

# EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**Hendraws Cilcennin, Lampeter, Ceredigion, SA48 8RU**

**Guide Price £350,000**

A rare opportunity to purchase a delightfully situated "No near neighbours" rural property with a former farmhouse deserving of renovation and rebuilding.

One of the last opportunities to purchase a property where you can develop your own "escape to the country" with further dilapidated outbuildings, modern portal framed barn and 3 Bed caravan, the whole set in approx 2.75 acres of level grounds surrounding the property.

Approx. 7 miles form Aberaeron and 9 Miles Lampeter

## Location



### Picture of view

With a lovely "no near neighbours location" with far reaching views this is a privately positioned and secluded property yet convenient to the nearby villages and towns.

Located just off a quiet country lane and convenient to the villages of Cross Inn, Penuwch and Cilcennin, only some 7 miles inland from the Georgian harbour town of Aberaeron, some 9 miles from Lampeter and approx. 15 south of Aberystwyth.

## Description



A traditional homestead now deserving of renovation and refurbishment and an ideal opportunity to create your own rural idyll.

Rarely do opportunities such as this come to the market today.

## House



There is a traditional double fronted stone built house with adjoining barn, It appears the barn area has had a slab provided for conversion into further accommodation.

We are informed that the house is connected to an independent septic tank (TBC)

## Barns



There are several former barn ranges including an adj barn to the farmhouse, one opposite and a corrugated iron range just away from the main house.

### Portal framed workshop

75' x 45' (22.86m x 13.72m)



Useful portal framed building providing an ideal storage/workshop area, or indeed as stables with high roof and concreted floor.

## Caravan



There is a residential caravan on site lived in by the previous owner until approx 3 years ago connected to services on site. We are informed this is 3 bedroomed with a timber clad addition and would be ideal as a base whilst renovating the property.

## Land



The property is surrounded by attractive well managed grounds and paddocks, including a former sand school now grassed over in all approx 2.75 acres

## Planning consent



The property has previously had the following planning

consents with evidence of works commenced on site  
880531 - Reserved matters for alteration and extension for rehabilitation - approved 23/5/1988  
860087 - Outline planning consent for renovation and extension of existing house - 21/4/1986  
870563 - Planning consent for temporary period during renovation of house approved - 3/8/1987

## Services



We are informed that the property is connected to mains electricity, mains water private drainage, and with fibre broadband at the roadside (not connected)

## Directions

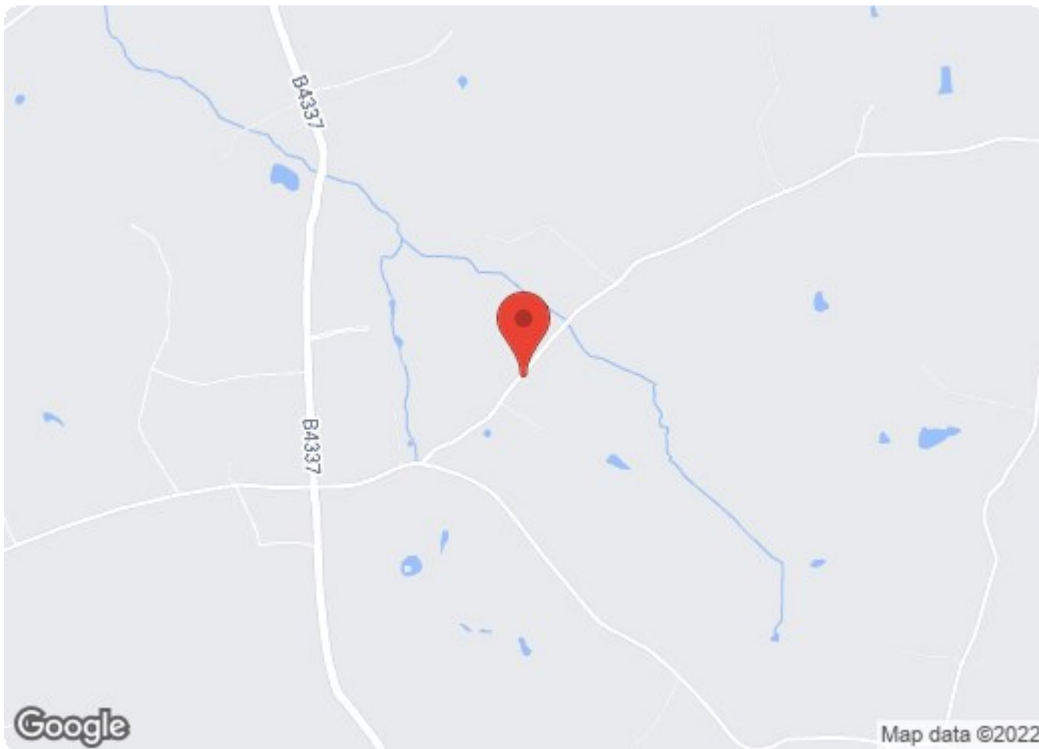


From Lampeter take the A482 towards Aberaeron turning right onto the B4337. Continue through Talsarn up the hill and after approx 2 miles at the junction just before a petrol filling station turn right. follow this road taking the left hand fork and the property will be found being the next on the right after the bridge.

What3words sleeps.breakfast.settled

## Council Tax

The property is not listed on the VOA website



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