

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Arfryn Silian, Lampeter, Ceredigion, SA48 8AX

Asking Price £450,000

2.8 acre smallholding on the outskirts of Lampeter with a substantial detached house offering up to 4 bedroomed, 3 bathroomed accommodation having had an Air source heating system installed with associated solar panels and insulation. The house has annexe potential with a ground floor bedroom and en-suite that could be used along with the living room as a self contained unit for multi generational living.

With a range of outbuildings, gardens and paddocks this is a great opportunity to purchase a rural lifestyle property.

Location



Conveniently situated on the outskirts of the rural community of Silian enjoying attractive views over the surrounding countryside, only some 2 miles from Lampeter offering a good range of everyday facilities and within a 20 minute drive to the Ceredigion coastline at the popular town of Aberaeron.

Description



A substantial property recently having been subject to a heating and insulation improvement programme with an air source heating system new radiators, solar PV panels and upgraded insulation, this property offers potential for an annexe with a ground floor bedroom and bathroom together with separate access from the boiler room, that could be used with the living room as self contained accommodation.

Hall

Front entrance door to hall, radiator, doors to sitting room and dining room stairs to 1st floor

Living/Dining Room

13' x 12'8 (3.96m x 3.86m)



An open plan space connected to the kitchen, a characterful space with exposed stone walling and a feature fireplace having a woodburning stove inset.

Kitchen

13'9 x 7'7 (4.19m x 2.31m)



With an extensive range of kitchen units, with a breakfast bar dividing the dining area, further kitchen units single drainer sink unit, cooker point and door to rear porch and also the utility area

Utility Room

7'3 x 6'2 (2.21m x 1.88m)

Shower Room

7'6 x 6'7 (2.29m x 2.01m)



with panelled walls, Shower cubicle, wash basin and toilet.

Rear Porch

Large rear porch

Sitting room

12'5 x 10'3 (3.78m x 3.12m)



Fireplace, front window

Living Room

22'1 x 11'2 max (6.73m x 3.40m max)



with front window and door to Bedroom, this we feel could be used with the ensuite bedroom and with access through the boiler room to provide a separate unit for multi generational living living.

Gorund Floor Bedroom

10'3 x 10'2 (3.12m x 3.10m)



Large front window door to:

Bathroom



with bath, wash basin and toilet, part tiled walls, radiator

Boiler Room

rear boiler room with large pressurised hot water tank, rear door

First Floor - Landing



Galleried style landing, radiator and doors leading to:

Bathroom/Cloakroom

with toilet and wash basin, storage cupboard

Rear Bedroom 1

10'4 x 7'1 (3.15m x 2.16m)



Bedroom 2

12'3 x 10 (3.73m x 3.05m)



Bedroom 3

12'3 x 9'8 (3.73m x 2.95m)



Bedroom 4/Study
5'8 x 4'2 (1.73m x 1.27m)

Externally



The property has a front railed forecourt with side off road parking area and gated entrance leading to the outbuildings

Gardens

Rear gardens with aviary and garden workshop

Outbuildings



The property has the benefit of a useful stone built workshop with loft over in our opinion having potential for conversion into alternative uses (STP)

This has an adjoining car port for two cars and further out buildings in need of improvement having recently suffered from storm damage.

Land



The property is complimented by some lovely level land divided into 3 paddocks around the house and buildings with mature tree lined boundaries.

Services



We are informed the property benefits from mains water and electricity and private drainage, Air source heating system with solar Pv panels.

Telephone and internet connected.

Directions



From Lampeter take the Aberaeron road and just after

passing the Shell garage take the next right hand turning at the bottom of the hill, follow this road through the first junction passed Gwarffynnon farm and at the next T junction turn left. Continue through Silian and the property can be found after leaving the village on the right hand side as identified by the agents for sale board.

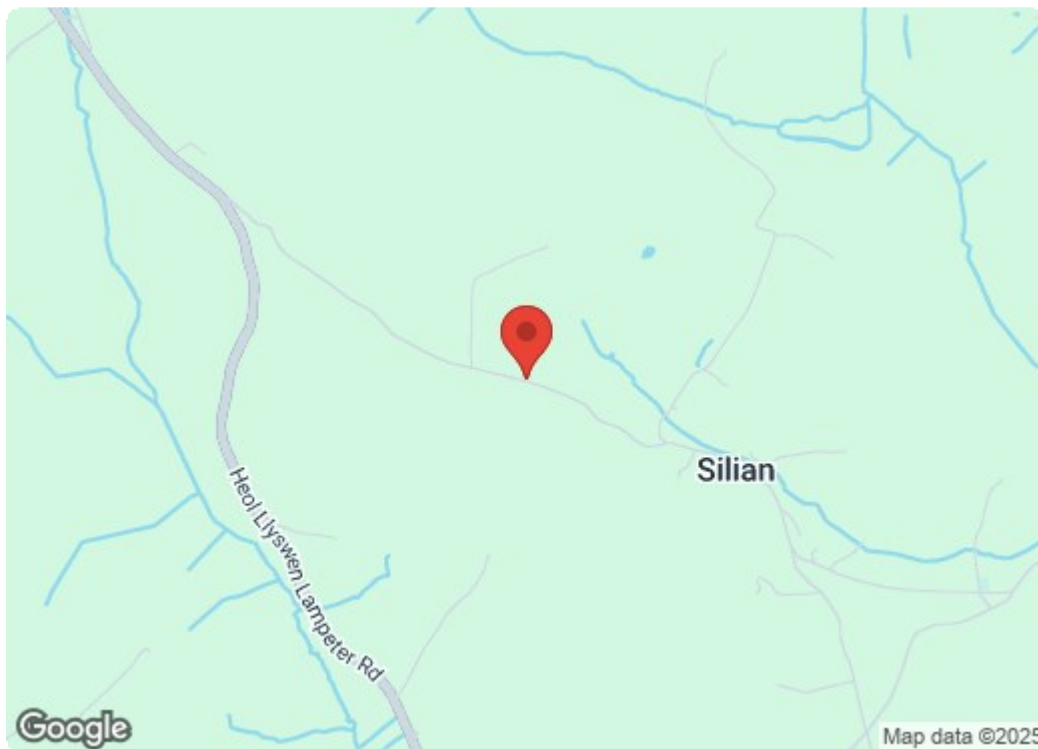
What3words: bolt.pass.bungalows

Council Tax Band - E

Amount payable - £2571

EPC

There is a current rating of E = 44 however this was assessed before the insulation and heating improvements were carried out.



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	44	
(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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