EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**









Land lying to the West of Esgair Las Cellan, Lampeter, SA48 8HL

Offers In The Region Of £25,000

Nestled in the peaceful upper reaches of Cellan, near Lampeter, this enchanting 5-acre woodland offers a rare opportunity to own a truly tranquil slice of the Welsh countryside.

Surrounded by the beauty of nature and enhanced by the gentle sounds of a nearby stream, the woodland provides the perfect escape from the demands of everyday life. Accessed via a public footpath, it is both convenient and easily accessible while retaining its secluded, unspoilt charm.

Whether you're seeking a private retreat to unwind, a place to immerse yourself in nature, or an opportunity to enjoy the great outdoors, this beautiful woodland offers endless possibilities. It also presents an excellent opportunity as a long-term investment, a recreational amenity, or a conservation purchase for those wishing to protect and enhance a valuable natural habitat.

A unique chance to own approximately 5 acres of idyllic woodland in a picturesque rural setting.

Location



Located in the scenic upper reaches of the village of Cellan, surrounded by agricultural land, the woodland is gently sloping and the Western boundary is formed by an attractive stream. There are lovely far reaching views visible as you approach the woodland which further affirms the relaxing nature of the woodland.

Description



An attractive parcel of woodland being mainly broadleaf with a scenic footpath running through a small corner section for access, the river boundary adds to the overall amenity appeal of the parcel & provides a lovely setting for relaxation.

Access



The woodland is accessed via a public footpath which begins at a council maintained public road, the footpath runs through a small section of the woodland. Further landscaping and access to the stream may be a possibility.

Viewing



By prior appointment via the selling agents, Evans Bros Lampeter - 01570 422 395. When viewing make sure to park in the layby & DO NOT block the gated entrance to the adjoining agricultural land. Ensure that you gain access to the woodland via the public footpath which is signposted.

Title



The land is currently registered under title CYM202892 but will be split to provide a separate title for the Northern section of the woodland.

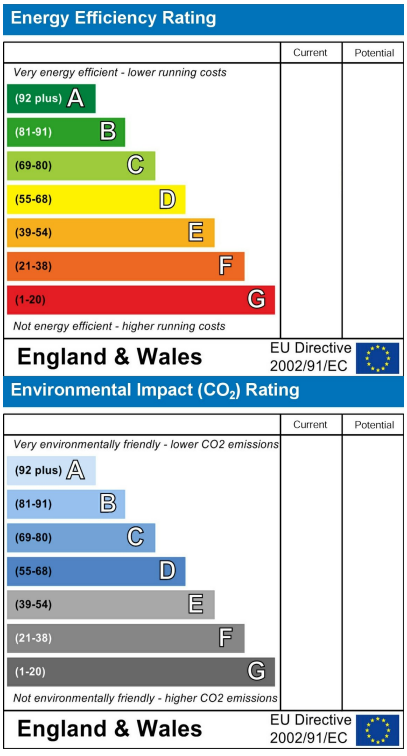
Directions



What3Words: whimpered.shaver.broads







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