EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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## Pantycelyn, Blaencwrt, Llanwnnen, Lampeter, Ceredigion, SA48 7LW

## Asking Price £550,000

A superb rural lifestyle and equestrian property offering considerable versatility, set within approximately 7 acres (with option of a further 4) of attractive grounds and pasture and enjoying far-reaching countryside views in a peaceful hamlet-style setting.

The property comprises a detached house with four ensuite bedrooms, which has historically been operated as a B&B and therefore offers excellent potential for continued guest accommodation, multigenerational living or a substantial family home. Convenient to Lampeter and Llanybydder and with easy access to the Ceredigion coastline, including the popular coastal resorts of New Quay, Llangrannog and Aberaeron.

## Location



The property occupies a delightful rural position whilst remaining conveniently located for the market towns of Lampeter and Llanybydder. Lampeter provides a comprehensive range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools, professional services and leisure facilities, whilst Llanybydder offers a useful range of local shops, services and amenities together with its well-known livestock market.

The property is also within easy driving distance of the spectacular Ceredigion coastline, with popular coastal locations including New Quay, Llangrannog and Aberaeron readily accessible.

## Description



The property is particularly well suited to equestrian and smallholding interests, with stabling, extensive grounds and approximately 7 acres divided into seven useful paddocks, together with a field shelter. There is also the opportunity to acquire a further approximately 4 acres of adjoining land by separate negotiation, potentially increasing the property's appeal to those requiring additional grazing or equestrian land.

## House



A detached house offering extended accommodation the property has benefited from an Eco4 energy-efficiency scheme, incorporating PV solar panels, air source heating and internal insulation, and mainly UPVC double glazed windows providing modern energy-efficient features alongside the character and appeal of its rural setting. There is also an attached garage which, subject to the necessary consents, offers potential for conversion and/or extension to provide additional accommodation.

## Living Room

17'4" x 14'2" (5.28m x 4.32m)



Accessed via a composite stable type half glazed door to living room with an ornamental fireplace (no fire) having timber surround, two radiators, two front windows, open tread stairs to first floor

**Dining Room**
14'1" x 6'8" (4.29m x 2.03m)



Radiator, front window, and arch to -

**Large Kitchen/Breakfast Room**
22'10" x 12'1" (6.96m x 3.68m)



The heart of this lovely home with a range of base and wall kitchen units incorporating ceramic 1 1/2 bowl sink unit, electric cooker point and electric Rayburn range, plumbing for automatic washing machine and dishwasher, radiator, extractor fan and two large rear windows.

**Rear Hall**
With coat hanging facilities, rear uPVC entrance door

**Cloak Room off**
7'7" x 4'2" (2.31m x 1.27m)
Having toilet and wash hand basin

**First Floor - Galleried Landing**
Having front window, access to loft, radiator

**Bedroom 1**
14'10 x 11'1 (4.52m x 3.38m)



Front window, radiator.

**Bedroom 1 - Ensuite Shower Room**
5'10" x 4'9" (1.78m x 1.45m)



With wash hand basin, toilet, easy access shower, heated towel rail, extractor fan.

**Bedroom 2**
12'6" x 11' (3.81m x 3.35m)



Rear window, electric towel rail, wash hand basin, shower cubicle, cloakroom off with w.c.

## Bedroom 3
14'10" x 11'1" (4.52m x 3.38m)



Radiator, rear window.

## Bedroom 3 - Ensuite Shower Room



Having shower, wash hand basin and toilet, radiator, extractor fan.

## Bedroom 4
10'6" x 6'8" (3.20m x 2.03m)



Radiator, front window.

## Bedroom 4 - Ensuite Shower Room
6'11" x 5'3" (2.11m x 1.60m)



With modern suite comprising double sized shower enclosure, toilet, wash hand basin, vertical radiator, extractor fan.

## Externally



The property is approached via a gravel driveway leading on to rear stable yard area and further extensive gardens and grounds with raised beds etc.

## Attached Garage
17'9" x 12'9" (5.41m x 3.89m)
With electric operated roller shutter door, this houses the hot water cylinder and solar inverter equipment. EV charger also in situ.

## Stables and Stable Yard



Further building is a useful timber built stable range and leanto with barn area 19'9" x 19'9" overall, an useful storage area/hay store/foaling box.

### Stable 1
11'6" x 9'6" (3.51m x 2.90m)

### Stable 2
11'6" x 9'6" (3.51m x 2.90m)

### Adjoining Tack Room/Storage Room
11'5" x 8' (3.48m x 2.44m)

## The Land



The property is initially offered with approximately 7 acres including seven small fenced paddocks ideal for equestrian or small livestock use including a useful field shelter 40' x 12' overall in the centre of the land with rear return road frontage for ease of access and management on the furthest end.

## Optional Land



There is an availability of further 4 acres divided into three paddocks adjoining with independent roadside access - price by negotiation.

## Services
We are informed the property is connected to mains electricity with a solar pv system owned by the property together with mains water, private drainage, air source heating.

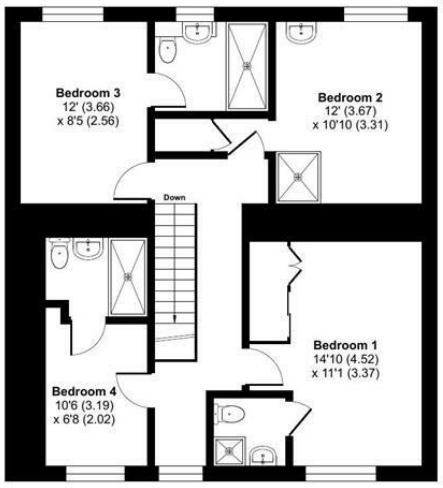
## Council Tax Band - E

## Directions
The property is best approached from Lampeter by taking the A475 to Llanwnnen turning right on the roundabout on to the B4337, continue for approximately half a mile turning left on a right hand bend passing the chapel, continuing to Blaencwrt and the property can be found on the left hand side as identified by the agents for sale board.

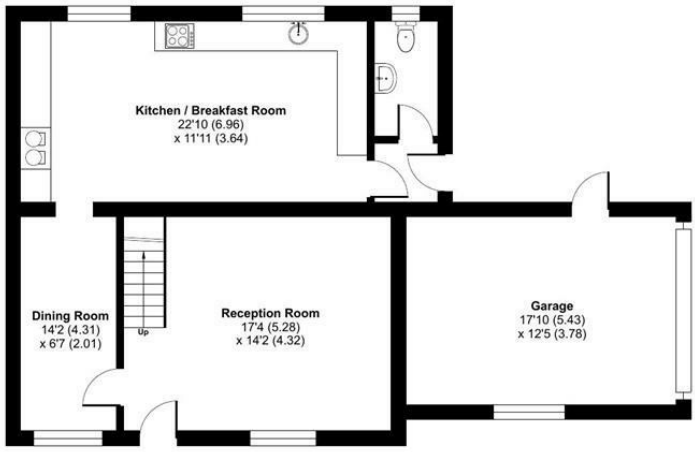
What3words: Acclaim.alley.survey

# Pantycelyn, Llanwnnen, Llanbedr Pont Steffan, SA48

Approximate Area = 1447 sq ft / 134.4 sq m
Garage = 221 sq ft / 20.5 sq m
Total = 1668 sq ft / 154.9 sq m
For identification only - Not to scale



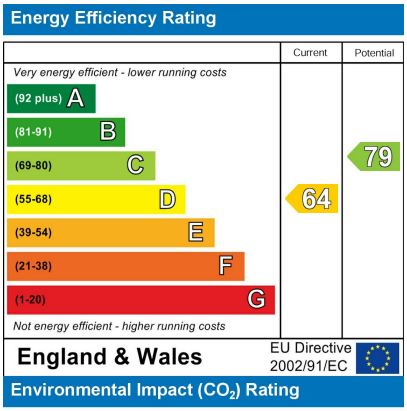

FIRST FLOOR

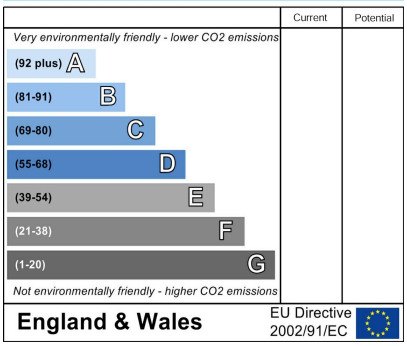



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Evans Bros Ltd. REF: 1535042





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