

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Tynllain, Silian, Lampeter, Ceredigion, SA48 8AS

Offers In The Region Of £425,000

Nestled in the charming village of Silian on the sunny side of the valley, just a short distance of two miles from Lampeter, this delightful south facing smallholding offers a unique opportunity for those seeking a blend of rural living and modern comforts.

The property boasts a substantial characterful house that is perfect for families or those looking for multi-generational living.

The residence which has improved insulation with an efficient air source heat pump and solar panels features two generously sized reception rooms, providing ample space for relaxation and entertaining. The large conservatory invites natural light, creating a warm and welcoming atmosphere throughout the home. With three spacious double bedrooms, there is plenty of room for family and guests alike. The two well-appointed bathrooms ensure convenience and comfort for all.

In addition to the main house, the property includes stables and workshop space, making it ideal for equestrian enthusiasts or those in need of extra storage. The rear paddock adds to the practicality of this lovely smallholding being ideal for a pony or two or somewhere to let the dogs run..

This property not only offers a peaceful rural lifestyle but also the potential for various uses, whether it be for a growing family or as a retreat from the hustle and bustle of city life. With its characterful features and generous living space, this smallholding is a rare find in the picturesque countryside. Don't miss the chance to make this charming residence your new home.

LOCATION



The property is delightfully situated on a shared lane with one other property, on the outskirts of the rural community of Silian, yet only being some 2 miles from Lampeter. The property enjoys a lovely south facing aspect with far reaching views, being nicely tucked away, yet not remote.



DESCRIPTION

The property comprises an attractive residential smallholding with a deceptively spacious 3 bedroomed dwelling house which could have multi generational possibilities with the ground floor bathroom and living room as a potential studio/annex. One of the stand out features of this property are the large well proportioned rooms and having had the benefit of an Eco 4 insulation and heating improvement scheme, has the benefit of improved insulation, an air source heat pump and ground mounted solar panels which in the vendors opinion has transformed this property.

The property has many character features and has the benefit of the lovely conservatory at first floor level from which there are some lovely views. The property affords more particularly the following -

FRONT ENTRANCE DOOR to -

HALLWAY

leading to living room bathroom and dining room,

LIVING ROOM

20' x 14'6" (6.10m x 4.42m)



A spacious room with exposed stone chimney and fireplace, two front windows, French doors to rear

GROUND FLOOR BATHROOM



With bath, separate shower, easy clean panelled walls, extractor fan, radiator, under stairs area with plumbing for automatic washing machine. Please note, it is our opinion that the living room and this bathroom could provide a ground floor bedroom if required.

DINING ROOM



With beamed ceiling, fireplace which we are informed has an open flue, rear French doors, front window

KITCHEN



An attractive room with modern recently fitted kitchen units at base and wall level incorporating 1.5 bowl sink unit, fitted oven hob with extractor fan over, attractive exposed stone chimney breast with cottage style fireplace having bread oven (not operational)

FIRST FLOOR - LANDING



An attractive study style landing -

CONSERVATORY



Lovely rear conservatory with French doors to rear garden

BATHROOM



With easy clean panelled walls, with P shaped bath having electric shower over, wash hand basin, toilet, velux roof window, extractor fan, radiator, storage cupboard

BEDROOM 1



Front window, rear velux roof window, radiator.

BEDROOM 2



Two front windows

BEDROOM 3



A large bedroom with potential and room for ensuite if required (subject to necessary consents), 2 double windows, rear velux

EXTERNALLY



The property is approached via a shared private lane leading to a private driveway with off road parking, this leads to a covered car port with two workshop rooms, one housing the water cylinder and French doors to rear terrace. The property is surrounded by its own gardens and grounds having a astro turf style terrace off the conservatory for ease of maintenance.

THE STABLES

The property has a lovely 2 room stable block with front concreted front yard area.

THE PADDOCK



The paddock is an 'L' shaped paddock to the rear of the property being gently sloping and south facing being ideal either for a couple of ponies, small livestock enterprise, poultry or simply somewhere for the dogs to run. There are some lovely views from the top of the paddock over the surrounding countryside.

THE VIEWS



SERVICES

We are informed the property benefits from connection to mains electricity with ground mounted solar pv panels, mains water, mains drainage, air source heat pump, fibre broadband.

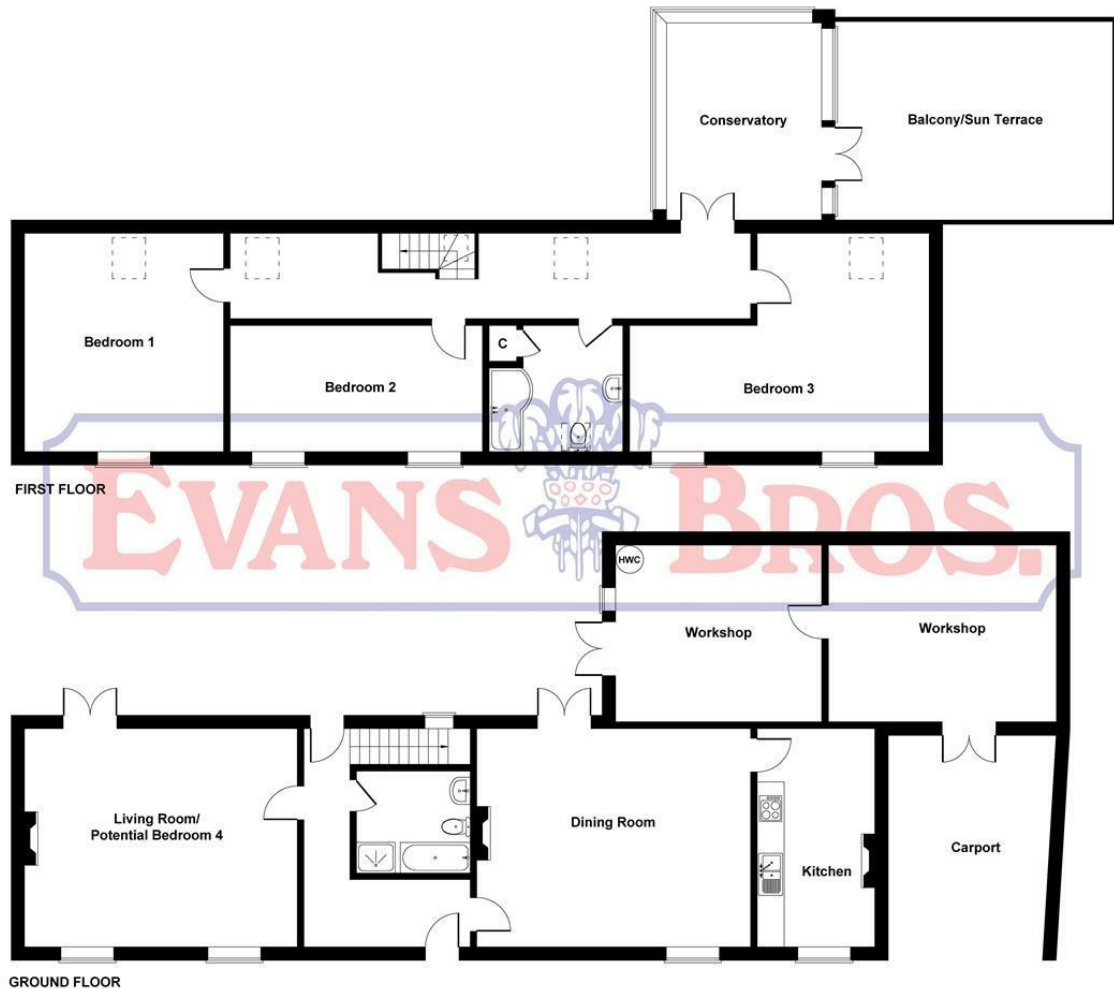
DIRECTIONS

The property is best approached from Lampeter by taking the Aberaeron road, after passing the Shell Garage, take the next right hand turning on to a small lane, continue up the hill through a set of cross roads to a 'T' junction bearing left in to Silian. Once entering the village, turn right towards the church, continue along this lane and Tynllain will be found on the left hand side as identified by the agents for sale board.

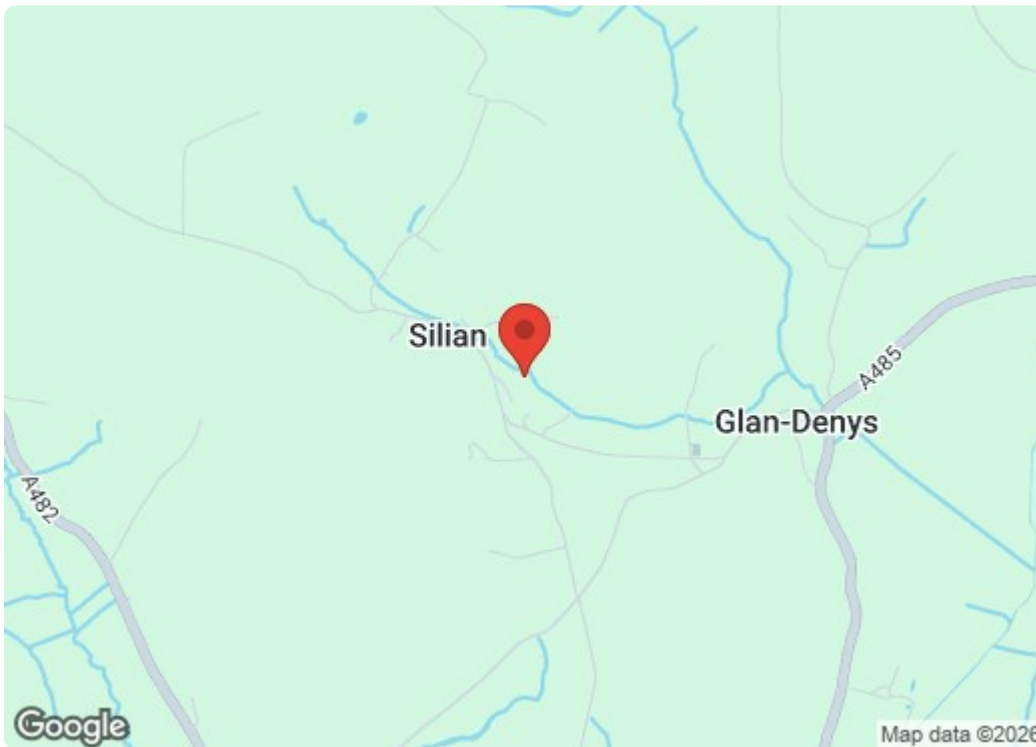
COUNCIL TAX BAND - E

Amount payable: £2806

Tynllain Silian



Not to Scale, Produced by The Plan Portal 2026
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B	87	
(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 (CO₂) 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		

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