

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Pencnwc Henllan, Llandysul, Ceredigion, SA44 5TN

Offers Based On £499,000

Nestled in the picturesque Teifi Valley, this idyllic smallholding offers a unique opportunity for those seeking a tranquil lifestyle amidst nature. Spanning approximately five acres, the property features a charming three-bedroom, two-bathroom cottage that serves as a perfect main residence, with the potential to be used as an annexe for guests or family.

The cottage is complemented by delightful gardens that provide a serene outdoor space, ideal for relaxation and enjoyment. Additionally, the property boasts lovely paddocks, making it suitable for those with an interest in equestrian activities or small-scale farming.

For those looking to generate income, a glamping pod is already in place, providing a wonderful opportunity to capitalise on the growing trend of eco-tourism. This feature not only enhances the property's appeal but also offers a chance to share the beauty of the surrounding landscape with visitors.

Conveniently located near the charming towns of Newcastle Emlyn and Llandysul, as well as the stunning coast at Llangrannog, this smallholding is perfectly positioned for both rural living and easy access to local amenities. Whether you are seeking a peaceful retreat or a vibrant lifestyle with the potential for income generation, this property is a rare find that promises to enchant.

Location



The property is nestling in the pretty Teifi Valley, on the outskirts of the rural community of Trebedw, close to the village of Henllan. The property is conveniently located to the charming Teifi valley market towns of Newcastle Emlyn and Llandysul and being in close driving distance to the Ceredigion Heritage coastline and it's popular sandy beaches at Llangrannog, Aberporth, Tresaith etc.

Description



A delightful residential biased smallholding with income generating potential, in what can be truly described as an idyllic setting being ideal for those looking for convenience yet with a degree of privacy and seclusion and in an area rich in wildlife and close to the noted river Teifi.

The accommodation has been extended in recent years via the conversion of the adjoining outbuilding to provide a ground floor kitchen and en-suite bedroom and further storage room, this provides options to provide self contained multi generational accommodation or annexe if required.

The property has the benefit of oil fired central heating, and double glazing, provides characterful and homely styled accommodation, and affords more particularly of the following:

Front entrance door to:



Living room

24'9 x 14 (7.54m x 4.27m)



An attractive open plan room with a multi fuel stove to one side, having exposed stone walling in part, beamed ceiling, 2 radiators, two front windows, stairs to first floor

Rear Kitchen/ utility room

11'3 x 6 (3.43m x 1.83m)



With range of modern kitchen units at base and wall level incorporating single drainage sink unit, plumbing for automatic washing machine, fridge space, side entrance door, radiator

Inner Lobby

with shelved cupboard

Bathroom

7'6 x 6'1 (2.29m x 1.85m)



Having a panelled bath with panelled surround and having shower unit over, wash hand basin, toilet, side and rear windows.

First floor

Landing

Bedroom 1

14 x 10'9 (4.27m x 3.28m)



Two built in storage cupboards, front window with attractive views, exposed A frames, radiator

Bedroom 2

13'2 x 11 max (4.01m x 3.35m max)



with radiator, front window with attractive views.

Entrance door from living room to recent barn conv



Providing further accommodation, currently incorporated into the main residence or could be used as separate annexe, or for multi generational purposes.

Hallway



Kitchen

12'6 x 8 (3.81m x 2.44m)



With a range of attractive fitted kitchen units at base and wall level, incorporating single drainage sink unit, cooker, breakfast bar, seating area

Bedroom

12'5 x 9'9 (3.78m x 2.97m)



Front window, Velux roof window, open vaulted ceiling, arrow slit window

En-Suite shower room

7'6 x 3'10 (2.29m x 1.17m)



With shower cubicle, vanity unit with wash hand basin, toilet, radiator, front window

Externally



The property is approached via a pretty gravelled lane, leading to large graveled parking and turning areas. There are attractive lawned gardens with several pretty seating areas to the front and rear of the cottage.

Caban Teifi



This is a used as a successful Airbnb accommodation set within it's own private grounds with gravelled surrounds, and provides lovely self catering styled accommodation, with tongue & groove internal cladding, underfloor heating, wifi, kitchen units having sink and fridge space, shower room with corner shower, wash hand basin, W.C and own water heater. Alternatively the pod could be used as a home office or accommodation ancillary to the main house.

Gardens & Grounds

There are further extensive grassed and garden areas with a feature pond (5'1 x 9'7), various orchard areas, and also included is a pretty, newly planted wooded area, high in conservation value, bordered by a brook that feeds the river Teifi on which otters have been seen.

Enclosed poultry run and vegetable garden



Directions

The property is best approached from Lampeter, take the A475 towards Newcastle Emlyn, in the village of Penrhiwllan, after passing the Daffodil Inn on your left hand side, take the next left hand fork signposted Henllan, continue to the bottom of the hill and the entrance to the property can be found on the left hand side just before the bridge at Trebedw. The house name is on the metal gate and there is a 20mph sign above it.

What 3 words

Dignified.Purest.type

Paddocks



There are three paddocks of good pasture surrounding the property, one with raised vegetable beds, and one with soft fruit bushes, in all just under 5 acres or thereabouts.

Services



We are informed the property is connected to mains water, mains electricity, private drainage with two septic tanks, one for the main cottage and and one servicing the pod and extension, broadband connected

Council Tax - D

we have been informed that the amount payable per annum is £2,296

