

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Godre'r Coed Lampeter, Lampeter, Ceredigion, SA48 8LS

By Auction £100,000

*** To be offered for sale by Online Auction ending on the 12th of November 2026 (unless sold previously sold or withdrawn)

Guide price £100-120,000

A rare renovation opportunity in an elevated rural setting with far-reaching views over Lampeter.
 Occupying a secluded position on the edge of Longwood, this detached bungalow presents an exciting opportunity to create a bespoke country home in an attractive countryside setting, whilst remaining conveniently close to Lampeter and its amenities.

The property is approached via a private lane, previously arranged as a three-bedroom woolaway bungalow latterly extended and with adjoining garage.
 The property is now in need of extensive renovation, set within substantial gardens and woodland of approx 0.8 of an acre, offering considerable scope for imaginative redevelopment, subject to the necessary consents.

A property with genuine potential, offering the opportunity to create a distinctive rural home in a sought-after location.

Please note: The property is currently open to the elements and is in a significantly damaged condition. Viewers should exercise extreme caution when inspecting the site.

LOCATION



The property is located in an elevated position on the edge of Longwood overlooking Lampeter Town, approached via a hard based lane. The property is in a unusual setting in rural surroundings, yet within close proximity of Lampeter and the wider amenities that it offers.

DESCRIPTION



A sadly neglected property ripe for development in to a bespoke country home in an appealing location on the edge of Lampeter. This detached property of non-traditional construction has unfortunately suffered significant storm and other related damage, previously offering 3 bedroomed accommodation together with an adjoining former garage. The property is set in extensive gardens and woodland being accessed via a right of way by a hard based lane and previously offered the following -

DETACHED BUNGALOW with



HALLWAY to -

LIVING ROOM

12'6" x 20' (3.81m x 6.10m)



KITCHEN

12'7" x 5'7" (3.84m x 1.70m)



INNER HALLWAY

BATHROOM

With bath, wash hand basin

CLOAKROOM

with separate w.c.

BEDROOM

9' x 10' (2.74m x 3.05m)



BEDROOM 2

10' x 10' (3.05m x 3.05m)



BEDROOM 3

9' x 7'6" (2.74m x 2.29m)



EXTERNALLY



Adjoining extension 31 x 14'6 overall with part of the roof missing.

Detached Garage

GROUNDS



The property is contained within extensive grassed and wooded grounds of approx 0.8 of an acre.

VIEWING



The property is open to the elements and viewers should be particularly careful at viewing for the many trip hazards and broken glass in the vicinity. We not advise that the property is inspected internally.

SERVICES

We are informed the property has been connected to mains electricity. The water was serviced by a private water supply however as the property has been uninhabited for some time the vendors do not know if this is operational. The property was connected to a private drainage system.

The property was previously serviced by oil fired central heating although not considered operational as the internal plumbing has been removed.

COUNCIL TAX BAND - D

Amount Payable: £2296 <http://www.mycounciltax.org.uk>

AUCTION GUIDELINES

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn. A legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

The purchase is also subject to a buyers premium of £1,500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

GUIDE PRICES

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

REGISTERING FOR THE AUCTION

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website www.evansbros.co.uk search for "Lampeter" on the auction pages register and click on the Blue "Log In / Register To Bid" button. (subject to any bid extensions).

VENDOR SOLICITORS

Messrs. Williams & Bourne Solicitors
Harford Square
Lampeter.
SA48 7HD
Tel: 0150 422206

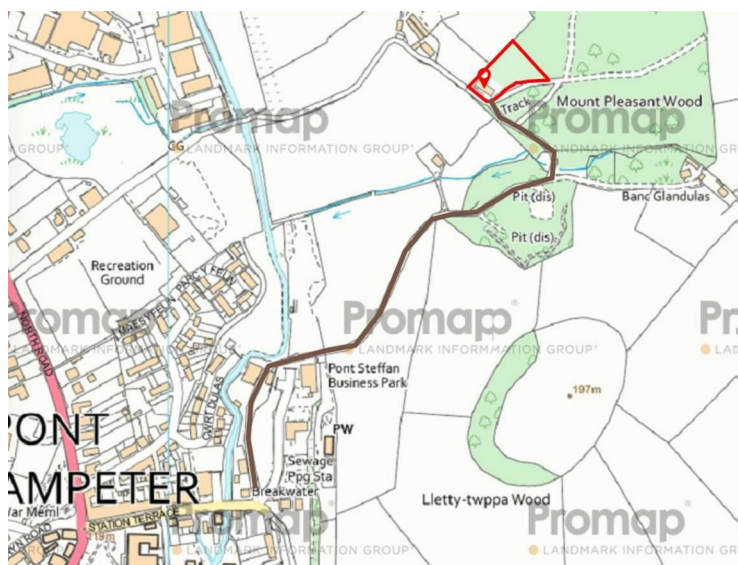
VIEWING NOTES

Please note: The property is currently open to the elements and is in a significantly damaged condition.

We do not advise that viewers enter the property.

Viewers should exercise extreme caution when inspecting the site.

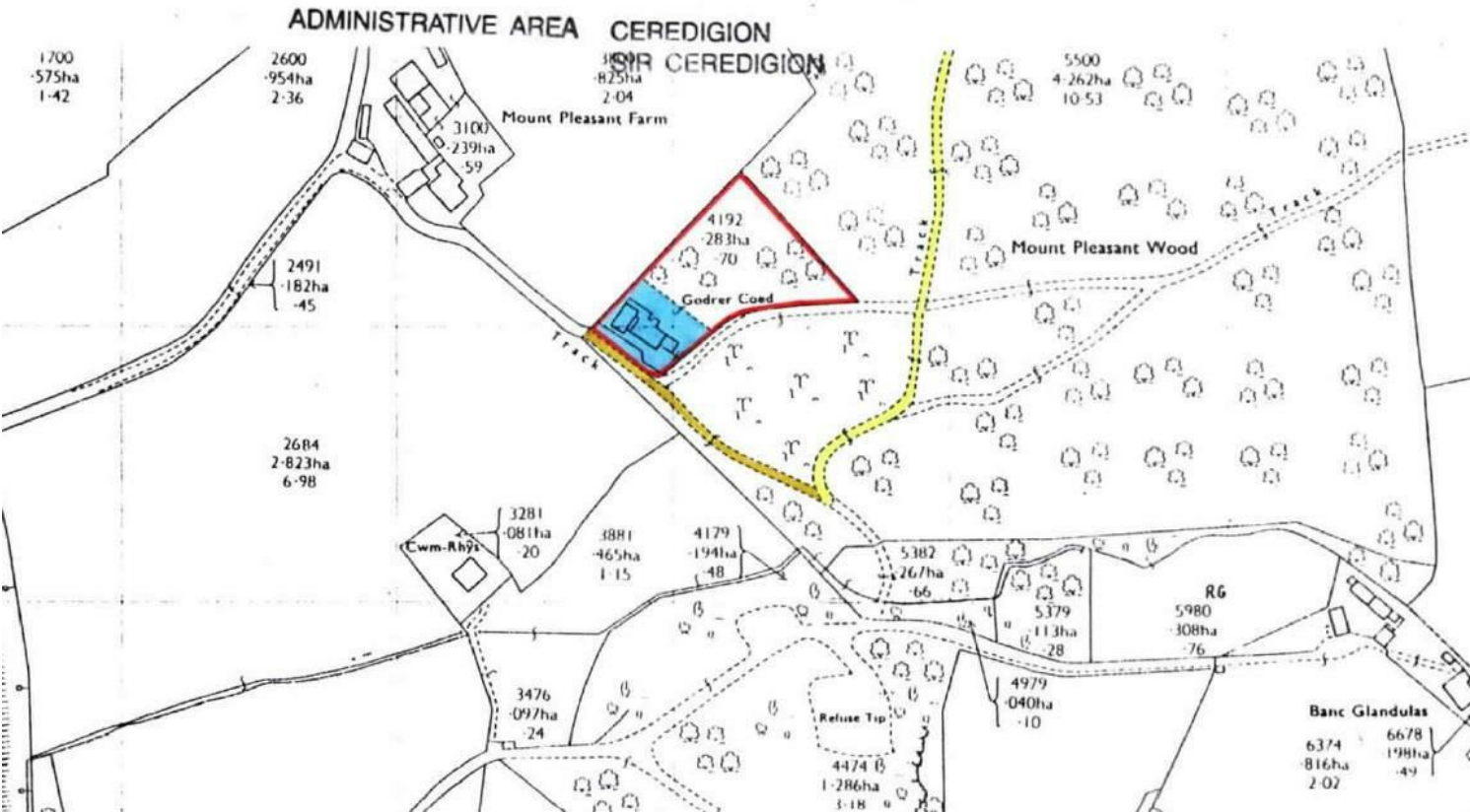
DIRECTIONS



What3words: minivans.path.infuses

The right of way to the property is via the lane at the end of Station Terrace turning left just passed the Post Office sorting office, passing Danny Williams haulage yard and the Kingdom Hall as per the enclosed plan.

H.M. LAND REGISTRY		TITLE NUMBER
		WA704564
ORDNANCE SURVEY PLAN REFERENCE	SN5848	Scale 1/ 2500
COUNTY DYFED DISTRICT CEREDIGION		© Crown Copyright



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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