

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Bwthyn Y Bugail Rhydcymerau, Rhydcymerau, Llandeilo, Carmarthenshire, SA19 7RN
Asking Price £625,000

A superb country property comprising a beautifully presented and contemporary styled 3/4 bedroom farmhouse, thoughtfully combining modern living with attractive character features.

The property is complemented by an excellent range of versatile outbuildings, offering considerable appeal for equestrian use, workshop facilities, livestock keeping or a range of rural and lifestyle pursuits.

The whole extends to approximately 5 acres, incorporating well-fenced and productive paddocks, established gardens, a poly tunnel and an attractive area of woodland, providing an excellent balance of amenity and agricultural land.

LOCATION



Superbly located in rural surroundings on the edge of the noted Brechfa Forest, an area renowned for outriding, mountain biking and general country pursuits, in a secluded location along a quiet country lane. The property is positioned in easy travelling distance to the towns of Llanybydder, Lampeter, Llandovery and Llandeilo and is ideal for those looking for that lifestyle change, in an attractive setting.

DESCRIPTION



A superb country property having a modern 3/4 bedroom contemporary styled farmhouse, yet with attractive character features, a superb range of outbuildings, diversely appealing for equestrian, workshop or for livestock keeping, the whole set in approximately 5 acres with attractive well fenced paddocks, poly tunnel, gardens and an area of woodland.

The farmhouse which has the benefit of oil fired central heating, double glazing and solar pv panels with battery storage system together with full fibre broadband, is ideal for those looking for a country property with modern conveniences.

The accommodation provides more particularly the following -

FRONT UPVC GLAZED ENTRANCE DOOR

With glazed side lights leading in to -

RECEPTION LOBBY

An attractive entrance in to this property with tiled floor, a contemporary styled vertical radiator

INNER HALLWAY

With oak flooring, also doubles up as a Study/Office area with front window, staircase to first floor, understairs storage area

LIVING ROOM

21'11" x 17' max (6.68m x 5.18m max)



An attractive light room with with double aspect windows including patio doors to the rear overlooking the surrounding scenic countryside. This characterful room has oak flooring, a feature fireplace with an Aga wood burning stove set on a slate hearth with oak mantle over, fitted shelving

UTILITY ROOM

10' x 7'8" (3.05m x 2.34m)

Space for Washing Machine and tumble dryer. Boiler.

CUPBOARD

Housing hot water cylinder which is also heated from solar panels on the roof.

STORAGE ROOM

Large walk in cupboard with radiator.

SEPARATE CLOAKROOM



With base units, toilet and wash hand basin, tiled walls

KITCHEN/BREAKFAST ROOM
20'5" x 17'10" max (6.22m x 5.44m max)



Having a lovely range of extensive contemporary style kitchen units at base and wall level incorporating sink unit, fitted appliances including oven, hob with extractor hood over, dishwasher, breakfast bar, tiled flooring, patio door and window to rear. Door to entrance lobby.

DINING ROOM/BEDROOM 4
20'5" x 9' (6.22m x 2.74m)



Front and rear windows

FIRST FLOOR - LANDING
Access to Loft

REAR BEDROOM 1
17'8" x 10'6" (5.38m x 3.20m)



Two rear windows

ENSUITE SHOWER ROOM



Having shower, toilet and wash hand basin set in vanity unit, heated towel rail, tiled walls and floor, spot lighting

REAR BEDROOM 2
10'9" x 9'4" (3.28m x 2.84m)



Double aspect windows

FRONT BEDROOM 3

10'7" x 9'1" (3.23m x 2.77m)



Front window, built-in mirror front wardrobes

BATHROOM



With striking black tiled walls and floor, having bath with shower unit over, wash hand basin, toilet, radiator.

EXTERNALLY



The property is approached via a sweeping concrete driveway to ample parking and turning areas within the curtilage including a static caravan connected to services. The property has extensive gardens and grassed areas together with a sloping wooded area to the rear.

OUTBUILDINGS



The property has the benefit of a superb range of outbuildings with -

BARN 1



Divided into three areas, used for general storage and livestock housing together with one area used as a workshop with inspection pit. This has an office 18'7" x 13' including a shower room with shower, toilet and wash basin.

A SECOND PORTAL FRAME BARN

75' x 65' overall (22.86m x 19.81m overall)

Divided into two areas with roller shutter door and ideal for creation of stabling, livestock housing, workshop or storage space.

DETACHED WORKSHOP

Surrounding the property are useful detached workshop and garden shed with potting shed to side.

Paddock Area



Also included within the paddock area is a poly tunnel and poultry run.

THE LANDS



The lands are divided into four or five paddocks, well fenced, being level, laid to pasture and ideal for equestrian or livestock keeping.

COUNCIL TAX BAND - E

Amount Payable: £2728 <http://www.mycounciltax.org.uk>

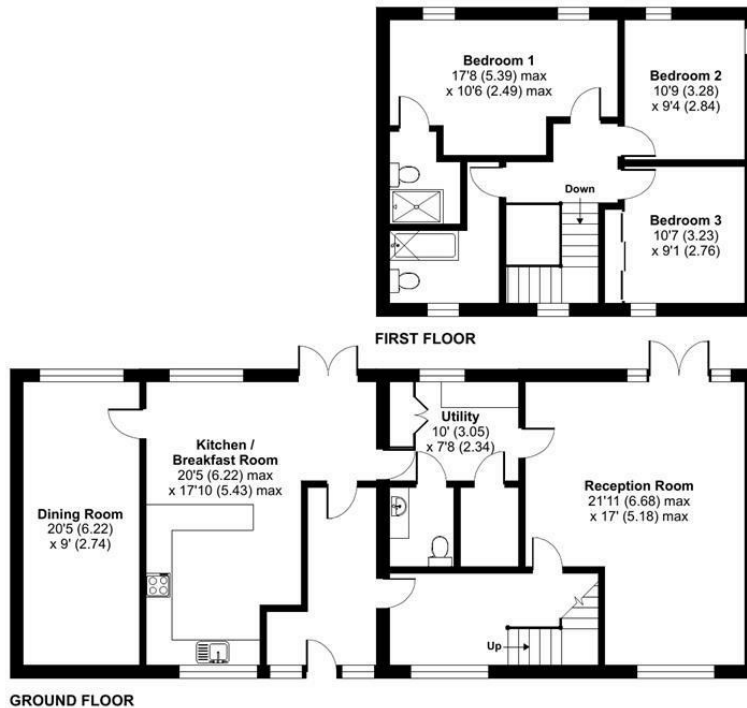
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Approximate Area = 1833 sq ft / 170.3 sq m

Outbuildings = 13713 sq ft / 1273.9 sq m

Total = 15546 sq ft / 1444.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Evans Bros Ltd. REF: 1501315



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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
England & Wales EU Directive 2002/91/EC		



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