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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: [aberaeron@evansbros.co.uk](mailto:aberaeron@evansbros.co.uk)



**Gwelfryn Ciliau Aeron, Ciliau Aeron, Lampeter, Ceredigion, SA48 7PS**

**Asking Price £625,000**

Nestled in the picturesque Aeron Valley close to Ciliau Aeron and Aberaeron, this delightful 5 acre smallholding offers a unique opportunity for countryside living at its finest.

The large 4 bedroom house provides a welcoming home with a charming 1 bedroom holiday cottage that can also serve as an annexe. Imagine the possibilities - hosting guests or generating rental income while enjoying the peaceful surroundings.

For those with a passion for horses, the equestrian facilities, including stables and a manege, provide the perfect setting to indulge in your equine pursuits. Whether you're a seasoned rider or just starting out, this property caters to all levels of equestrian enthusiasts.

Conveniently located close to Aberaeron, you'll have easy access to amenities while still being able to enjoy the tranquillity of rural life.

## Location



Delightfully positioned in the Aeron Valley only some 4 miles from Aberaeron, with attractive views over the surrounding countryside and with distant sea views from the top of the land.

## Description



A diversely appealing country property with a well presented 4 bedroomed spacious house having the benefit of oil fired central heating and double glazing. The characterful accommodation that has a large living room, separate dining room and kitchen, also boasts 4 good sized double bedrooms with bathroom to the first floor.

The property is high in residential appeal having attractive gardens, with the detached cottage Gwelfryn Bach, having been converted in recent years and used as a successful holiday let by the vendors. This is self contained with its own heating and drainage systems and lovely private gardens.

## Front entrance hallway



With engineered wood flooring, stairs to 1st floor with understairs storage cupboard.

## Dining Room

8'10 x 14'5 (2.69m x 4.39m)



With engineered wood flooring, part panelled walls and alcove cupboard.

### Rear Kitchen

14'9 x 13' (4.50m x 3.96m)



With a range of base and wall units having granite work surfaces, integrated dishwasher and freezer, 1 1/2 bowl sink, Rangemaster cooker with extractor hood (gas hob with electric oven), plumbing for washing machine. A breakfast bar/island with cupboard and drawers storage. Slate tiled flooring and rear door to garden.

### Open plan living / lounge area

11'11 x 14'5 (3.63m x 4.39m)



With multi-fuel stove on a slate hearth surrounded by the exposed original stone chimney breast. Patio door leading to rear garden area.

### Open plan lounge area

11'11 x 13 (3.63m x 3.96m)



### 1st Floor

#### Landing



With airing cupboard and access to loft being insulated and part boarded.

### Bedroom 1

12 x 14'5 (3.66m x 4.39m)



Front double bedroom with window.

### Bedroom 2

8'11 x 14'1 (2.72m x 4.29m)



Front double bedroom with fitted wardrobes with sliding doors.  
Double aspect windows.

### Bedroom 3

7 x 13 (2.13m x 3.96m)



Rear double bedroom. Currently used as a study / guest bedroom.

### Bedroom 4

12 x 13 (3.66m x 3.96m)



Rear double bedroom with built in cupboard space and window overlooking rear garden.

## Upstairs Bathroom



Being part tiled, with W.C., toiletries cupboard, additional shelving, bath tub with shower over, sink with vanity unit and mixer tap, laminate flooring.

## Holiday Cottage - Gwelfryn Bach



Positioned adjacent to the main property, the holiday cottage provides the following accommodation:

## Kitchen/Dining room

11'10 x 5'10 (3.61m x 1.78m)



With a range of fitted kitchen units incorporating a sink, electric cooker with extractor hood over and dishwasher, with

slate flooring throughout. Feature spiral staircase up to the first floor. Leading to:

## Lounge

9'11 x 18'1 (3.02m x 5.51m)



With slate flooring, log burner and double doors to rear garden.

## Ground floor shower room

6'11 x 5'10 (2.11m x 1.78m)

With fitted shower cubicle, W.C., wash handbasin and slate flooring.

## First floor master bedroom

18'10 x 11'7 (5.74m x 3.53m)



## Externally



Gwelfryn Bach benefits from a private garden with a lawn, patio area and several fruit trees.

## Gwelfryn Bach patio area



## Main house rear garden area



To the rear of the property is an enclosed garden with patio and lawned area. Having a range of fruit trees, a greenhouse and planting beds.

## Stable block



Having 3 stables: two (12x14) and one (12x12), and a further tack and washroom with W.C. and electricity connected, all having adjoining runs to the front with rubber mats.

## Hay Barn with adjoining workshop



## Large riding arena



With equitread surface.

## **The Land**



The land is divided into several fenced paddocks on the same side of the lane with a further paddock on the opposite side of the lane

## **Services**

We are informed that the property benefits from mains electricity, mains water and private drainage with a septic tank to each property.

## **Directions**

What3Words: mocked.harshet.clattered

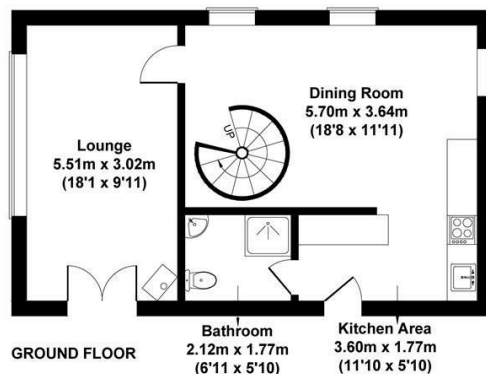
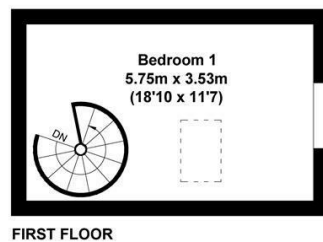
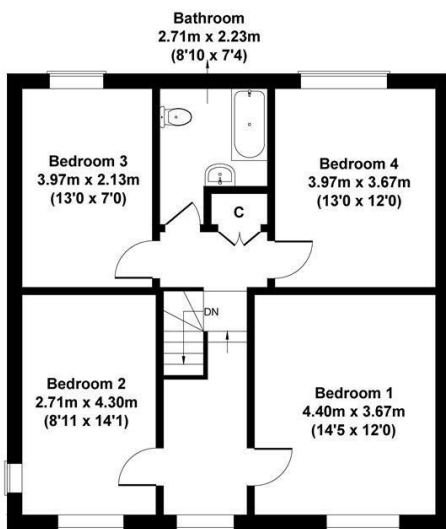
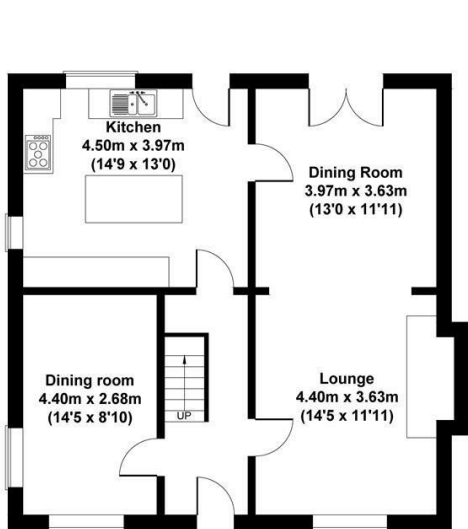
From Aberaeron take the A482 towards Lampeter, in Ciliau Aeron turn right by the school, continue up the hill for approx 1.5 miles and the property can be found on the left hand side

## **Council Tax Band F**

We understand the property is Council Tax Band F and the Council Tax payable for 2024/2025 financial year is £3039.

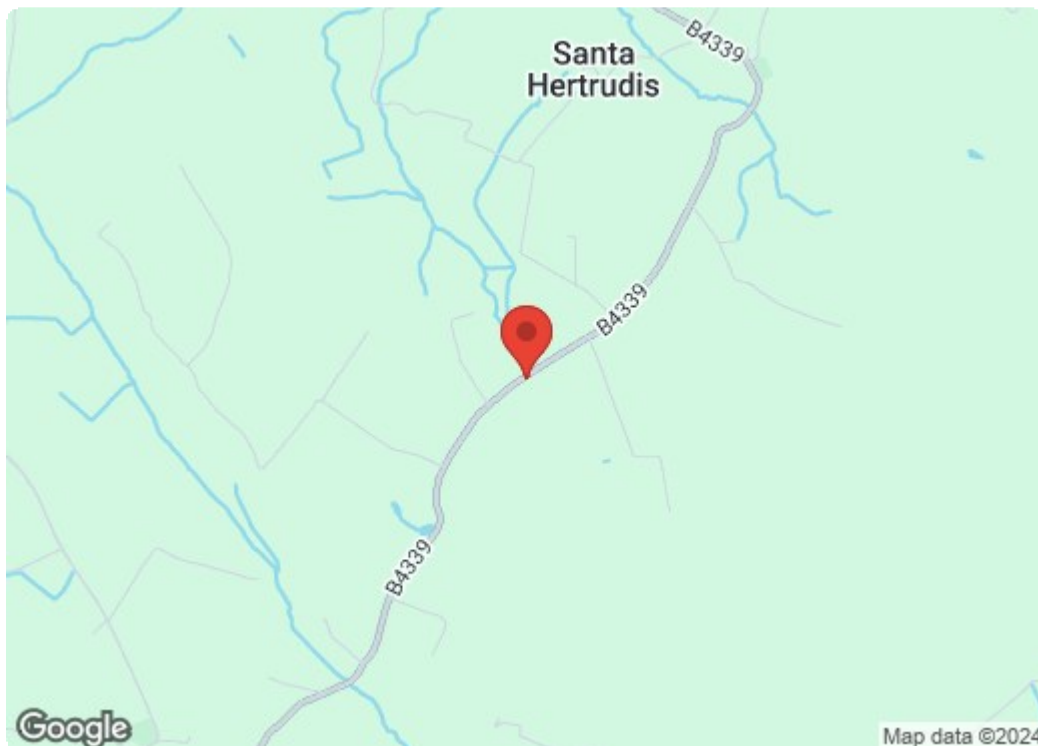
## Gwelfryn Ciliau Aeron

Approximate Gross Internal Area  
2282 sq ft - 212 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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**39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB**  
Tel: (01570) 422395

**MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE**  
Tel: (01570) 480444

**5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG**  
Tel: (01267) 236611

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.