



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Caer Cadwgan, Lampeter, SA48 8JB

Offers in the region of £779,000



6



4



4



D







# Caer Cadwgan, Cellan, SA48 8JB

- Superior six-bedroom farmhouse, including two B&B suites
- Stables, hay barn, and multi-purpose outbuildings
- Rural setting with outstanding Teifi Valley views
- Well-maintained and extensively refurbished property
- Business potential as a guest house or spacious family home
- Around 8 acres of land, divided into nine paddocks
- Open-fronted barn, stable block, and garage/workshop
- Former bar and restaurant, now a fantastic family/entertainment room
- Conveniently located near Lampeter, Tregaron, and transport links
- EPC Rating : D

## About The Property

Looking for a beautifully presented farmhouse with income potential and plenty of land? This impressive six-bedroom property, set in around 8 acres of picturesque countryside, offers a fantastic combination of residential comfort and commercial opportunities. With existing B&B suites, stables, and outbuildings, it's an ideal setting for equestrian enthusiasts, small-scale farming, or those seeking a spacious family home with business potential.

Tucked away in the heart of the Teifi Valley, this exceptional farmhouse offers an opportunity to embrace rural living while enjoying modern comforts and income potential. The property is set in approximately 8.5 acres of scenic countryside, with stunning far-reaching views. With well-maintained paddocks, mature tree lines, and a selection of outbuildings, it is well-suited for equestrian pursuits, livestock grazing, or small-scale farming.

The farmhouse itself has been thoughtfully refurbished and extended over the years to create a welcoming and versatile living space. The heart of the home is a spacious and well-equipped kitchen, featuring modern fitted units, space for a range cooker, and a large larder cupboard and an integral dishwasher. The adjoining snug, complete with a solid fuel Rayburn range, offers a warm and characterful space. The dining room retains its period charm with a stone fireplace housing a multi-fuel stove and exposed ceiling beams could also be used as a bedroom.

A standout feature of the property is the generously sized living room. With patio doors leading to a sun terrace and BBQ area, it provides an excellent space for relaxing and entertaining. For those looking for additional leisure space, the former bar and restaurant has been reconfigured into a fantastic family/entertainment room or additional lounge, offering great flexibility.

# Offers in the region of £779,000



Continued ;  
The property benefits from six well-proportioned bedrooms, including two external-access B&B suites that could serve as self-contained annexes (subject to consent). These suites have been tastefully finished, featuring vaulted ceilings, tiled flooring, and modern en-suite bathrooms. The remaining bedroom on the first floor are well-sized, with one enjoying panoramic views over the valley and also has an-ensuite bathroom.

Externally:  
Beyond the main house, the property boasts a selection of well-maintained outbuildings, including a stable block, hay barn, and open-fronted barn. There is also a garage/workshop, ideal for

storage or hobby use. The land has been divided into nine manageable paddocks, offering excellent natural shelter from mature oak and beech hedgerows.  
  
For those looking to work from home or explore further commercial opportunities, additional spaces include a log cabin currently used as a home office and a gym area. There is also a vegetable and fruit-growing area, perfect for self-sufficient living.

Despite its rural position, the property remains conveniently located. Nearby towns such as Lampeter and Tregaron provide essential amenities, while Carmarthen, the M4 motorway, and

national rail networks are within easy reach. A public footpath runs through the driveway of the property, adding to its connection with the surrounding countryside.

This is a rare opportunity to acquire a property that seamlessly blends lifestyle, business potential, and rural charm. Whether as a spacious family home, a guest house, or an equestrian facility, this farmhouse offers endless possibilities in one of the most stunning countryside settings available.

Kitchen  
22'8" x 15'7"

Snug  
17'1" x 11'1"

Dining Room/Bedroom 7  
16'3" x 11'5"

Lounge  
21'6" x 18'6"

W/C  
5'6" x 3'5"

Utility/Plant Room  
7'11" x 5'7"

Lounge Area or Bar/Resturant area  
32'3" x 13'11".

Bedroom 1  
19'11" x 13'1"

En-suite  
6'9" x 6'7"

Rear Hallway  
7'11" x 3'10"

WC /Laundry Room  
7'9" x 3'10".

Willow / Room 1  
19'3" x 13'2"

En-suite  
7'3" x 6'0"

Oak / Room 2  
14'11" x 13'8"

En-suite  
9'5" x 8'8"

Landing

Bathroom  
8'3" x 6'3"

Bedroom 2  
11'5" x 8'4"

Bedroom 3  
12'10" x 8'11"

Bedroom 4  
14'9" x 9'9"

Open Fronted Garage  
17'1" x 19'1"

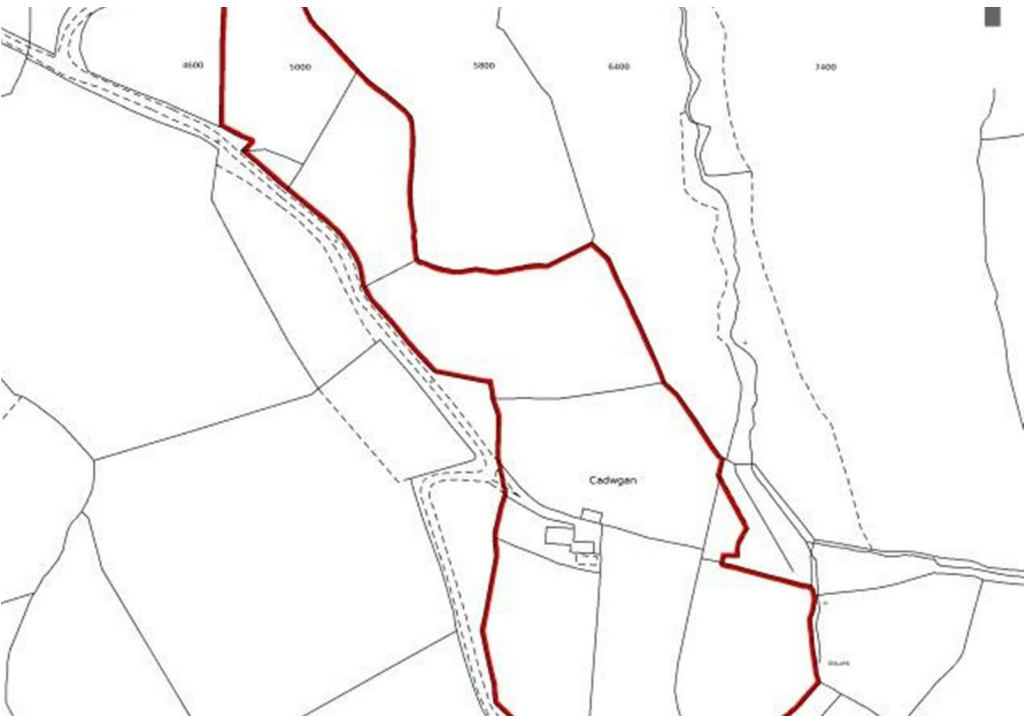
Log Store/Feed Store

Stable Block

Open Fronted Barn  
29'11" x 14'11"

IMPORTANT ESSENTIAL INFORMATION:  
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT  
THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: D - Ceredigion County Council  
TENURE: FREEHOLD  
PARKING: Off-Road Parking & Garage Parking  
PROPERTY CONSTRUCTION: Traditional Build  
SEWERAGE: Septic Tank







ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Borehole

HEATING: Oil boiler servicing the hot water and central heating & log burners

BROADBAND: Connected Standard – PLEASE

CHECK COVERAGE FOR THIS PROPERTY HERE – <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, please check network providers for availability, or please check OfCom here – <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY – The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there is a public footpath up the driveway

FLOOD RISK: Rivers/Sea – N/A – Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be

checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable



when you sell your home. More information can be found on the Gov.UK website here -

<https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC -

these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

**VIEWINGS:** By appointment only. There is a public footpath from the road up the driveway and on past the woodland.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

**GENERAL NOTE:** All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

TR/TR/03/25/OK/TR























### DIRECTIONS:

From Lampeter take the A482 South over Lampeter Bridge towards Cwmann. continue up the hill and take the left hand turning onto the B4343 towards Cellan. Continue along this road to the Village centre of Cellan. By the War Memorial turn right and then immediately left. Continue along this narrow lane, bearing right at the bridge, continue for approximately 1.5 miles and the entrance to the property will be located on your left-hand side via the house name sign. [///trek.outsize.aviators](http://trek.outsize.aviators)







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

**Important notice** Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)