EVANS BROS.
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Penrheol Llwynygroes, Tregaron, Ceredigion, SY25 6PY

£395,000

A charming two-bedroom cottage offers a unique opportunity to embrace country living on an impressive 8.5-acre smallholding. The property is steeped in character, featuring a delightful woodburner that creates a warm and inviting atmosphere, perfect for cosy evenings in.

Surrounded by a stunning wooded backdrop, the cottage is set in a tranquil location that allows for a peaceful lifestyle.
The land has been thoughtfully allowed to rewild and regenerate, showcasing native trees that are not only beautiful but also of high conservation value.
This area serves as a haven for wildlife, making it an ideal retreat for nature lovers and those seeking a sustainable lifestyle.

Conveniently located within driving distance to both Tregaron and Lampeter, this property offers the perfect balance of rural charm and accessibility to local amenities.

Description
A pretty cottage offering characterful 2 bedroomed accommodation with the benefit of solid fuel fired central heating with an abundant supply of firewood harvested from the woods on the land.
The property also has the benefit of solar PV panels we are informed with a feed in tariff.

Living Room
17'3 x 11'9 (5.26m x 3.58m)



Entered via double opening front door with a timber floor and Victorian styled fireplace with open flue.

Kitchen
18'9 x 9'9 (5.72m x 2.97m)





Range of fitted base units, sink and log burner.

Rear Porch
6'8 x 5'4 (2.03m x 1.63m)

Inner Hall
leading to

Bathroom
7'2 x 5'6 (2.18m x 1.68m)



with a tiled floor and tongue and groove panelled walls, bath woth shower attachment, wash basin and toilet. Radiator

Ground floor bedroom
11'9 x 9'7 (3.58m x 2.92m)



with a fireplace and radiator.

Main Bedroom
23'2 x 15'7 (7.06m x 4.75m)





To the first floor with stairs form the kitchen is a spacious bedroom that could be divided if required.
A light room with 3 large velux roof windows sie window and timner flooring.
Store room off - 6'3 x 5'2

Ensuite Bathroom
10' x 6'6 (3.05m x 1.98m)



having shower, wash basin and toilet.

Externally



The property is approached via a gated entrance to some delightful mature gardens with a garden workshop, wildlife pond and further grassed areas.

Garage Workshop





a detached garage with side leanto.

Former Railway Carriages





There are a number of former railway carriages that have great potential for developing into other uses and are often used to create glamping pods or shepherds huts.

Gardens and orchard



there is an orchard area beyond the railway carriages and a sheltered location that would make an ideal space for a kitchen garden.

Land





Te aldn has been sympathetically managed and allowed to "rewild" with a strong emphasis on nature, wildlife and habitiat. there are areas of mature woodland with the fileds having developed with natural regeneration into young native wooded areas.

Services

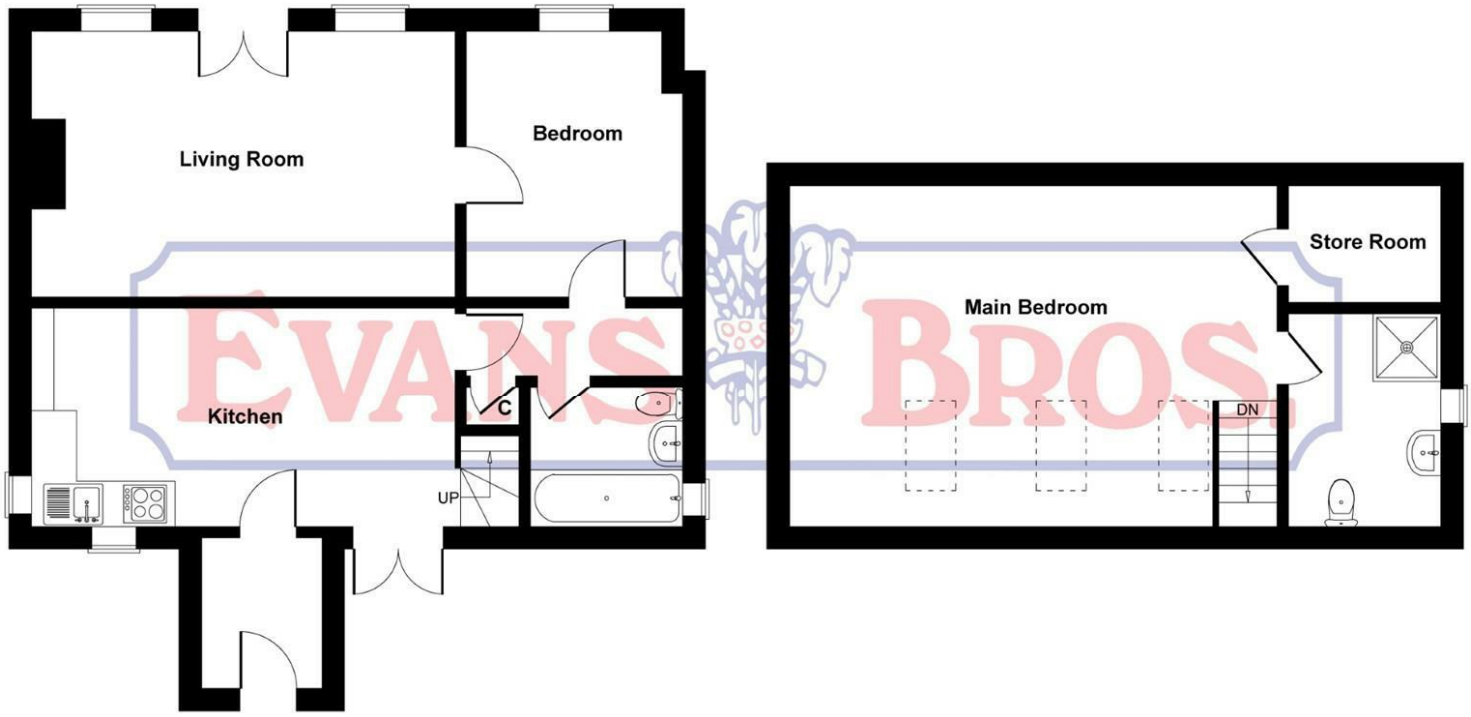


We are informed the property has the benefit of mains electricity with solar PV panels., mains water along with a well in the garden, private drainage.

Council Tax

Council Tax Band C (£2114.09 per year.)

Penrheol



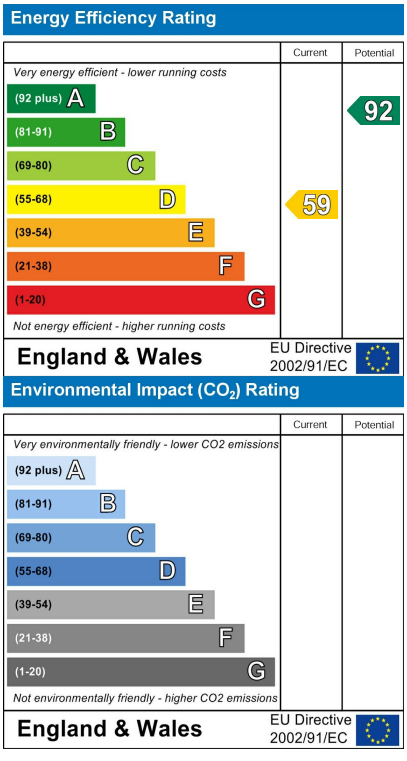
GROUND FLOOR **FIRST FLOOR**

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. 2026





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