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## Apple Tree Cottage Coedmor Fach, Cellan, Lampeter, Ceredigion, SA48 8HU

**Guide Price £310,000**

\*\*\*A gem in the Teifi valley with no onward chain\*\*\*

A Charming Cottage with Panoramic Views set in 1 acre. This delightful property offers a double fronted 3 bedroom stone and slate house with two ensuite bedrooms, third bedroom and two living areas with lovely kitchen/diner. which has been tastefully and extensively renovated and refurbished in the recent years. located in an envious and elevated location with panoramic views across the Teifi Valley.

## Location



Located in the elevated, commanding position enjoying far reaching and breathtaking views over the Teifi Valley and towards Lampeter. Located on a former farm complex which has now been converted into an attractive country properties at the termination of a private shared concreted lane.

## Description



This detached former farmhouse built of stone and pitched slated roof with elevations rendered provides oil fired central heating and double glazing in a well appointed accommodation.

## Front Entrance Porch

6'6 x 4'7 (1.98m x 1.40m)



With UPVC door and windows, slate tiled floor

## Reception/ sitting area

15' x 14'7 (4.57m x 4.45m)



with downstairs cupboard, 2 radiators, stairs to first floor, front window, door to

## Bedroom 1

11'3 x 9'0 (3.43m x 2.74m)



with radiator, rear window, side entrance door, ideal for disabled persons, door to -

### En-suite shower room



fully tiled shower cubicle, toilet, wash hand basin, heated towel rail, dado panelling

### Livng room

15'4 x 15' (4.67m x 4.57m)



with feature fireplace with timber mantel and surround incorporating wood burning stove set on brick hearth, windows to front and side, 2 radiators, beamed ceiling, t.v. aerial point, satellite connection and external dish

### Kitchen

17'4 x 11'4 (5.28m x 3.45m)



Having an open vaulted ceiling with Velux roof window for a light airy feel, the kitchen has been re-fitted and recent years with an attractive range of modern kitchen units at base and wall level incorporating a 1.5 bowl sink unit, bosch integrated double oven, integrated microwave and induction hob, free standing dishwasher, door to barn and terrace, plumbing for automatic washing machine.

### Dining area



### First floor

Approached via stairs from the Reception Hall to landing having access to loft space and door to -

### Store room

11'3 x 12'3 (3.43m x 3.73m)



Limited head room with window to side

### Bedroom 2

15'2 x 15'0 (max) (4.62m x 4.57m (max))



with radiator, windows to front and side, t.v. aerial point and door to -

### En-Suite shower room



fully tiled Quadrant shower cubicle, w.c., wash hand basin, heated towel rail, dado panelling

### Family bathroom



with corner bath with shower mixer tap, w.c., wash hand basin, heated towel rail, dado panelling

### Bedroom 3

15'0 x 8'9 (4.57m x 2.67m)



with radiator, front window

### Externally



The property is approached via a long part beech tree lined driveway and courtyard over which the property has a right of way at all times and for all purposes. There are three private parking space in the courtyard area.

There is a raised front garden which is well stocked with a variety of ornamental shrubs and there are sheltered and enclosed patio areas to both sides of the house.

To the rear is a raised garden area with Greenhouse 8' x 6', garden, side terrace.

### The Outbuildings:



There is a stone built building previously used as a stable to the rear.

### Barn

22'0 x 13'0 (6.71m x 3.96m)



with power and light connected this is a great storage space with small courtyard area to the front having a useful log store.

### Pump House

housing the water pumps and filtration system, (maintained and serviced jointly with the other properties)

## Land



Gently sloping fenced pasture paddock lies to the rear of the residence, in all approx. 1 acre or thereabouts.

## Services

Mains Electricity. Private shared water supply feeding 10,000 litre plastic reservoir tanks and 9,000 litre septic tank drainage system. The costs of maintaining and servicing the water supply and drainage systems are shared with all owners on an equitable basis. Woodworm treatment warranty. Broadband Internet.

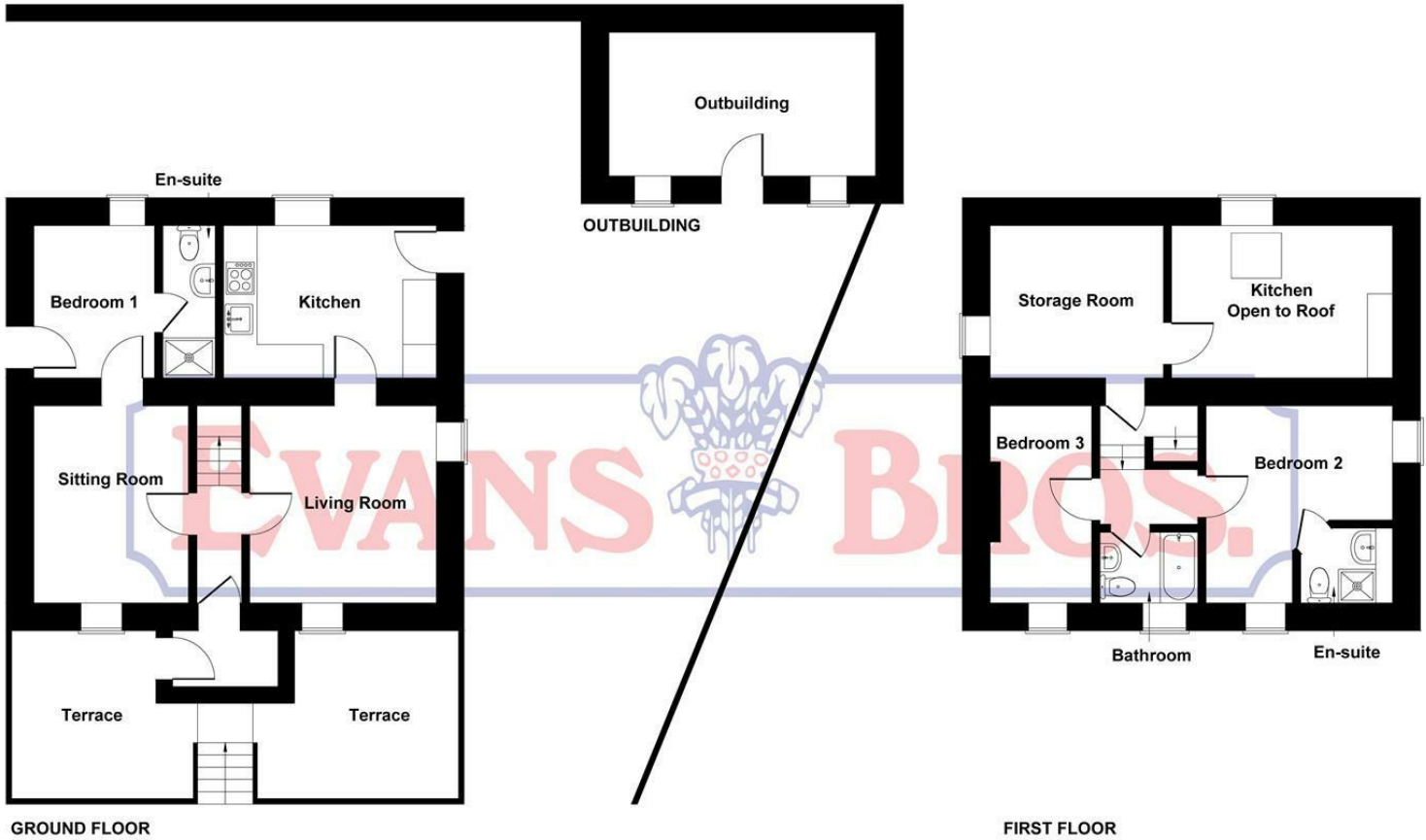
## Council Tax - C

We are informed that the amount the payable per annum is £1984

## Directions

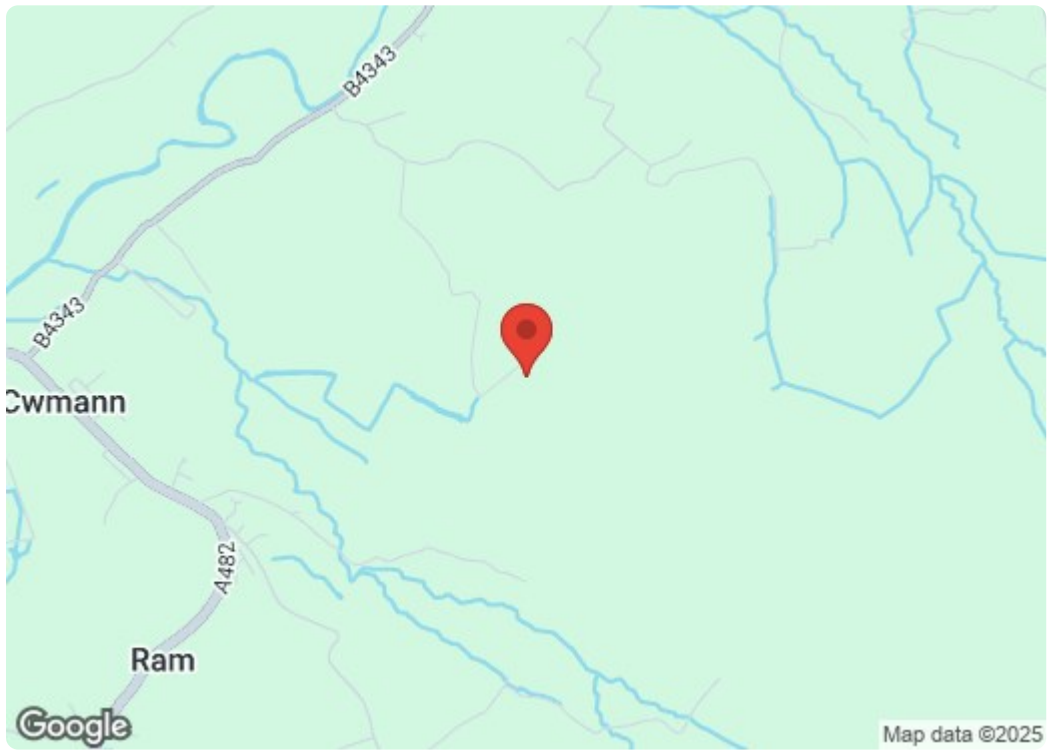
From Lampeter on the A482 go past the Coop Supermarket on the left, over the river bridge and take the first left after the Motorworld shop, signposted B4343 Cellan. After approx. 0.75 mile turn sharp right at Coedmore Hall Farm (big grey farmhouse on right on roadside). If you come to the 'Ceredigion' county boundary sign, you have just gone past the turning. After approx. 0.25 mile turn sharp right just before large barns and go along a narrow concrete surfaced lane for half mile. The lane starts level but then turns sharply left to go uphill.

# Apple Tree Cottage Lampeter



**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.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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