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Pant Y Cerrig Cwmann, Lampeter, Carmarthenshire, SA48 8EY
Offers In The Region Of £395,000

A DELIGHTFULLY SITUATED SMALLHOLDING ONLY 2 MILES FROM LAMPETER WITH VIEWS OVER THE TEIFI VALLEY, COMPRISING A CHARMING AND CHARACTERFUL REFURBISHED COTTAGE, REALLY USEFUL OUTBUILDINGS AND PURPOSE BUILT WORKSHOPS, THE WHOLE PRIVATELY SET IN APPROX 9 ACRES OF ROLLING ORGANIC PASTURE LAND.

Description

Pant y Cerrig offers a diversely appealing small holding with an excellent range of modern outbuildings previously used as workshops but adaptable for a range of uses and with one being insulated which would make a great office/studio.

The cottage is a lovely example of a refurbished characterful farmhouse with modern facilities including Upvc double glazing and Lpg central heating.

Location



Attractively situated in a private location yet not remote only 2 miles from Lampeter enjoying picturesque views.

The property is located off a private lane shared with other similar properties.

Lampeter offers a good range of Local amenities and shopping facilities with primary and secondary schooling and the Trinity St. Davids university complex.

Directions

From Lampeter, take the A482 road towards Llanwrda, continue through Cwmann, passing the new school, continue for approximately 1 mile taking the right hand turning opposite a double gated entrance, through a small farmyard and it's the first property on the right hand side after the farmyard.

Front Entrance Door to Porch

Living Room

21' x 15' (6.40m x 4.57m)



An attractive room with beamed ceiling, exposed stone walling, 2 radiators, feature inglenook fireplace with optional lpg fired wood burning effect stove inset (By separate negotiation)

Kitchen

15'10" x 12'3" (4.83m x 3.73m)



with an extensive range of modern kitchen units incorporating sink unit, fitted oven and hob, fridge space, space and plumbing for dishwasher and automatic washing machine, wall mounted lpg gas fired boiler, red and black quarry tiled floor, radiator, double aspect windows

Sun room/ Bedroom 3

16'6" x 6'7" (5.03m x 2.01m)



red and black quarry tiled floor, double aspect windows, radiator, tongue and groove ceiling, 2 velux roof windows

Conservatory

14'3" x 7'10" (4.34m x 2.39m)



french doors, velux roof window

Landing

with exposed beamed ceiling, radiator, front window

Bedroom 1

15' x 7'6" (4.57m x 2.29m)



with exposed stone walls , radiator, double aspect window

Bedroom 2

11'10" x 7'1" (3.61m x 2.16m)



with radiator, velux roof window

Bathroom



with fully tiled walls having velux roof window, contour shaped bath with shower unit over, spot lighting, heated towel rail, toilet and wash basin

EXTERNALLY



The property is approached via a hard based driveway with secondary driveway leading directly to the cottage. The property has the benefit of a particularly useful multi purpose buildings including -

Garage/Stable Range
22' x 22' (6.71m x 6.71m)



of concrete block construction with 2 double opening doors, rear leanto storage building

Purpose Built Workshop Building
21'6" x 13'2" (6.55m x 4.01m)



with garage, adjoining office with double glazed door being 24' x 11'6" having office/study area with mezzanine area over. The workshop building has been designed high enough to accommodate a caravan/camper van if required, with insulated panelled sheets.

Purpose Built Workshop
45' x 30' (13.72m x 9.14m)



being of portal frame design with access via electrically operated roller shutter door, the workshop building is divided into workshop area with mezzanine including office and 2 enclosed workshops and mezzanine storage to one bay. Lean-to 45' x 10' being a secure storage area with no external doors

THE LAND



A feature of this property is its attractive rolling meadow land organically managed for over 30 years by the current owners. These are divided into paddocks one with a useful field shelter 30' x 10'.

SERVICES

We are informed the property benefits from connection to mains water, mains electricity, private drainage, lpg gas fired central heating.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	10	
(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		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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