

PANDY



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Cribyn | Lampeter | Ceredigion | SA48 7QH

FINE & COUNTRY

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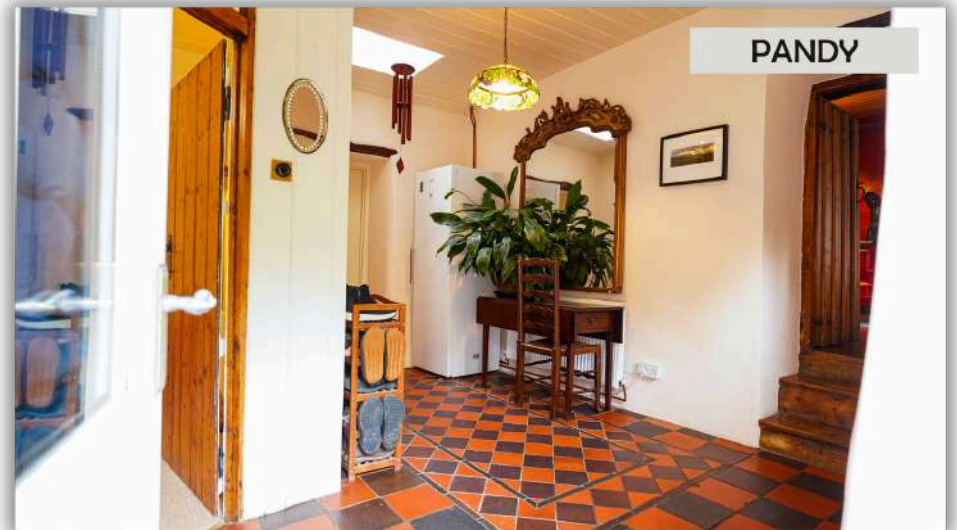
New Pricing: Presenting an exceptional opportunity to acquire a versatile family home and smallholding spread across approximately now 5 acres of scenic West Wales landscape. This property features a beautifully preserved Welsh longhouse with an extension that includes four bedrooms and two bathrooms, perfect for family living. In addition to its residential appeal, the property offers a profitable venture with an established holiday cottage known for excellent reviews, providing a steady income stream. There is also a converted barn that includes a studio annexe, enhancing the property's potential for holiday letting, and offering options for multi-generational living, pending the necessary planning permissions. The owners are now including an additional paddock to the rear of the garage which now gives new owners some additional Young Woodland with the property which also has pathways through it.

This smallholding caters superbly to outdoor enthusiasts as well, boasting a spacious hay barn and a paddock with convenient roadside access. Interested parties are urged to view this property promptly to fully appreciate its value and offerings.

Set in a tranquil rural location near Lampeter, the estate balances seclusion with easy access to local amenities. The main house melds historic charm with modern conveniences, outfitted with solar water and solar PV panels to ensure efficiency and sustainability.

The property is not just a home but a lifestyle choice, featuring extensive grounds with well maintained gardens, raised beds, and a greenhouse — ideal for those who cherish the outdoors and self-sufficiency. The addition of a detached garage, versatile hay barn, and a recently updated entertainment area with a hot tub and welcoming patio spaces further enrich the living experience.

With its current attractive pricing, this estate is perfectly positioned as an investment for those seeking a peaceful family home with the added bonus of a thriving holiday rental business and potential for adapting to multi-generational living needs.





Video Link: <https://youtu.be/lbBZ7gzH6uc>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			







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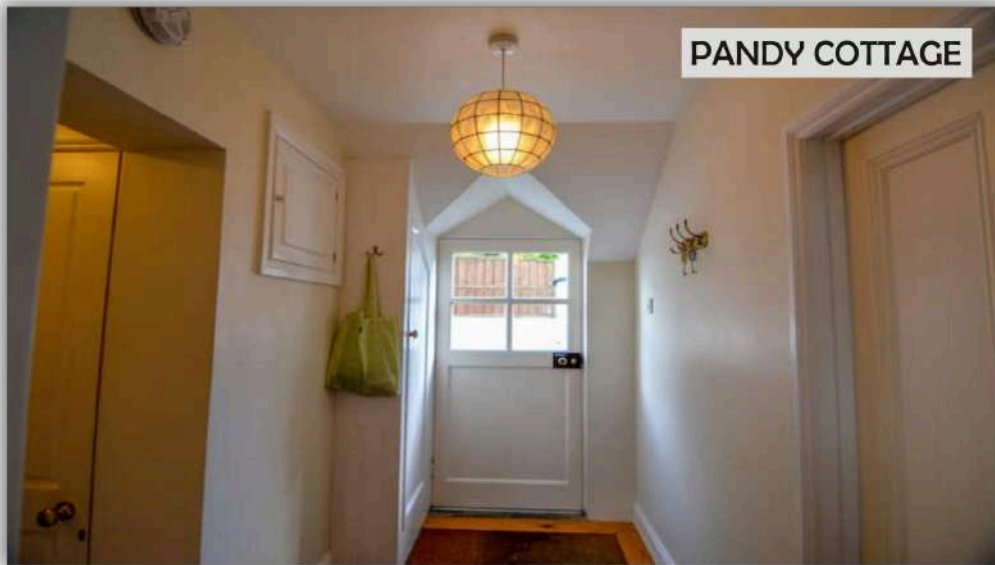
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Pandy Cottage



PANDY COTTAGE



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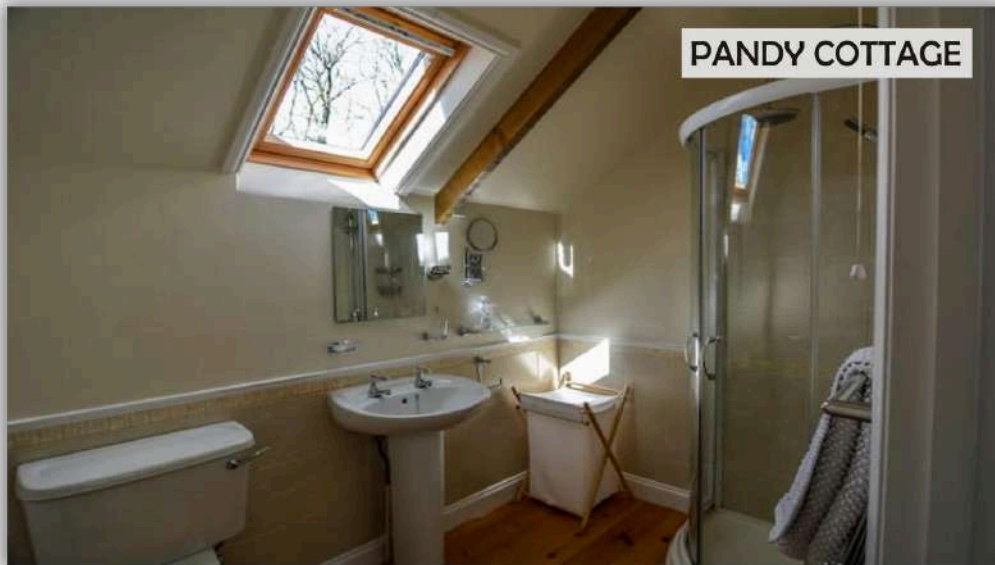
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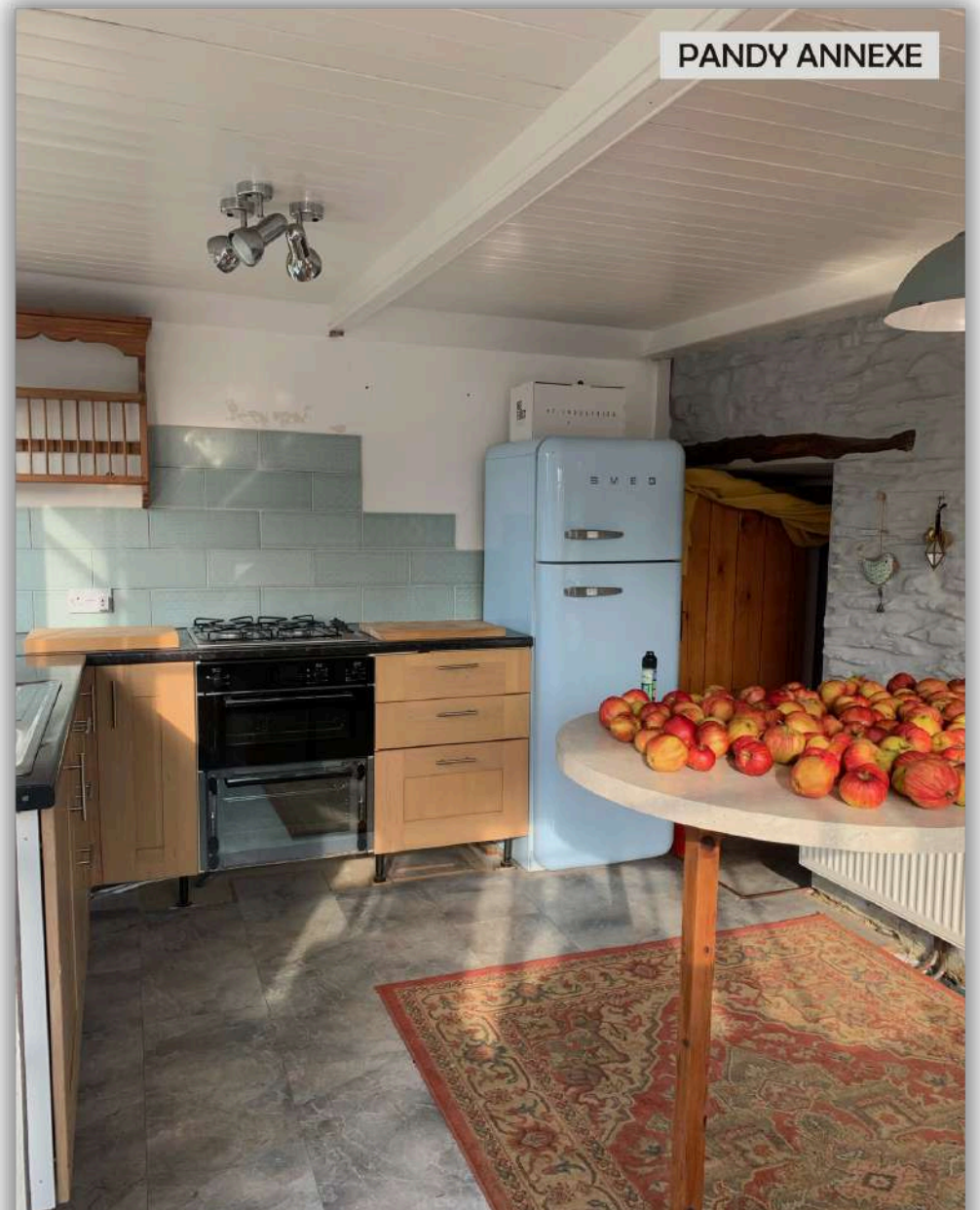
Pandy Annexe



PANDY ANNEXE

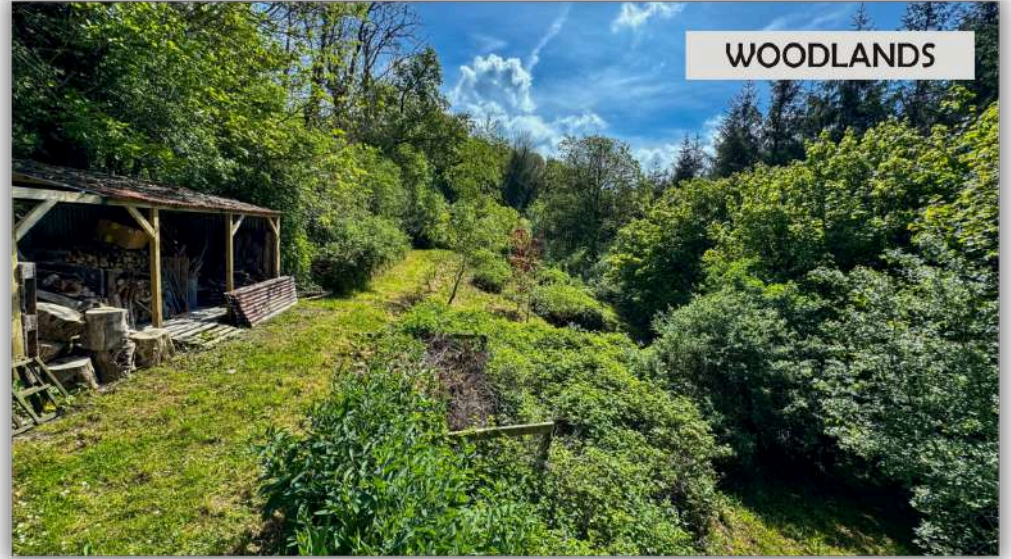


PANDY ANNEXE





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WOODLANDS







Fine & Country West Wales

The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH

Tel: 01974 299 055 | nigel.salmon@fineandcountry.com

