

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Lot 1, Tanrallt Llanddewi Brefi, Tregaron, Ceredigion, SY25 6NY

By Auction £300,000

*** Offered for sale by Public Auction *** (unless sold prior or withdrawn)
 On the 19th of November 2025 at Lampeter RFC North Road Lampeter - 7PM

Lot 1: Tanrallt Homestead with approximately 6.436 Acres - Guide Price: £300,000 - £350,000

Lot 2: Approx 32 Acres at Tanrallt and Blaenwaun Uchaf and Isaf - Guide Price: £250,000 - £300,000

Lot 3: Approx 2 Acre field forming part of Tanrallt - Guide Price: £20,000 - £25,000

Lot 4: Former Crug Homestead - dilapidated house, stone barn and approx. 5.5 Acres - Guide Price: £50,000-£75,000

Lot 5: Approx 80 Acres of upland land - Guide Price: £200,000

Lot 6: Approx 32 Acres Land at Pantyresgair - Guide Price: £100,000

LOCATION



In a great location nestling in the foothills of the Teifi valley in the foothills of the Cambrian Mountains.

Located on the outskirts of the popular village of Llanddewi Brefi with public house and places of worship some 2 miles from Tregaron, having a good range of everyday facilities and convenient to the town of Lampeter.

DESCRIPTION



The farmhouse which provides mainly unmodernised traditional typical Ceredigion stone and slate farmhouse arranged over two storeys being a typical double fronted design with dressed stone elevations under a slated roof. The property provides mainly unmodernised, unspoilt accommodation and provides more particularly the following –

LOT 1 - TANRALLT HOMESTEAD:

A Traditional homestead with a detached farmhouse and useful stone barn together with further outbuildings, with potential to create a lovely country home.

HALLWAY



Front entrance door to Hallway, Stairs to first floor

SITTING ROOM

15'2" x 8* (4.62m x 2.44m*)



With Victorian fireplace

LIVING ROOM

15'1" x 12'4" (4.60m x 3.76m)



Fireplace

REAR DINING ROOM

15'7"x 7'1" (4.75mx 2.16m)



Quarry tile floor, old Chateauxnet Range

KITCHEN

10'8" x 7' (3.25m x 2.13m)



Basic units incorporating single drainer sink unit

FIRST FLOOR - LANDING



FRONT BEDROOM 1

15'4" x 7'8"



MIDDLE BEDROOM

8'6" x 6' (2.59m x 1.83m)



BEDROOM 3

15'2" x 8'10"



REAR THROUGH BEDROOM

8'2" x 8'1"



BEDROOM 5

8'7" x 8'2"



BATHROOM off through Bedroom

8'2" x 9'2" (2.44m'0.61m" x 2.74m'0.61m)



with basic 3-piece suite comprising bath, wash hand basin, toilet, access to airing cupboard.

EXTERNALLY



The property is approached via a tarmacadamed driveway to front yard area flanked by a stone and slate range providing coach house, stables and cow shed.

To the side of the property is a leanto garage structure,

DUTCH HAY BARN



To the rear of the stone and slate range is a Dutch hay barn with two leanto's, rear kennels, further detached building providing two loose boxes

LOOSE BOXES



THE LANDS



There are two level pasture paddocks to the front of the homestead with some further lands to the rear.

SERVICES



We understand that mains electricity and private drainage service the homestead at Tanrallt with natural water sources for livestock drinking purposes.

We understand there is a water supply serving Tanrallt on the land on Lot 2, however, this supply is intermittent and not satisfactory, purchasers would need to install their own supply at Tanrallt homestead, no rights are being granted to Lot 1 for the water supply from Lot 2

AUCTION GUIDELINES

The property is being offered for sale by public auction on the 19th of November 2025, subject to the conditions of sale and unless withdrawn or sold prior to the auction.

The successful buyer will be required to sign the contract of purchase and pay a deposit of 10% to the agents as stakeholders at the fall of the hammer and completion will be fixed for the 7th of January 2026 (or sooner by arrangement)

Please refer to the legal packs for full conditions of sale

Purchasers will be responsible for payment of a buyers premium of £750 plus VAT per lot together with repayment of the search and engrossment fees and a contribution to the vendors legal costs. Please refer to the legal pack for full details

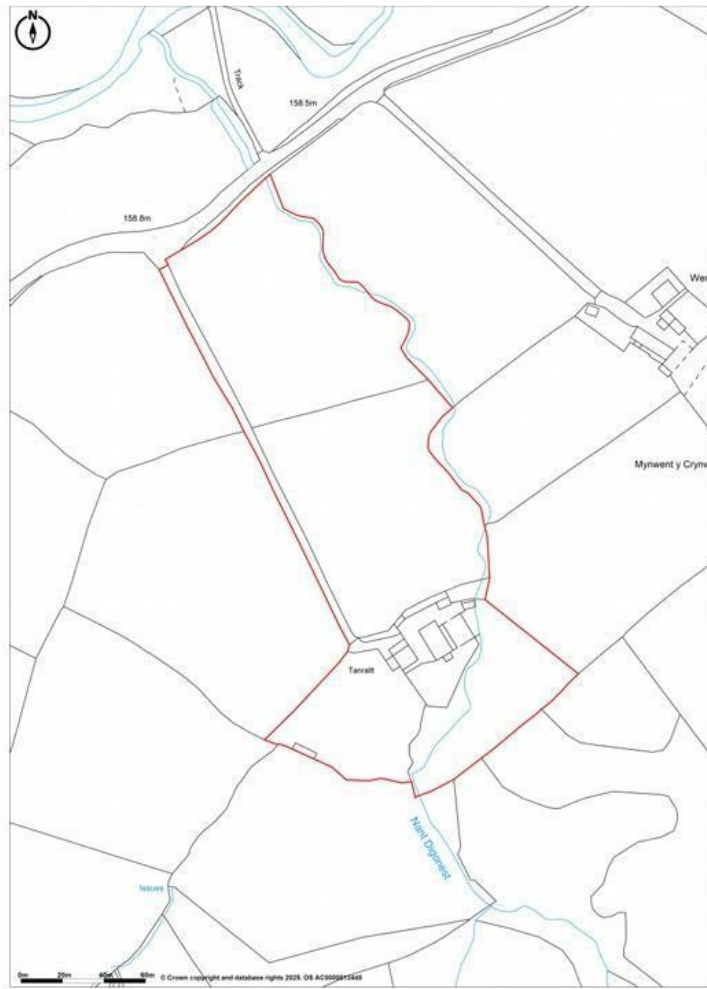
VENDORS SOLICITORS

Legal Packs are being prepared by the vendors solicitors Messrs ADVE 33 High Street Lampeter SA48 7BB Tel: 01570422233

email: post@adve.co.uk and will be available for inspection prior to the auction

LEGAL PACK

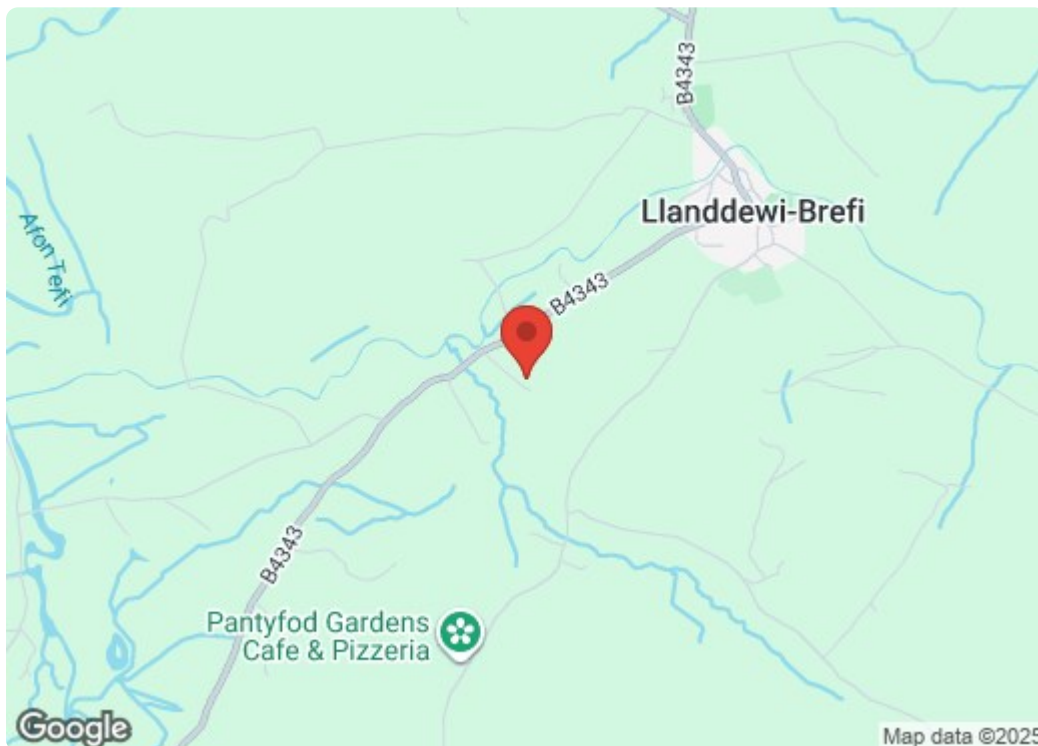
To access the legal pack, please follow the link below:
<https://auctioneertemplates.eigroup.co.uk/LotDetails.aspx?LotID=1360374&a=1095&c=ebr>



Promap

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LANDMARK INFORMATION Plotted Scale - 1:2500. Paper Size - A4

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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		
		86
		1

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

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

1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,