

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



Bwlchgywn Temple Bar, Lampeter, Ceredigion, SA48 7SA

Asking Price £585,000

*** Looking for a property with ample land, purpose built stables and a house with annexe potential - then look no further!***

An attractive 25 acre holding with an appealing 3 bed, 2 bath-roomed dormer styled modern house with good quality fittings including oak and slate flooring and oil fired central heating and Wood grain effect uPVC D/Gl.

This property also has a Purpose built modern barn 80 x 30 with internal stabling but also suiting other uses, and 23 acres land.
Solar Panels with Battery storage

Attractive location in the mid reaches of the Aeron valley only 2 miles Felinfach, and approx 6 miles equi-distant of the towns of Lampeter and Aberaeron.

Description



A modern 3 bedroom 2 bathroom detached dormer style home set in approx 25 acres of pasture and woodland with an useful modern agricultural building/stable block. The property has been modernised and extended and provides easy to maintain accommodation with Upvc double glazing and oil fired central heating and with a character feel with good quality oak carpentries to include doors, floors, staircase etc. This property would suit a multi generational family owner with a ground floor bedroom and bathroom that could be used as independent accommodation

Location



Located in the Aeron Valley, some 2 miles from Felinfach. The village provides good local amenities; shop, pub, feed merchant, post office, primary school and local bus service. The modern town of Lampeter is some 6 miles inland with Georgian seaside town of Aberaeron to the west approx 6 miles.

The House

Being originally a bungalow having been substantially extended over two stories to provide a modern dwelling with an attractive finish to include oak carpentries, and flooring and slate tiled floors. The property is complimented by an attractive kitchen and two modern bathrooms adding to the

appeal of the property

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Front Hall

The main entrance via a UPVC door with matching side screens. With slate flooring, leading to

Living Room

25'4 x 16'0 (7.72m x 4.88m)



A spacious room, with solid oak staircase leading to first floor. Under stairs storage, French doors leading to outdoors, radiator, solid fuel stove fire set on a raised hearth and oak floor covering

Kitchen

19'7" x 12'8" (5.97m x 3.86m)



Bespoke solid oak wall and base units, single drainer stainless steel sink, walk-in pantry and glazed door leading outside. Rayburn range being oil fired providing cooking facilities.

Side Hall - Potential Annexe Access



With vestibule and hall area leading to
Downstairs Bathroom



With shower cubicle and a "Claw and Ball" leg style bath, toilet, radiator and wash hand basin.

Bedroom 1

12'0" x 9'10" (3.68m x 3m)



With French style double doors leading outside, radiator.

Landing

Landing to bedroom and bathroom.

Main Bedroom

16'0" x 9'5" (4.88m x 2.87m)



Radiator and double glazed window.

Main Bathroom



"Claw and Ball" style bath, shower cubicle, toilet and wash hand basin.

Bedroom 3

12'5" x 7'7" (3.78m x 2.31m)



Two front facing windows and built-in storage cupboards.

Multi-purpose Barn/Stables

80" x 30" (24.38m x 9.14m)



A useful modern portal framed barn with large opening doors to front and rear. this has been divided into 10 block built and rendered stable boxes, central bay, 4 other loose boxes and double doors on both ends.

There is a large based hard standing area surrounding this area being ideal for storage and with a walled surround which could be completed to make an attractive feature.

This has a solar PV array with storage battery that also feeds the house we understand with FIT arrangement providing free electricity that has the great battery storage for use all day round, and export provision to provide an income

Barn Internal



Externally



The house is set in just under 2 acres of land on the same side of the lane that has recently been reclaimed and cleared to provide a paddock areas.

Land



23 acres of pasture in convenient sized paddocks. Naturally drains to open ditch and stream. Wooded valley areas serving as a corridor to the stream for shelter and wildlife purposes. The land around the bar would benefit from some improvement having been un-grazed for some time and with 4 better fields further on.

Services



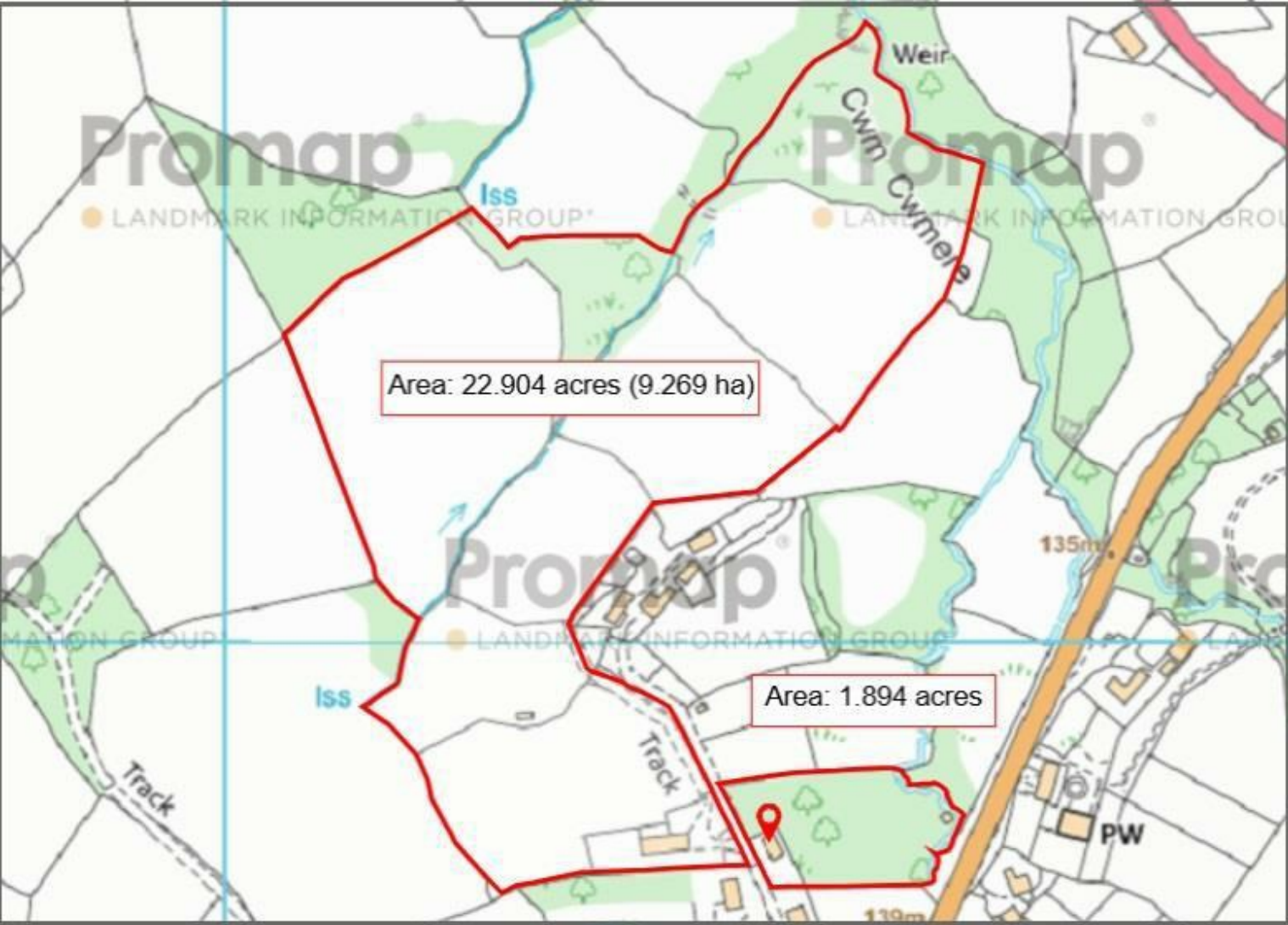
Mains electricity, this has a solar PV array with storage battery that also feeds the house and has great battery storage for use all day round.

Mains water. Private drainage. Telephone, Oil fired central heating,. Broadband and mobile signal available.

Directions



From Aberaeron take the A482 toward Lampeter. Follow the road through Felinfach and at Temple Bar turn right for Cribyn. Proceed on this road for quarter a mile. When you come to a dip in the road, the hardcore access track will be on the right-hand side after exiting the dip. The property will be approximately 100 meters up the track and will be the second property on the right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	73	
(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		80
(81-91) B		
(69-80) C	68	
(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.,