

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## Bryngwyn Maestir Road, Lampeter, Ceredigion, SA48 7PA

**Asking Price £485,000**

This charming 8.5 acre smallholding offers a delightful blend of rural tranquillity and convenient access to the vibrant town of Lampeter, located just one mile away. The property boasts a well-presented four-bedroom, two-bathroom house, featuring the comfort of oil underfloor heating on the ground floor, ensuring a warm and inviting atmosphere throughout the year.

The interior of the home is complemented by a spacious reception room, an attractive kitchen dining room doubling up as a sun room providing ample space for relaxation and entertaining. The layout is thoughtfully designed to cater to both family living and with multi generational potential.

Surrounding the property, you will find level paddocks and an established orchard, perfect for those with a passion for gardening or keeping livestock. Currently fenced for alpacas, the land offers a unique opportunity for equestrian, agricultural pursuits or simply enjoying the beauty of nature.

The location is truly exceptional, offering stunning views over the Teifi Valley while maintaining close proximity to the amenities and services of Lampeter. This smallholding presents a rare opportunity to embrace a rural lifestyle without sacrificing convenience. Whether you are looking to create a peaceful retreat or a working smallholding, this property is sure to impress.

## Location



The main attraction of this property is its attractive, tucked away location yet only being approximately 1 mile from the market town of Lampeter in the mid reaches of the Teifi Valley. The property is tucked away along a short access track and enjoys far reaching views over the Teifi Valley and mountains beyond, certainly one for those looking for peace and seclusion, yet also seeking the convenience of being close to the amenities of the town.

## Description



The property offers a comfortable refurbished dwelling house with the benefit of UPVC double glazing and attractive sun room to the front, oil fired central heating with underfloor heating to the ground floor with the benefit of fibre broadband to the property. This property would have the potential for multigenerational living or for family occupation and provides more particularly the following:

## Front UPVC entrance door



to:

## Sun Room

13'4 x 7'3 (4.06m x 2.21m)



an attractive entrance to this open plan space with tiled floor, spotlighting

## Open Plan Kitchen Area

14'8 x 11'4 (4.47m x 3.45m )



With tiled floor, range of fitted kitchen units incorporating a sink unit, electric cooker point with extractor hood over, breakfast bar and space for dishwasher, beamed ceiling.

## Living Room

16'2 x 14'5 (4.93m x 4.39m)



With tiled floor, beamed ceiling, double aspect windows

## Rear Hallway

### Ground floor bedroom

14'1 x 9'1 (4.29m x 2.77m)

Tiled floor with underfloor heating, double aspect windows.

### Utility Room

7 x 9'1 (2.13m x 2.77m)

Base units incorporating single drainage sink unit, space and plumbing for washing machine and tumble dryer. Rear entrance door.

## First floor

### Front Landing

### Bedroom 1

12'7 x 10'7 max (3.84m x 3.23m max)



With radiator, 2 front windows, access to loft, storage cupboard

## Ensuite Bathroom



With tiled floors & walls having bath with shower over, toilet, wash hand basin, radiator, extractor fan

## Bedroom 2

16'4 x 12 (4.98m x 3.66m)



Double aspect windows, radiator, part tongue & groove walling

## Rear Lobby



Tiled floor with underfloor heating, side window

### Bedroom 3

14'1 x 9'7 (4.29m x 2.92m)



Double aspect windows, tiled floor with underfloor heating,

### Bathroom

9'1 x 6'6 (2.77m x 1.98m)



With tiled floor having underfloor heating, part tiled walls, spa bath having shower unit over, toilet, wash hand basin, extractor fan

### Adjacent Barn

23 x 16'7 (7.01m x 5.05m)



Adjacent to the property is a barn being a former cowshed, in our opinion this has the potential to be converted into further accomodation, and currently provides useful workshop/storage space.

### Approach



The property is attractively located at the termination of a short private drive, leading into a spacious forecourt with ample parking.

### Gardens



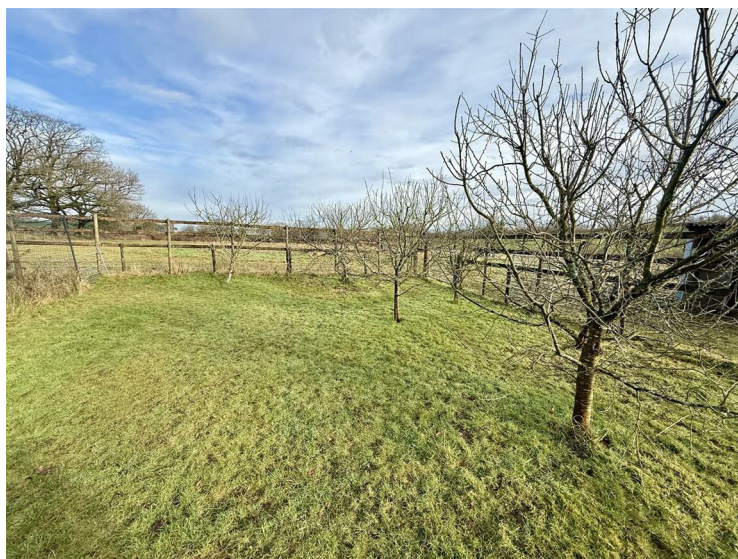
Further gravelled curtilage, rear gardens with former aviary

## Galvanized dog run



To the front of the property is a galvanized dog run on a concrete base

## Orchard



in the garden area there is a small orchard with 4 apple trees, 1 plum tree and 2 damson trees, further larger orchard with approximately 25 trees of traditional Welsh apple varieties

## Lands



The land is divided into 2 sections of approximately 4 acres each, being level paddocks, currently with high fences as the vendors have kept alpacas at the property, two field shelters and further conservation area.

## Services



The property has the benefit of mains electricity, private water from bore hole with associated filtration system, septic tank, telephone and broadband with FTTP having current package with download speed of 500mb/s

## Directions

From Lampeter take the Llanwnnen road, and just after the Murco garage take the right hand fork onto Maestir road, continue for approximately a mile taking the first left hand turning, and after passing a working farm and a bungalow on the left hand side take the next left hand turning, continuing down to the property.

What3words: Rooks.stunt.skate

## Council tax - D

Amount payable per annum - £2,296



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         | <b>86</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>                                                |         | <b>60</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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