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**Penllyn, Pennant, Near Aberaeron, Ceredigion, SY23 5JW**

**Offers Over £520,000**

A delightful country smallholding with a charming 3 bedroomed deceptively spacious cottage offering the chance for the good life and self sufficient living with income generation.

Set in approximately 3.8 acres including landscaped gardens, a wooded glade with artist studio, productive poly tunnel, vegetable gardens and paddock, together with a detached cabin, used for self catering holiday accommodation, providing an income of approximately £12,000 per annum.

Set in a pretty hamlet type setting, only some 4 miles from Aberaeron and also convenient to Aberystwyth to the North and Lampeter inland.

## LOCATION

The property is attractively positioned in an elevated position approached at the termination of a council maintained no through road on the edge of a pretty hamlet type setting in the popular village of Pennant. The Georgian destination harbour town of Aberaeron is some 4 miles distant offering a good range of everyday facilities, being renowned for its harbour and colourful houses, popular fashionable restaurants, hotels, shops and being some 15 miles south of the university and coastal town of Aberystwyth with a wider range of retail facilities, national retail outlets including Marks and Spencers, Tesco, Next, Morrisons etc., and also home to the Aberystwyth University of Wales campus and Bronglais General Hospital together with train station.

## DESCRIPTION



A particularly appealing and deceptively spacious cottage offering charming accommodation with the benefit of uPVC double glazing and oil fired central heating with high efficient radiators.

The placing of Penllyn on the market following approximately 29 years in occupation by the current vendors is an opportunity to purchase a property for the person wishing to live the food life having productive gardens, vegetable growing areas and poly tunnel with an artist studio which double up as a home office. Paddock for livestock keeping/horses and also having a self contained detached cabin currently used for holiday letting accommodation but would also be suitable in our opinion for an annexe/extended family member.

The cottage offers the following accommodation -

## FRONT ENTRANCE DOOR to

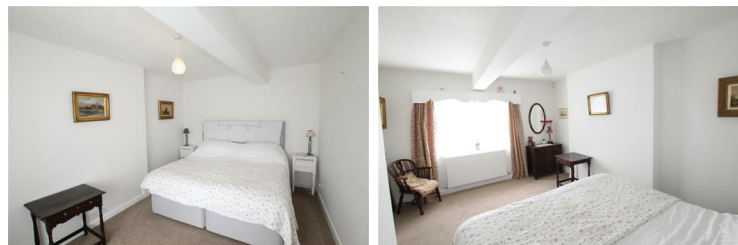


## HALLWAY

access to loft being boarded with velux roof windows and potential for further accommodation

## BEDROOM 1

15'2" x 11'6" (4.62m x 3.51m)



radiator, front window

## LIVING ROOM

17'10" x 15'1" max (5.44m x 4.60m max)



with feature fireplace having slate hearth and attractive timber surround, Morso multi fuel stove, t.v. point, radiator

## ATTRACTIVE KITCHEN/DINING ROOM

24'10" x 9'9" (7.57m x 2.97m)



with range of modern kitchen units at base and wall level incorporating single drainer sink unit, electric oven with lpg hob and stainless steel cooker hood over, oil fired Rayburn range providing cooking facilities

## DINING AREA



with feature sky light and side window

## SIDE UTILITY AREA

with plumbing for automatic washing machine, Pantry cupboard off

## CLOAKROOM

with half tiled walls, tiled floor, oil fired central heating boiler, toilet, wash hand basin

## SIDE CONSERVATORY

17'4" x 9'8" (5.28m x 2.95m)



With laminated oak effect flooring, front entrance door to side, side patio doors

## REAR LOBBY off Living Room

## BEDROOM 2

11'6" x 9'6" (3.51m x 2.90m)



radiator, rear window

## BATHROOM

7'8" x 7'8" (2.34m x 2.34m)



Half tiled walls with tiled floor, bath, wash hand basin, toilet,

separate shower with power shower unit, extractor fan, heated towel rail

### BEDROOM 3

11'6" x 7'2" (3.51m x 2.18m)

radiator.

### EXTERNALLY



The property is approached via a council maintained no through road with the property being located at the termination with gravelled parking area for 2 vehicles, attractive landscaped gardens and grounds with a wealth of specimen plants and trees with ornamental pond.

Detached Studio 20'6" x 8'2" with side entrance door and double patio doors to terrace, sink unit. Paved patio areas, further gravelled terrace. Greenhouse an vegetable growing area with raised beds and selection of fruit plants.

On the approach the area of the poly tunnel are two storage buildings with compost bins. There is a sloping wooded glade which is a feature of the property.

### POLY TUNNEL



Purpose built poly tunnel erected in 2020 being particularly productive and ideal for those horticultural/self sufficient purchasers.

### PADDOCK



To the rear and side is a grassed paddock with field shelter and storage building.

### THE CABIN



Set away from the main cottage is a detached chalet 30' x 16' overall connected to mains water, electricity and drainage with an open plan living kitchen area, shower room and king size bedroom. Attached utility area and front terrace area.

We understand the vendors pay council tax on this building and currently utilise it for letting purposes providing a valuable income generation stream.

## SERVICES



We are informed the property benefits from connection to mains water, mains electricity, mains drainage. Oil fired central heating to cottage. Telephone with broadband available.

## DIRECTIONS

From Aberaeron, take the A487 north just passing the village of Aberarth, turning right on to the Pennant road, continue into the village of Pennant, at the square turn right, continue down to the chapel taking the 1st left hand turning by the side of a white cottage and proceed to the termination at Penllyn.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>72</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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