

# EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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## Mount Pleasant, Creuddyn Bridge, Lampeter, Ceredigion, SA48 8BB

**Asking Price £495,000**

Overlooking the picturesque Aeron Valley, this charming smallholding offers a unique opportunity for those seeking a tranquil lifestyle amidst stunning natural beauty. The property boasts a modern dormer-style dwelling, which deceptively accommodates 4 spacious bedrooms, two inviting reception rooms and two well-appointed bathrooms. The extensive gardens surrounding the property have been thoughtfully cultivated to support a self-sufficient lifestyle, while the paddock offers potential for various outdoor pursuits. In addition to the main residence, the property features useful outbuildings that can serve as stables or workshops. The commanding views from the smallholding enhance its appeal, creating a serene backdrop for everyday living. Conveniently located, this property is within easy reach of Lampeter, Felinfach and Aberaeron, providing access to local amenities and services while maintaining a sense of rural seclusion. This smallholding is not just a home; it is a lifestyle choice, perfect for those who appreciate the beauty of the countryside and the joys of self-sufficiency.

## LOCATION:



Attractively positioned in a commanding location overlooking the Aeron valley, enjoying picturesque views. The property is only approximately 1 mile from the popular village of Felinfach with a new area primary school, shops, a community owned public house and places of worship. The property is just off the A482 roadway with a regular bus service and is also convenient to the towns of Lampeter and Aberaeron.

## DESCRIPTION



A charming smallholding offering a lovely modern and deceptively spacious dormer style dwelling house, re-built in 2006/2007 offering 4 bedroom, 2 bathroom accommodation with 2 reception rooms. The property has the benefit of uPVC double glazing and oil fired central heating and provides more particularly the following accommodation:

## ENTRANCE DOOR

to:

## HALLWAY

21'4" x 9'7" overall (6.50m x 2.92m overall)



With tiled floor, radiator, open vaulted ceiling, being overlooked by the landing with Velux roof window.

## BATHROOM

8'8" x 6'8" (2.64m x 2.03m)



Having tiled walls and floor, bath with shower attachment, toilet, wash hand basin, extractor fan and radiator.

## KITCHEN/DINING ROOM

14'4" x 13'6" (4.37m x 4.11m)



With a slate tiled floor and a range of modern kitchen units at base and wall level incorporating 1 & 1/2 bowl sink unit, tiled splashbacks, space for Range with extractor hood over and a tilt and turn side entrance door.

## PANTRY/UTILITY ROOM

11'6" x 3'1" (3.51m x 0.94m)



With plumbing for automatic washing machine and fitted shelving.

## LIVING ROOM

21'5" x 11'10" (6.53m x 3.61m)



With feature brick fireplace having wood burning stove inset on a tiled hearth, rear patio doors with tilt and turn fittings overlooking the paddock and with panoramic views of the Aeron valley, beamed ceiling, front window and radiator.

## DINING ROOM

11'6" x 9'11" (3.51m x 3.02m)



With side window and radiator.

## GROUND FLOOR BEDROOM

14'4" x 10'4" (4.37m x 3.15m)



With patio doors having tilt and turn fittings and radiator.

## FRONT HALLWAY

With separate entrance door and tiled floor.

## FIRST FLOOR - GALLERIED LANDING



With storage cupboard off.

## BEDROOM 2

13'10" x 12' (4.22m x 3.66m)



With Velux windows and radiator.

## REAR BEDROOM 1

15' x 13'7" (4.57m x 4.14m)



With Velux window, rear windows and radiator.

## SHOWER ROOM



Being fully tiled with corner shower cubicle, toilet, wash hand basin, Velux roof window and heated towel rail.

## BEDROOM 3

11'10" x 15' (3.61m x 4.57m)



Front Velux window, side windows and radiator.

## EXTERNALLY



The property is approached via a gated entrance with block paved driveway providing ample parking. This leads to a useful workshop previously being stabling and offering diverse appeal suitable for a range of uses.

There is also a second range of Loose Boxes previously utilised as pigsties, ideal for kennels or small animal housing.

## GARDENS



A feature of this property are the attractive gardens surrounding the property with productive orchard.

## FEATURE KITCHEN GARDEN



There is a productive kitchen garden currently providing an income for the vendor who sells his produce at the roadside, having a large polytunnel 36' x 14', feature large vegetable garden and fruit growing areas; the whole making it an ideal property for those seeking a sustainable lifestyle.

## POLYTUNNEL



## PADDOCK



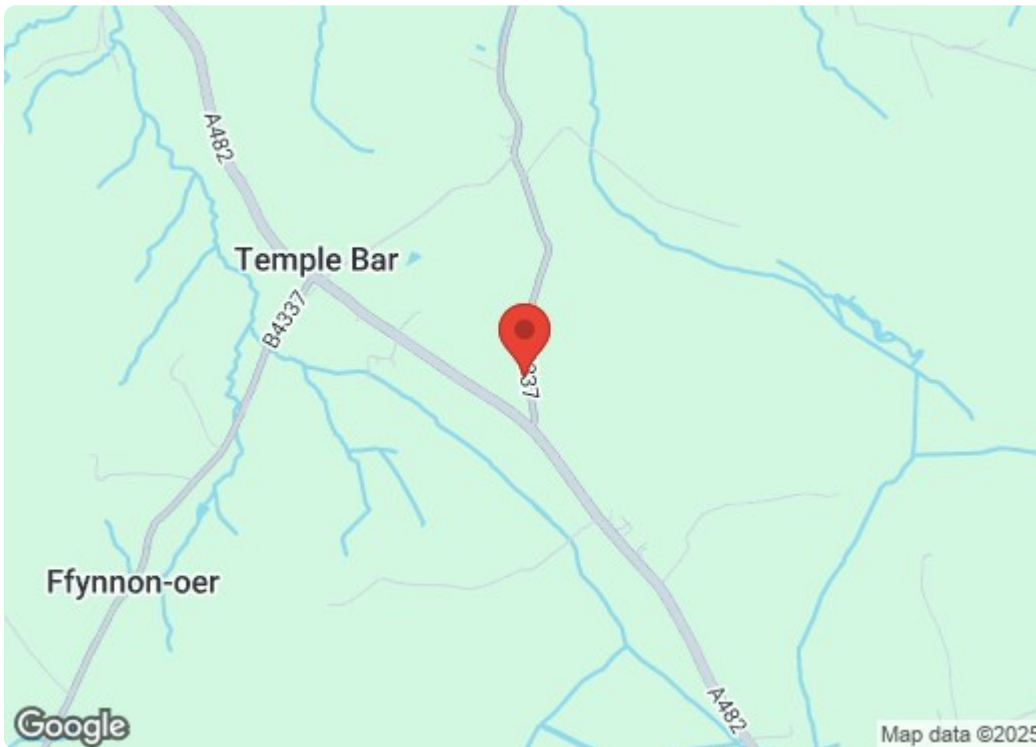
There is an attractive paddock to the rear of the property adding to the charm and appeal, being ideal for those looking for land for equestrian use or small livestock keeping.

## DIRECTIONS

From Lampeter take the A482, continue through Creuddyn Bridge taking the next right hand turning on to the B4337 and the property is the second property on the left as identified by the agents for sale board.

## COUNCIL TAX BAND - E

Amount payable: £2806 <http://www.mycounciltax.org.uk>



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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