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**Tyncelyn, Talsarn, Talsarn, Lampeter, Ceredigion, SA48 8QE**

**Asking Price £690,000**

Looking for a secluded, yet not remote country property with views of the Aeron Valley? Then this could be for you! An enviously located smallholding with an extended cottage having annexe potential, set in some 15.5 acres of delightfully mature grounds and paddocks. The land surrounding the homestead is ideal for peace and seclusion with the benefit of a pond, attractive paddocks, polytunnel and former caravan.

## Location



A delightfully situated secluded holding, tucked away in the Aeron Valley, yet not being remote, with access via a short lane off the Talsarn to Llangeitho roadway. The property is in an elevated position overlooking the Aeron Valley with fantastic views across the valley towards the Cambrian mountains visible from the top fields. The property is conveniently situated for both Aberaeron and Lampeter and the Ceredigion heritage coastline, and also close to the larger town of Aberystwyth with its high street shops including Marks & Spencer's, Tesco, Morrison's, Next etc

## Description



The property comprises of an attractive Aeron Valley smallholding with an extended cottage offering attractive accommodation, with the benefit of oil fired central heating and mainly uPVC double glazing. The property provides larger than average accommodation, together with the lower ground floor workshop/studio, ideal for working from home needs. The property also has the benefit of a solar PV system providing electricity, we are informed with a feed in tariff.

## Dining Room

21'7 x 10' (6.58m x 3.05m)



A nice light room with double aspect windows, oak flooring and radiator. Open plan arrangement to adjoining Kitchen.

## Kitchen

18' x 11'2 (5.49m x 3.40m )



With a range of good quality Oak kitchen units at base and wall level incorporating a dual fuel Range cooker, cooker hood over, space and plumbing for automatic washing machine, two sink units.

## Inner Lobby

Leading to

### Refurbished Bathroom

11 x 5'5 (3.35m x 1.65m)



With tiled walls, bath with shower unit over, wash hand basin and toilet, heated towel rail, extractor fan, spot lighting.

### Living room

17'1 x 16'4 (5.21m x 4.98m)



Steps up to feature living room, Oak flooring, French doors to balcony enjoying spectacular views over the Aeron valley, further double aspect windows, radiator, access to loft. Potential for further bedroom accommodation.

### Central Sitting Room

17' x 20'6 (5.18m x 6.25m)



With fire place having a wood burning stove set on a slate hearth, beamed ceilings, radiator, French doors to front conservatory. Stairs to loft room.

### Front Conservatory

18'5 x 6'1 (5.61m x 1.85m)



Tiled flooring, radiator and side entrance door.

### Ground Floor Bedroom 1

17'3 x 9'5 (5.26m x 2.87m)



Radiator, front window.

### Bedroom 3

11'2 x 8'8 (3.40m x 2.64m)



Rear and side windows, radiator.

### Bedroom 2

11'1 x 8'10 (3.38m x 2.69m)



Front and side windows, radiator.  
Interconnection to bedroom 3.

### Loft Room / Office

11'2 x 9' (3.40m x 2.74m)

Steps up to loft room from central sitting room. This has previously been used as overflow accommodation or home office and provides access to additional under eaves storage area and door to loft storage area. Radiator.

### Lower Ground Floor



Independently accessed.

## Studio / Office

16'6 x 17'1 (5.03m x 5.21m)



This was previously used as a home laboratory but in our opinion would be ideal as a studio/workshop, gym or even with potential for a self contained annex. This has fitted cupboard units incorporating a double bowled sink unit. Radiator and beamed ceiling.

## Garage

17' x 9'6 (5.18m x 2.90m)



Housing the oil fired boiler with pressurised water cylinders.

## Approach



The property is approached via a tarmac driveway leading to parking and turning areas, useful barns including former Dutch hay barns with lean-to's, used for storage. To the front of the property is a further corrugated barn, together with field shelter in the paddock.

## Grounds



To the lower side of the property are mature grounds with a well established feature pond and a large polytunnel with water connected. The land surrounding the property is divided into several paddocks and enclosures, being level to sloping as it rises up the hill, being generally left in recent years and therefore high in amenity and conservation value. The fields are bordered by mature trees and boast outstanding views over the Aeron valley and towards the Cambrian mountains.

## **Polytunnel**



mains water (private water supply also available), private drainage and oil fired central heating to dwelling. The property has the benefit of Solar PV panels that we are informed are subject to a Feed in Tariff agreement that provides an income,

## **Directions**

From Aberaeron take the A482 towards Lampeter, in the village of Felinfach turn left by the school, continue to the T junction, turning left again, continue through the village of Talsarn, taking the next right hand turning towards Llundainfach, proceed for approximately one and half miles and the entrance can be found on the left hand side.

## **Council Tax Band C**

Tax Band C 2024/2025 £1867.

## **Pond**



To the front of the property is a mature garden area with feature pond stocked with Coi Carp, Tench, Rud etc.

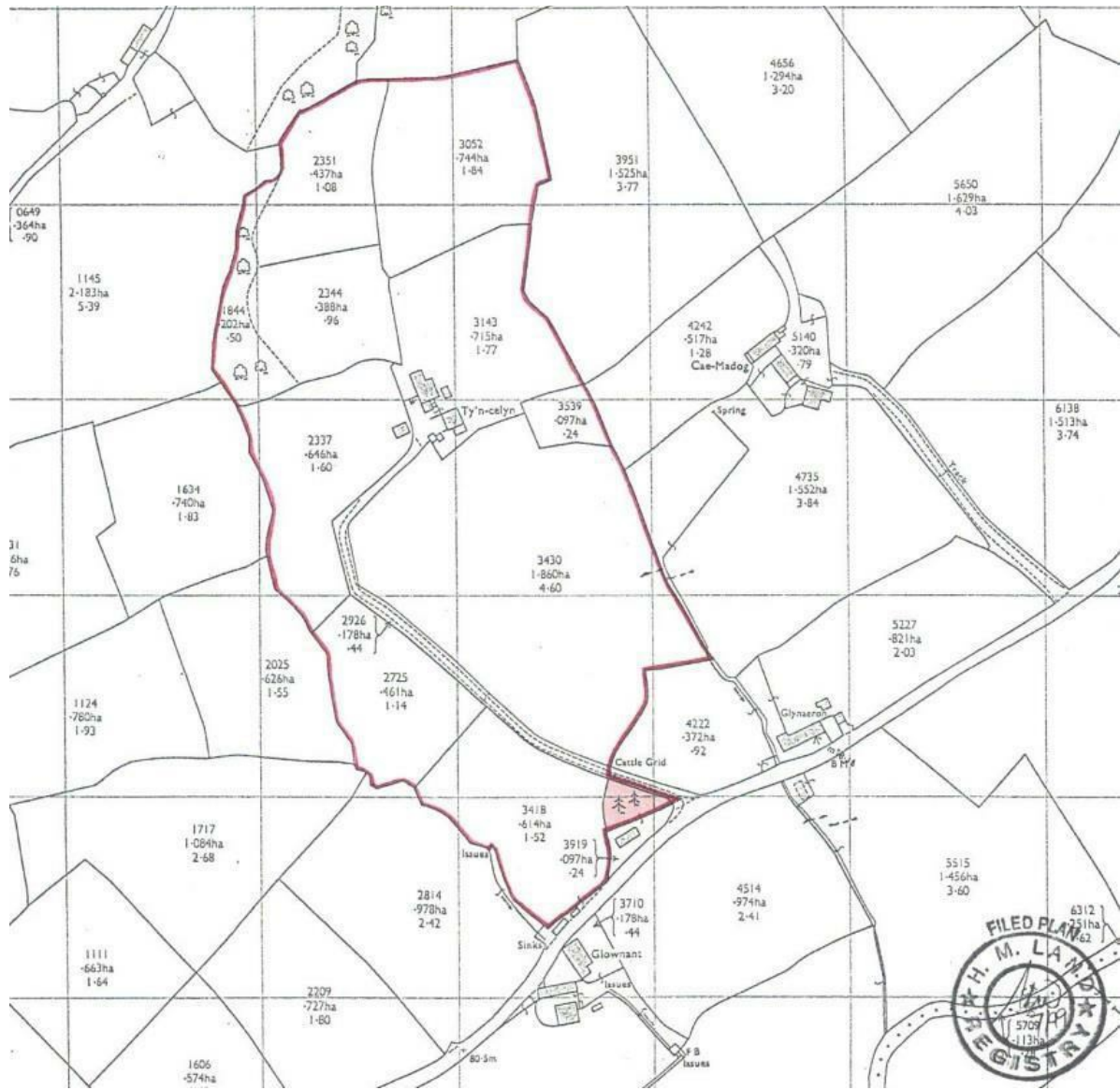
## **Former caravan**



There has been a mobile home on the property, however a certificate of lawfulness for its retention has previously been refused.

## **Services**

We are informed the property benefits from connection to



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>100</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	
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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