

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



Royal Oak House Pumpsaint, Llanwrda, Carmarthenshire, SA19 8AQ

By Auction £300,000

To Be Offered for Sale by Online Auction on the 31st July 2025 (unless sold prior or withdrawn)

Guide Price £300-£350,000

A substantial 5 bedroom, 2 bathroom country residence, set in some 2 acres including mature paddock with stream boundary and stables/workshop building.

Attractive position in unspoilt countryside enjoying fine views in a convenient position on the edge of the rural community of Pumpsaint which is mainly National Trust owned village renowned for its Dolau Cothi Roman Gold Mines. The property is some 4 miles from Lampeter.

LOCATION



Well positioned adjoining the A482 roadway just on the outskirts of the popular rural community of Pumpsaint with a public house and also convenient to the rural community of Ffarmers. The property is some 4 miles from the University and Market Town of Lampeter which provides a good range of everyday facilities and enjoys attractive views over open countryside surrounding the property.

DESCRIPTION



The property comprises a former characterful coaching inn, now converted in to a spacious residential property deserving of some refurbishment and modernisation with the benefit of LPG fired central heating and double glazing. The accommodation is particularly spacious due to its well proportioned and large rooms with a wealth of character features. The accommodation provides more particularly the following -

FRONT RECEPTION HALLWAY to

LIVING ROOM

24'2" x 19'2" (7.37m x 5.84m)



An impressive reception room with a heavily exposed beamed ceiling, feature fireplace with wood burning stove in set, stairs to first floor

SITTING ROOM

14'10" x 12'3" (4.52m x 3.73m)



Feature open fireplace, pine panelled wall to rear, exposed stone walling, beamed ceiling, radiator

DINING ROOM

12'1" x 9'5" (3.68m x 2.87m)



Exposed stone flooring, door to Kitchen

GROUND FLOOR BEDROOM

13'8" x 10' (4.17m x 3.05m)



Side window, radiator

ENSUITE CLOAKROOM OFF



having w.c., and wash hand basin

ATTRACTIVE KITCHEN/DINING ROOM

18'7" x 11'1" (5.66m x 3.38m)



With a range of fitted kitchen units at base and wall level incorporating Belfast sink unit, electric and gas range

UTILITY ROOM

9' x 7'5" (2.74m x 2.26m)

Plumbing for automatic washing machine, freezer space, rear stable type entrance door

FIRST FLOOR - GALLERIED LANDING



BEDROOM 1

12'8" x 13'5" (3.86m x 4.09m)



SHOWER ROOM



With shower cubicle, wash hand basin, w.c., radiator

BEDROOM 2

13'7" x 12'2" (4.14m x 3.71m)



Feature fireplace, radiator

BEDROOM 3

12'1" x 9'11" (3.68m x 3.02m)



Fireplace, radiator,

BEDROOM 4

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



Radiator

BEDROOM 5

14'2" x 11'1" (4.32m x 3.38m)



Radiator

MAIN BATHROOM

9'3" x 7'5" (2.82m x 2.26m)



with panelled bath, wash hand basin, toilet, storage cupboard

BASEMENT

We understand there is a basement at the property being approached from the Lounge/Dining Room.

EXTERNALLY



The property stands in a prominent location with ample parking into the former pub car parking area, being a hard based enclosed area ideal placing of a stable etc. Extensive gardens with further paddock area having roadside frontage and a stream boundary to the furthest extent.

DIRECTIONS



From Lampeter take the A482, continue through the village of Cwmann, passing the Checkpoint Garage, the property can be found on the Ffarmers turning as identified by the agents for sale board.

COUNCIL TAX BAND - F



Amount Payable £2,571.00

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 and 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 £1500 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.

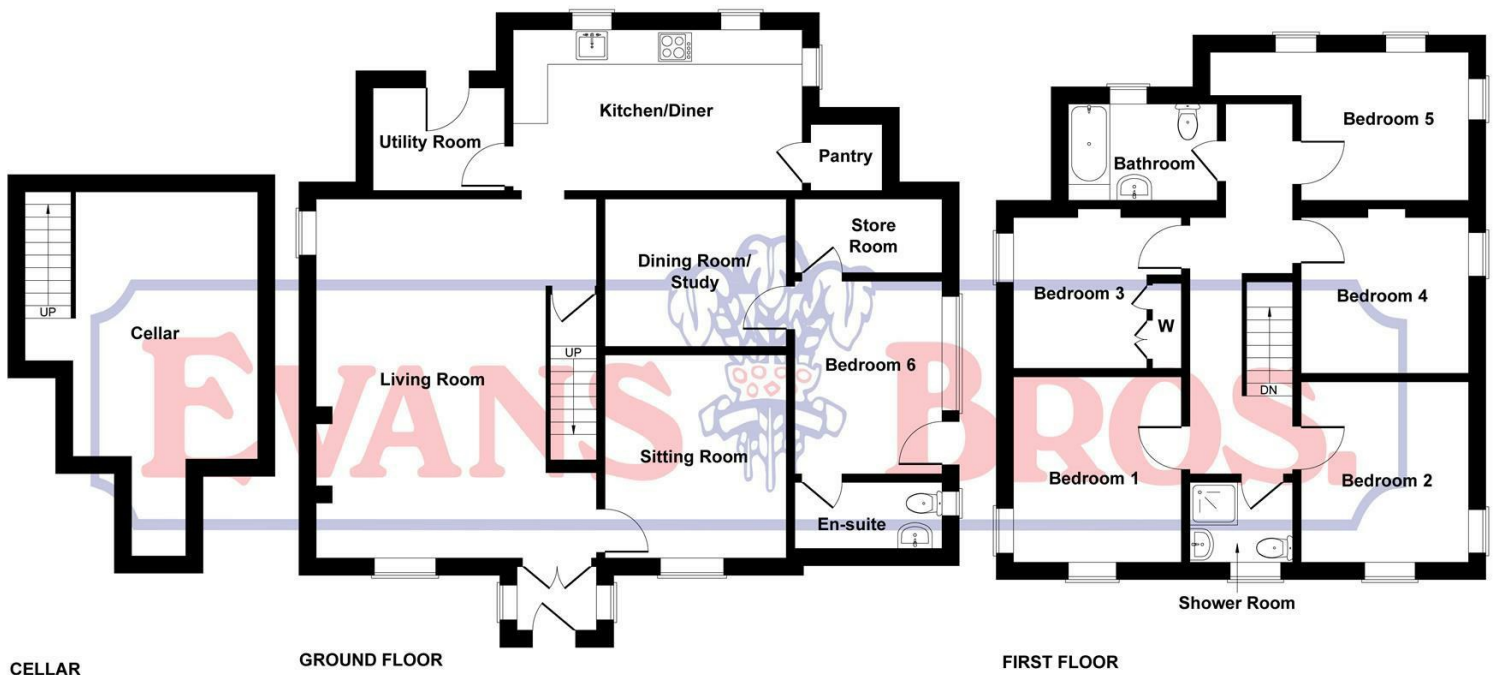
Registering for the auction

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website www.evansbros.co.uk search for "Pumsaint" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the 30th July 2025 and closing at 7.30 pm on 31st of July 2025 (subject to any bid extensions).

Guide price

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.

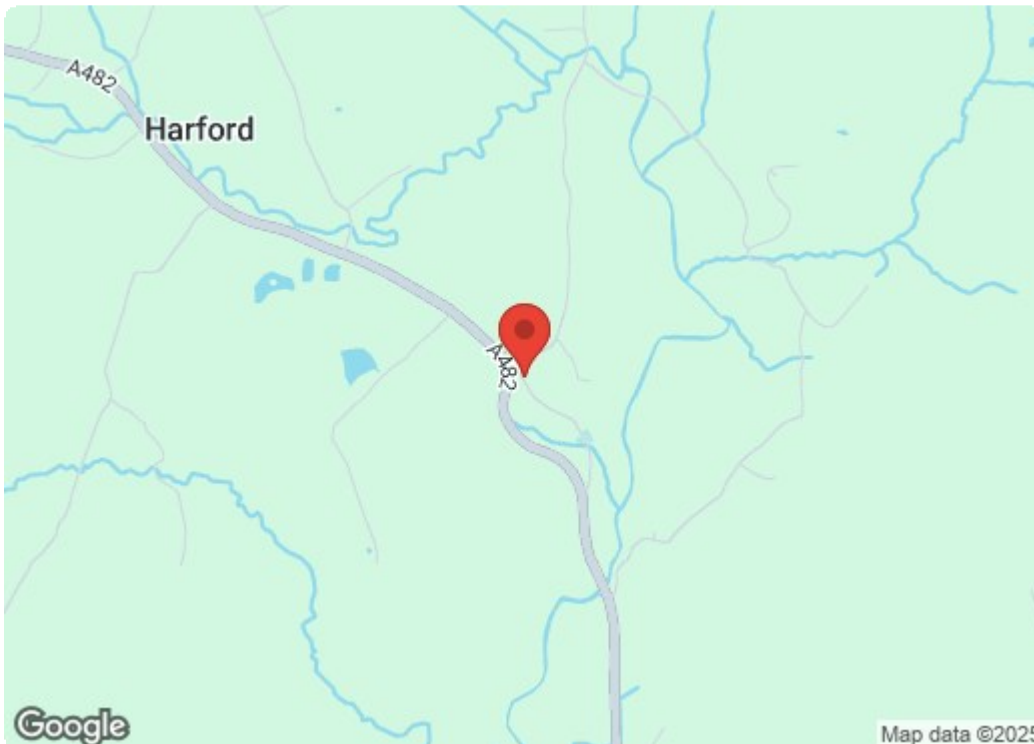
Royal Oak House



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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		



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,