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Rhiwlas Uchaf Cilcennin, Cilcennin, Lampeter, SA48 8RT

Asking Price £475,000

A delightful 4.5 acre small holding with a large former farmhouse, stables and dry level land.

The property boasts two inviting reception rooms, a well-proportioned kitchen/dining room and four bedrooms with the option of a further ground floor bedroom. The property includes 4.5 acres of pasture land, ideal for those with a passion for outdoor pursuits or equestrian activities. The range of outbuildings, including a field shelter and stone range housing several stables, offers excellent potential for various uses, whether for horses, livestock or as additional storage.

One of the standout features of this property is the distant sea views, which add a touch of serenity to the already idyllic setting.

Location



Rhiwlas Uchaf is nestled in the scenic Ceredigion village of Cilcennin, offering a tranquil rural lifestyle while remaining well-connected. The property is just 4 miles from the Georgian harbour town of Aberaeron, renowned for its pretty, colourful houses, independent shops, restaurants, and cafés. The property is also convenient to the larger University town of Aberystwyth to the north, with its abundance of shops and outlets such as M&S, Tesco and Next etc.

Description



Rhiwlas Uchaf is a beautifully positioned four bedroom detached smallholding in the Aeron Valley village of Cilcennin. The property is set within approximately 4.5 acres of lovely pasture land, comprising of two paddocks, both with roadside frontage. This generous property enjoys distant sea views and offers an excellent opportunity for those seeking a countryside lifestyle.

The spacious accommodation includes two large reception rooms, a well-proportioned kitchen/dining room, and benefits from uPVC double glazing throughout. Externally, the property benefits from ample parking, a long driveway, and a range of outbuildings, including a field shelter and stone range with several stables inside - ideal for equestrian or smallholding pursuits.

Entrance Porch

Leading to:

Entrance Hall

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

Family Room

16'7 x 13'9 (5.05m x 4.19m)



With front aspect uPVC double glazed window with window seat and storage under, radiator, laminate flooring and views across the paddock and distant sea views.

Sitting Room

17'2 x 16'8 (5.23m x 5.08m)



With picture window overlooking one of the paddocks with distant sea views, fireplace with fitted wood burner, double glazed uPVC patio doors to patio and rear garden. Part glazed door giving access into kitchen / dining room.

Kitchen / Dining Room

19'8 x 19'2 (5.99m x 5.84m)



Triple aspect with the front window overlooking paddock, stables and partial sea views. An attractive range of good quality kitchen units at base and wall level incorporating single drainer double bowl sink unit, fitted electric oven with gas hob, plumbing for automatic washing machine, space for tumble

dryer, space and plumbing for dishwasher, radiator, stable door leading to:

Side porch

With meter cupboard, uPVC double glazed door to side and access to cloakroom.

Cloakroom

With a low level W.C., vanity wash handbasin and uPVC double glazed window.

First Floor Landing



Dogleg stairs giving access to first floor landing with 3 uPVC windows overlooking rear garden, plus doors to bedrooms and bathroom. Access to roof space.

Bedroom 1

19'0 x 11'6 (5.79m x 3.51m)



With uPVC double glazed picture window to front, with views overlooking paddock and outstanding sea views, radiator and access to loft space.

Bedroom 2

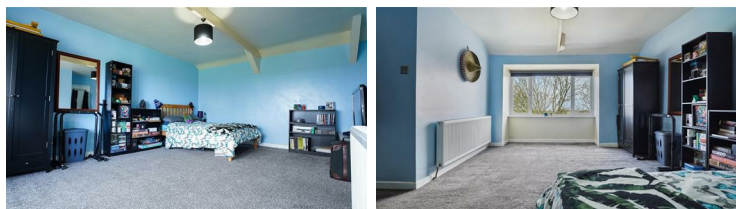
13'10 x 18'8 (4.22m x 5.69m)



With fitted wardrobes to one wall, large uPVC double glazed window to front overlooking paddock and sea views, with wall mounted radiator.

Bedroom 3

16'5 x 14'1 (5.00m x 4.29m)



With uPVC double glazed window to front, with sea views and radiator.

Bedroom 4

8'4 x 7'6 (2.54m x 2.29m)



Currently set up as a study, with radiator and large uPVC double glazed picture window to front, overlooking the paddock and sea views.

Bathroom

8'5 x 14'1 (2.57m x 4.29m)



With a modern fitted four-piece suite comprising low level W.C., panel enclosed Jacuzzi bath, large walk-in shower cubicle with fitted rainfall shower, vanity wash handbasin and heated towel rail.

Externally



The property offers excellent paddocks with 4.5 acres of level to gently sloping land. There is a large stone range providing several stables and a large animal shelter (approximately 18' x 12'). The gardens themselves are at the rear, with the patio area backing onto fields. There is an additional outbuilding in need of some refurbishment and there are mature trees, shrubs and flower borders at the property. The property predominantly faces West with sea views from most of the aspect. Additionally, there is extensive parking at the property.

Stone Range



Field Shelter

18 x 12 (5.49m x 3.66m)



Services



We are informed that the property benefits from connection to mains electricity, mains water and private drainage with oil-fired central heating.

We are also informed that all of the windows and doors (apart from the front door) are newly fitted and are A rated with 8 years left on the guarantee.

Directions

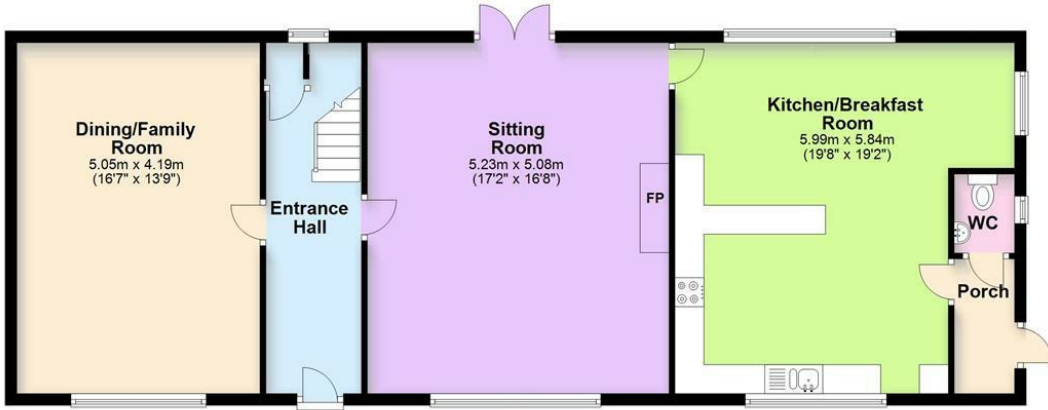
What3Words: talent.colder.signified

Council Tax Band F

Council Tax Band F with amount payable for 2025 / 2026
being £3,330

Ground Floor

Approx. 104.1 sq. metres (1120.9 sq. feet)



First Floor

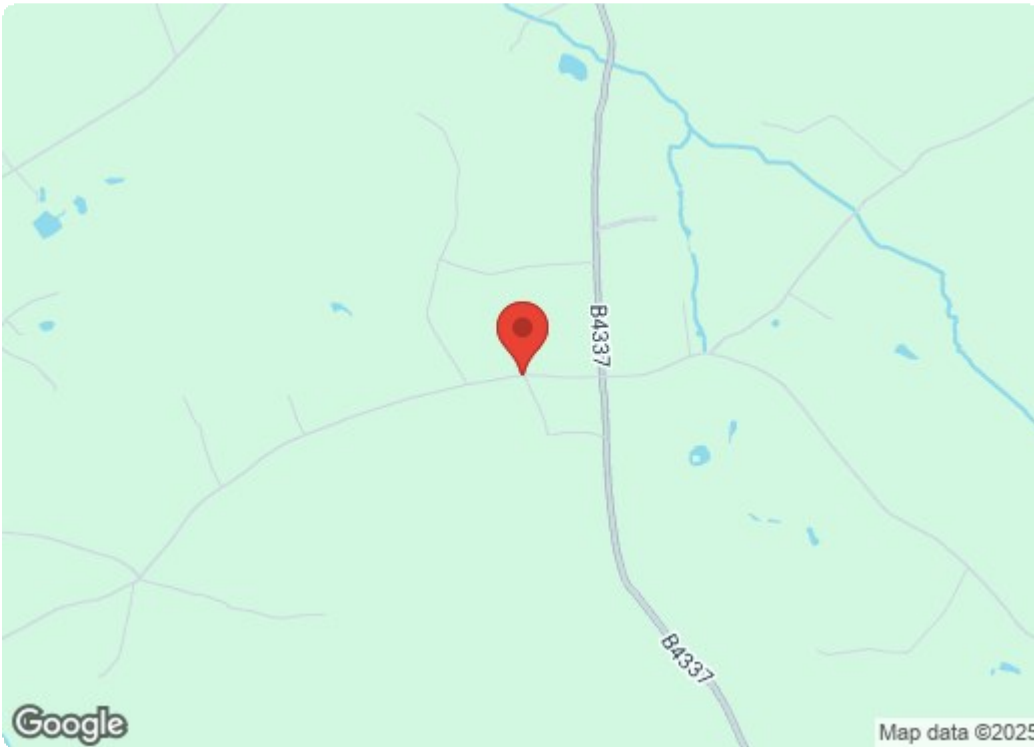
Approx. 104.1 sq. metres (1120.6 sq. feet)



Total area: approx. 208.2 sq. metres (2241.6 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Rhiwlas Uchaf, Cilcennin, Lampeter



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
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	



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