

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Lot 2, Land at Llanio Isaf Llanio Road, Tregaron, SY25 6UW

Guide Price £350,000

A lovely traditional livestock farm of some 107 acres nestling on the banks of the River Teifi with a large 4 bed farmhouse, substantial well maintained ranges of traditional stone buildings, modern barns and level lands with river frontage offered for sale in two lots.

Lot 1 - The homestead and approx 30 acres of land - Guide Price £600,000

Lot 2 - Approx 77 acres of Teifi valley meadow land with approx 55 acres being part of the Bryn Maen SSSI - Guide Price £350,000

To be offered for sale by Private Treaty - Reply to the sole selling agents Evans Bros Lampeter 01570422395

Lot 2



Comprising Approximately 77 acres of lovely mainly level Teifi valley meadow land adjoining with extensive frontage to the Teifi River, also having direct frontage on to the A485 Lampeter to Tregaron road way. Some initial lovely paddocks with some further heavier lands and some attractive river meadows, contained in a ring fenced boundary and frontage on to the river Teifi. These are large fields suiting a range of uses, SSSI, the land as shown on the enclosed plan is part of the Bryn Maen SSSI

Directions

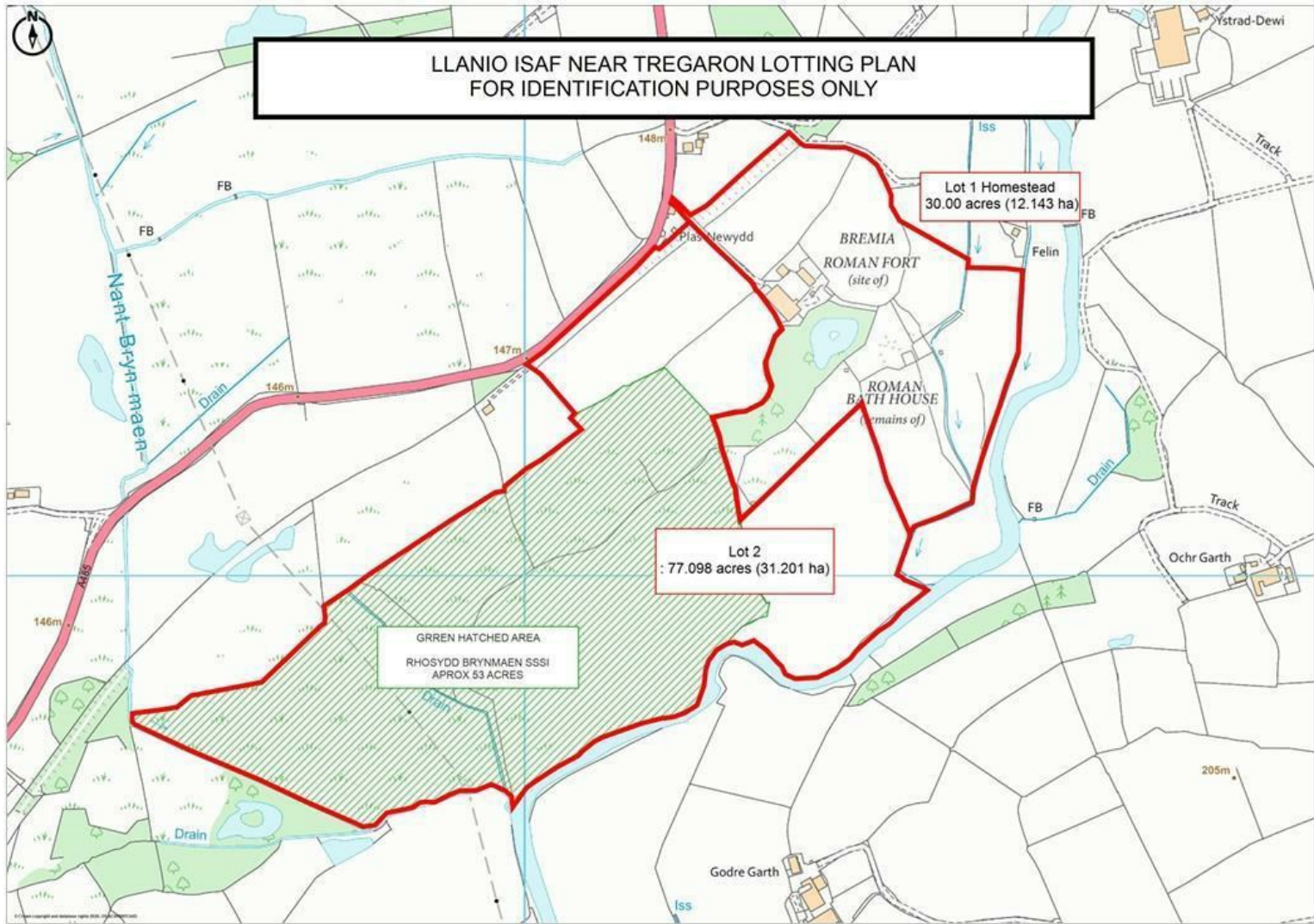


From Lampeter, take the A285 towards Tregaron and continue through the village of Llangybi. Just before entering Llanio, the farm can be found on the right hand side as identified by the agent's For Sale arrow.

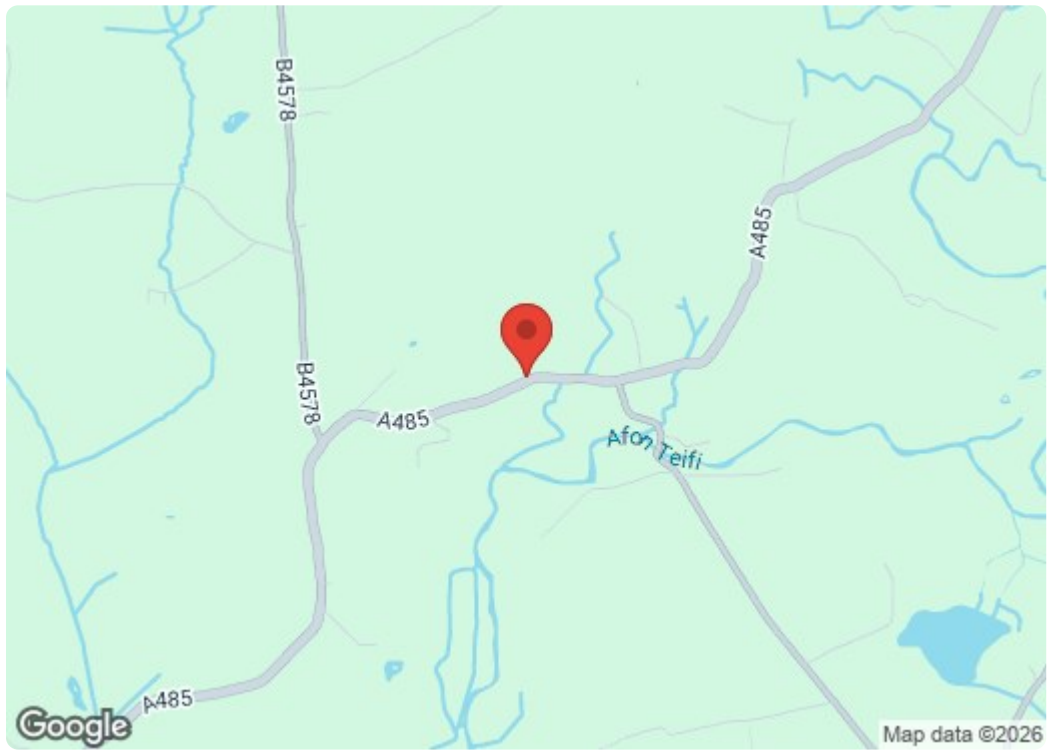
Please Note



We are advised that the Title is unregistered and the original Deeds have been lost, the process to apply for first registration has been initiated.



Promap
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Planal Scale - 1:2000. Paper Size - A3



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 (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		

England & Wales EU Directive 2002/91/EC



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