

# EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**Cwmscawen Felinfach, Lampeter, Ceredigion, SA48 8BD**

**Guide Price £350,000**

A real gem in the heart of the Aeron Valley!

A delightfully positioned 24 acre country property with an improvable detached traditional "Cob" Cottage and barn nestled in a secluded valley setting surrounded by its own land - a wildlife and habitat paradise !

Located between Lampeter and Aberaeron this is a convenient location with lovely views and must be viewed to be fully appreciated..

## Location



Delightfully situated nestling in the picturesque Aeron Valley close to Lampeter and Aberaeron. The nearby village of Felinfach offers shops a pub and a new area school that is currently under construction.'

The cottage itself is located in a sheltered valley setting for peace and seclusion and is nicely surrounded by it's own land to add to the appeal of this lovely property.

## Views



## Homestead



Approached by a hard based lane through the land, to the secluded tucked away private position, At present it is not advised to drive down as there is no turning room in front of the cottage

## Cottage



The cottage is a traditional Cobb cottage of “mud wall” construction that was a popular form of construction in the Aeron Valley, and is deserving of sympathetic renovation and refurbishment.

The extended accommodation offers spacious accommodation and would make a lovely country property in a delightful location.

## Living Room



A character room with red and balck quarry tiled floor and beaned celing and fireplace stiairs to loft.

## Bedroom/reception room



Located off the living room this has been used as a bedroom with a red and black quarry tiled floor and beamed ceiling, front window.

## Bathroom



with a bath, toilet and wash basin

## Kitchen/Dining Room



A large room to the rear of the property with a tiled floor beamed ceiling and double doors to the rear. This room has exposed brick walling with room for a range.

## Steps to Loft



there are stairs leading to two loft rooms the furthest being the largest with side window

## Utility Room/Kitchen



To the side of the property is a kitchen area with base unit and a stone built chimney breast.

## Barn



opposite the cottage is detached barn again with significant potential

## Lands



The property is approached off the road to an initial hard standing area where caravans have been located and providing a large parking area. there is then a pretty winding lane leading down to the homestead from which there are some lovely views over the valley.

The land surrounds the property, and has been allowed to revert to nature in recent years providing wildlife haven and ideal for those having conservation and amenity interests at heart.

## Lands



Please note the property is bisected by a public footpath

## Services



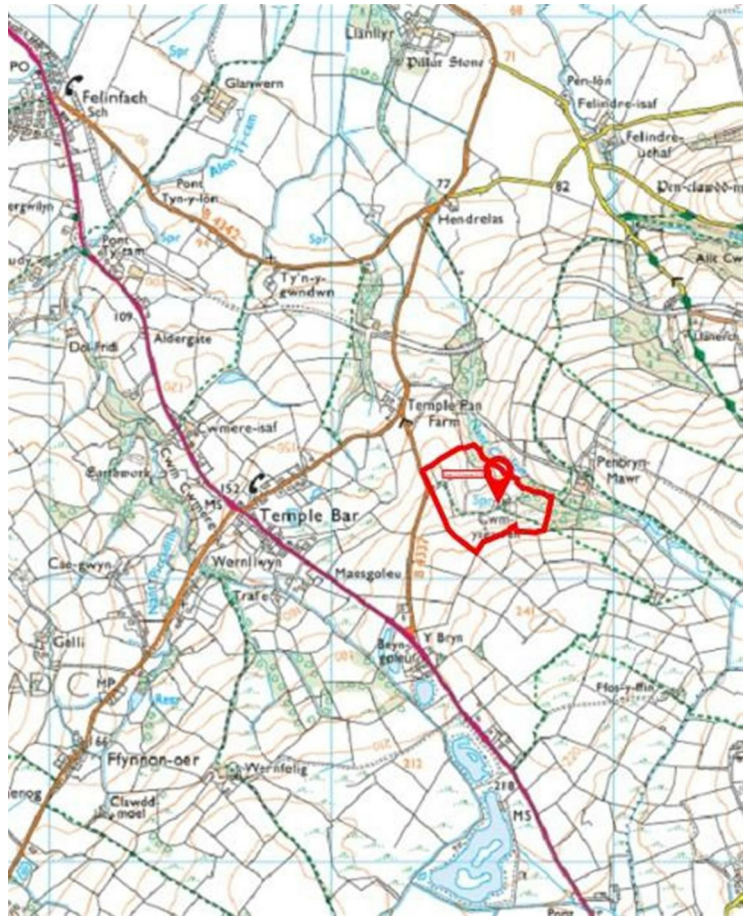
We are informed there is no water connected to the property at present, but there has been private water supply on the property.

Private drainage. mains electricity.

## Council Tax

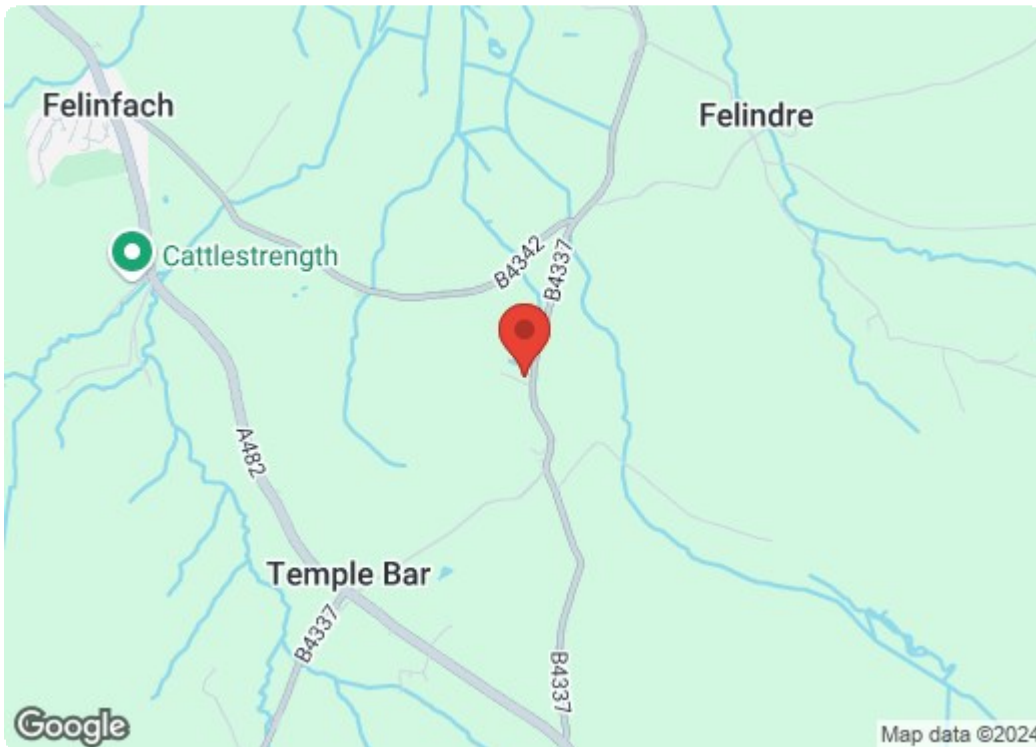
Not listed



## Directions



What3words stereos.treatment.sampling

From Lampeter take the A482 towards Aberaeron after Creuddyn Bridge turn right on to the B4337 towards Talsarn and after approx half a mile the entrance is on the left hand side as identified by the agents board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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