and the original Deeds have been lost, although copies of them are available. The vendor intends to initiate the process of first registration prior to sale.

# Llanio Iast



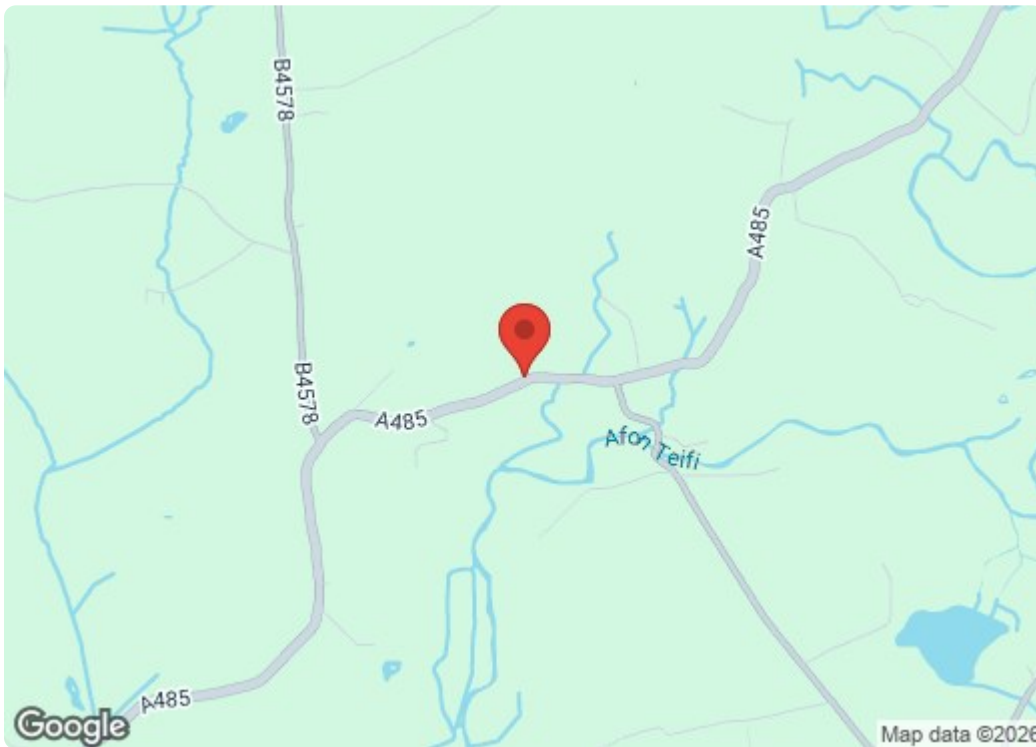
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB**  
Tel: (01570) 422395

**MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE**  
Tel: (01570) 480444

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

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.