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## **Penrhiw Farm Ciliau Aeron, Ciliau Aeron, Lampeter, Ceredigion, SA48 7RG**

**By Auction £500,000**

\*\* By Online Auction - 19th June 2025 \*\*

Located in an elevated position overlooking the picturesque Aeron Valley, this charming 5.5 acre smallholding offers a unique opportunity for those seeking a rural lifestyle close to the coast. The main attraction of this property is the characterful three-bedroom farmhouse alongside a separate two-bedroom cottage. The self-contained cottage not only provides additional living space for any family members but also offers income generation potential, making it a versatile investment opportunity.

One of the standout features of this property is the breath-taking panoramic views that can be enjoyed from both the farmhouse and the cottage. Conveniently located just 2 miles from the coast and the charming town of Aberaeron, this smallholding offers the perfect blend of rural tranquillity and coastal living. For those with equestrian interests, the paddocks surrounding the property are sure to appeal.



## Description

An appealing property with significant potential, offering a refurbished yet characterful 3 bedroom farmhouse and a further 2 bedroom cottage with adjoining partly converted unit, intended to provide a further 2 bedroom cottage. There is also an attractive coach house range with further potential and approximately 5.5 acres of level, dry land with stables, making this an ideal rural retreat and suiting those with equestrian interests at heart.

## Location



Located in a picturesque setting overlooking the Aeron Valley with views for miles beyond. Only approximately 2 miles from the coast and the popular Georgian harbour town of Aberaeron, renowned for its destination bars, cafes, restaurants and hotels and its noted harbour surrounded by colourful houses. The property is also ideally located for exploring the West Wales coastline renowned for its many sandy beaches and secluded coves. The property is also conveniently positioned from the larger towns of Cardigan to the south, Aberystwyth to the north and Lampeter to the east. The property is located adjoining an equestrian centre next door.

## The Farmhouse



Provides characterful accommodation with large windows for light having UPVC double glazing with the benefit of oil-fired central heating and an external boiler.

The property provides the following:

### Central front entrance door

Leading to:

## Hallway



With stairs to first floor, access to understairs storage cupboard, radiator.

### Ground floor ensuite bedroom

14'9 x 9'3 (4.50m x 2.82m)



A lovely characterful room with front window, exposed stone walling, original fireplace and radiator.



### Ensuite shower room



Tastefully fitted with a walk-in double shower cubicle, having attractive panelled walls, toilet, wash handbasin and heated towel rail.

### Living room

15'1 x 14'7 (4.60m x 4.45m)



Having a large, front picture window taking advantage of the views, recessed fireplace with woodburning stove - being the heart of this lovely room. Two radiators.

### Kitchen dining room

24'9 x 7'7 (7.54m x 2.31m)

Tastefully fitted with tiled floor and open vaulted ceiling having three Velux roof windows to maximise light together with the normal double aspect windows.

### Kitchen area



With an extensive range of kitchen units having oak-effect work surfaces, fitted oven and ceramic hob with extractor hood over, space for dishwasher and washing machine.

### Rear entrance door

### Dining area



A nice little cwtch with L-shaped fitted bench seating.

### First floor

### Landing



**Double bedroom 1**  
15 x 9'11 (4.57m x 3.02m)



Radiator and large front windows.

**Main bathroom**  
9'3 x 5'7 (2.82m x 1.70m)



With panelled bath having shower unit over with fitted shower attachment, pedestal wash handbasin, W.C., tongue and groove ceilings and heated towel rail.

**Double bedroom 2**  
15'10 x 15'3 (4.83m x 4.65m)



A large room with exposed 'A' frame and tongue and groove ceiling to add to the character, large front window and radiator.

**Gardens**



The property is approached by an initially shared driveway leading to private yard/forecourt with ample parking. To the front of the farmhouse is a raised decked area to take full advantage of those lovely summer evenings overlooking the valley.

To the rear of the property is an attractive circular terraced patio, having a paved finish.



## The Cottage



There is a detached stone building originally intended to be converted into two cottages - one of which has been completed and occupied for some years, the other is partly converted, having a large office space previously used as a home office.

This provides diversely appealing accommodation, we are informed having full residential status (STC). This property has the benefit of electrical heating, UPVC double glazing and provides the following:

### Front entrance door

To:

### Reception hall

### Ground floor bedroom

9'4 x 8'10 (2.84m x 2.69m)



### Cloakroom off



With toilet and wash handbasin.

### Rear hallway

Leading to:



### Ground floor shower room



With tiled walls and floor, shower cubicle, wash handbasin and toilet.

### Rear bedroom 2

9'4 x 8'10 (2.84m x 2.69m)



### First floor open-plan accommodation

18'6 x 16'8 (5.64m x 5.08m)



Characterful accommodation with open-vaulted roof structure having Velux roof window and side door.

This is divided into a living area with a door leading to a balcony and a recessed kitchen area with a range of kitchen units to incorporate sink unit, oven, hob and space for washing machine.

### Adjoining cottage



There is an adjoining cottage which has been re-roofed and with works commenced to be converted into a 2 bedroom cottage. This could be completed to enhance the potential of the property or indeed used as a workshop space.



### Home office

11'8 x 18'4 (3.56m x 5.59m)



With laminate flooring, patio doors and previously used as a home office.



### Coach house range

40'8 x 22 (12.40m x 6.71m)



On the opposite side is a detached traditional coach house range providing characterful accommodation and we are informed previously having planning consent for conversion into a 4 bed holiday accommodation.

### The land



To the rear of the property are two level paddock areas, together with a fenced off stable/field shelter. The land is particularly note worthy, being dry and level with a separate roadside access for ease of management. In all, approximately 5.5 acres.

### Services

We are informed the property is connected to mains electricity and water, private drainage through septic tank, oil-fired central heating to farmhouse.



## Directions



be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

What3Words: enlighten.speeding.golf

From Aberaeron head south on the A482 Lampeter Road. After approximately 2 miles, turn right opposite the bus stop heading towards Oakford. Proceed up this road, passing the chapel on your left and at the brow of the hill turn right. After 300 yds the entrance to the property can be found on the right hand side.

## Council Tax Band D

Council Tax Band D with amount payable for 2024/2025 being £2071.

## The Cottage EPC

Energy Performance Certificate for The Cottage is grade D.

## 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.

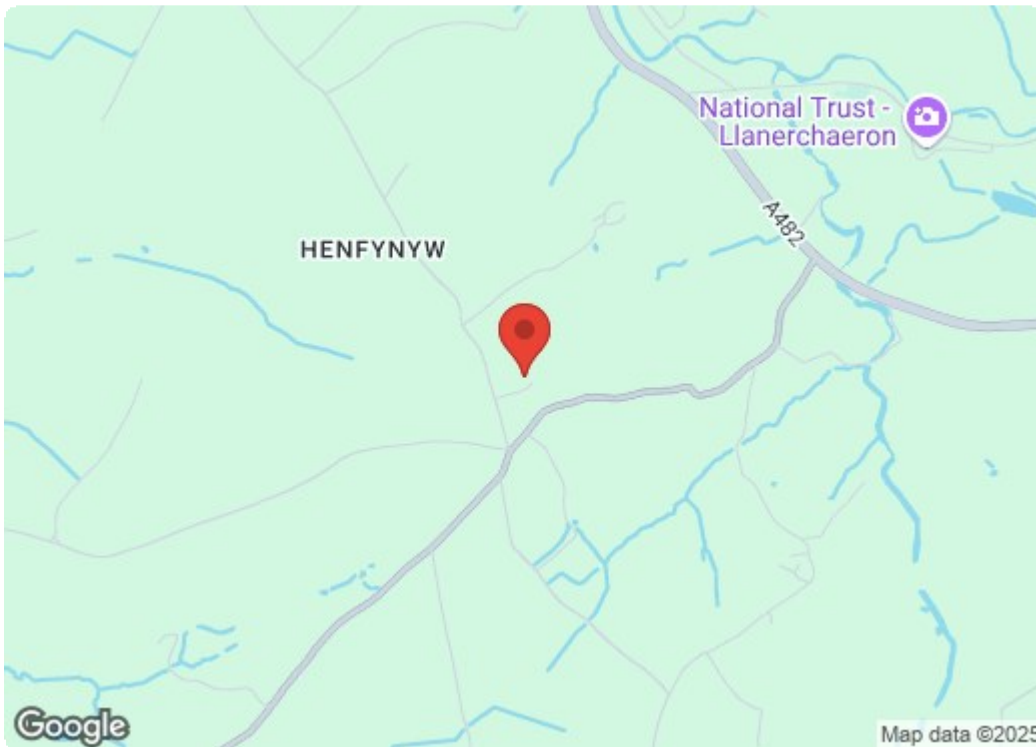
## Registering for the Auction

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website [www.evansbros.co.uk](http://www.evansbros.co.uk) search for "Ciliau Aeron" 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 18th June 2025 and closing at 7.30 pm on 19th of June 2025 (subject to any bid extensions).

## Guide Prices

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





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         | 99        |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 46      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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