

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## Royal Oak House Pumpsaint, Llanwrda, Carmarthenshire, SA19 8AQ

**By Auction £300,000**

To Be Offered for Sale by Online Auction on the 31st July 2025 (unless sold prior or withdrawn)

Guide Price £300-£350,000

A substantial 5 bedroom, 2 bathroomed country residence, set in some 2 acres including mature paddock with stream boundary and stables/workshop building.

Attractive position in unspoilt countryside enjoying fine views in a convenient position on the edge of the rural community of Pumpsaint which is mainly National Trust owned village renowned for its Dolau Cothi Roman Gold Mines. The property is some 4 miles from Lampeter.

## LOCATION



Well positioned adjoining the A482 roadway just on the outskirts of the popular rural community of Pumpsaint with a public house and also convenient to the rural community of Ffarmers. The property is some 4 miles from the University and Market Town of Lampeter which provides a good range of everyday facilities and enjoys attractive views over open countryside surrounding the property.

## DESCRIPTION



The property comprises a former characterful coaching inn, now converted in to a spacious residential property deserving of some refurbishment and modernisation with the benefit of LPG fired central heating and double glazing. The accommodation is particularly spacious due to its well proportioned and large rooms with a wealth of character features. The accommodation provides more particularly the following -

## FRONT RECEPTION HALLWAY to

## LIVING ROOM

24'2" x 19'2" (7.37m x 5.84m)



An impressive reception room with a heavily exposed beamed ceiling, feature fireplace with wood burning stove in set, stairs to first floor

## SITTING ROOM

14'10" x 12'3" (4.52m x 3.73m)



Feature open fireplace, pine panelled wall to rear, exposed stone walling, beamed ceiling, radiator

## DINING ROOM

12'1" x 9'5" (3.68m x 2.87m)



Exposed stone flooring, door to Kitchen

## GROUND FLOOR BEDROOM

13'8" x 10' (4.17m x 3.05m)



Side window, radiator

## ENSUITE CLOAKROOM OFF



having w.c., and wash hand basin

## ATTRACTIVE KITCHEN/DINING ROOM

18'7" x 11'1" (5.66m x 3.38m)



With a range of fitted kitchen units at base and wall level incorporating Belfast sink unit, electric and gas range

## UTILITY ROOM

9' x 7'5" (2.74m x 2.26m)

Plumbing for automatic washing machine, freezer space, rear stable type entrance door

## FIRST FLOOR - GALLERIED LANDING



## BEDROOM 1

12'8" x 13'5" (3.86m x 4.09m)



## SHOWER ROOM



With shower cubicle, wash hand basin, w.c., radiator

## BEDROOM 2

13'7" x 12'2" (4.14m x 3.71m)



Feature fireplace, radiator

## BEDROOM 3

12'1" x 9'11" (3.68m x 3.02m)



Fireplace, radiator,

## BEDROOM 4

12'3" x 10' (3.73m x 3.05m)



Radiator

## BEDROOM 5

14'2" x 11'1" (4.32m x 3.38m)



Radiator

## MAIN BATHROOM

9'3" x 7'5" (2.82m x 2.26m )



with panelled bath, wash hand basin, toilet, storage cupboard

## BASEMENT

We understand there is a basement at the property being approached from the Lounge/Dining Room.

## EXTERNALLY



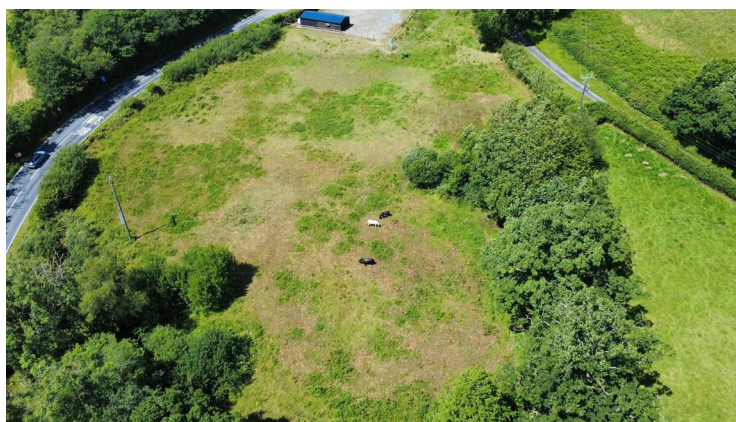
The property stands in a prominent location with ample parking into the former pub car parking area, being a hard based enclosed area ideal placing of a stable etc. Extensive gardens with further paddock area having roadside frontage and a stream boundary to the furthest extent.

## DIRECTIONS



From Lampeter take the A482, continue through the village of Cwmann, passing the Checkpoint Garage, the property can be found on the Ffarmers turning as identified by the agents for sale board.

## COUNCIL TAX BAND - F



Amount Payable £2,571.00

## Auction Guidelines

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

The purchase is also subject to a buyers premium of £1500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

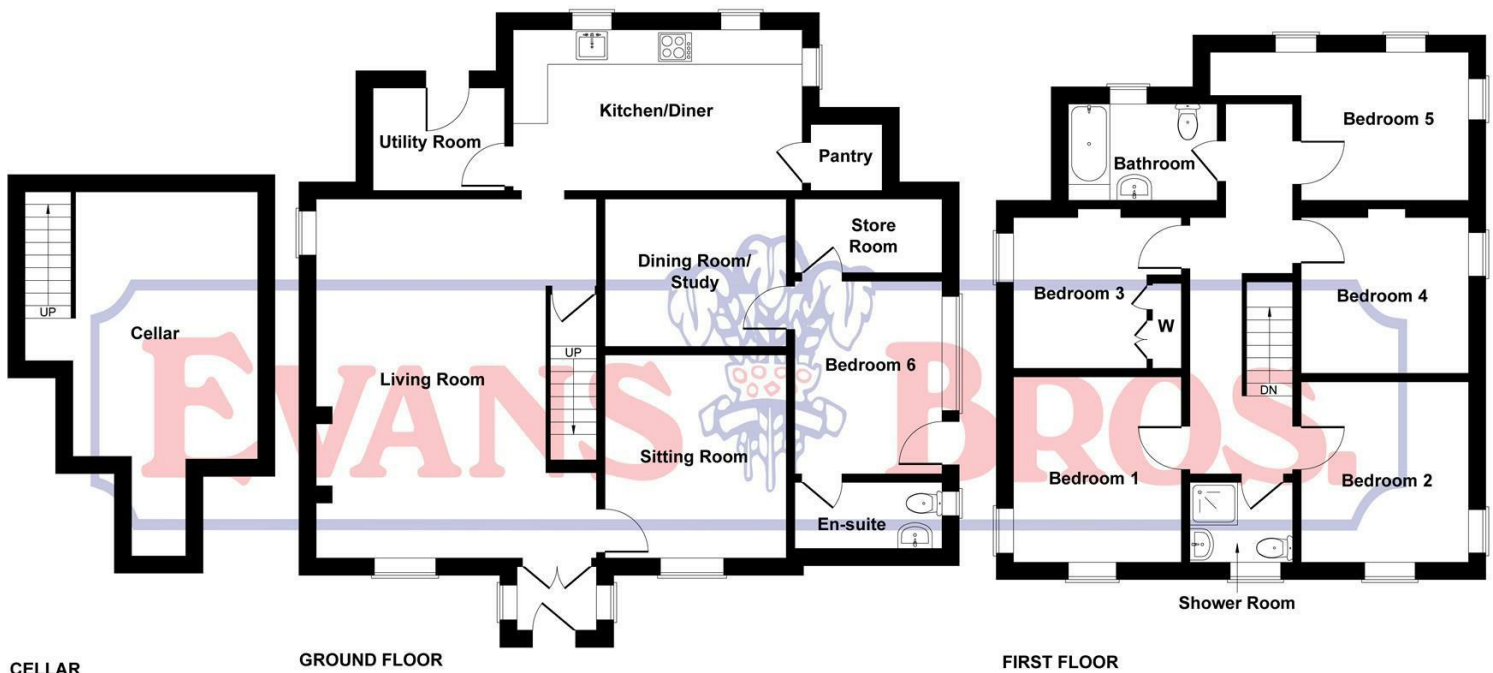
## Registering for the auction

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website [www.evansbros.co.uk](http://www.evansbros.co.uk) search for "Pumsaint" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the 30th July 2025 and closing at 7.30 pm on 31st of July 2025 (subject to any bid extensions).

## Guide price

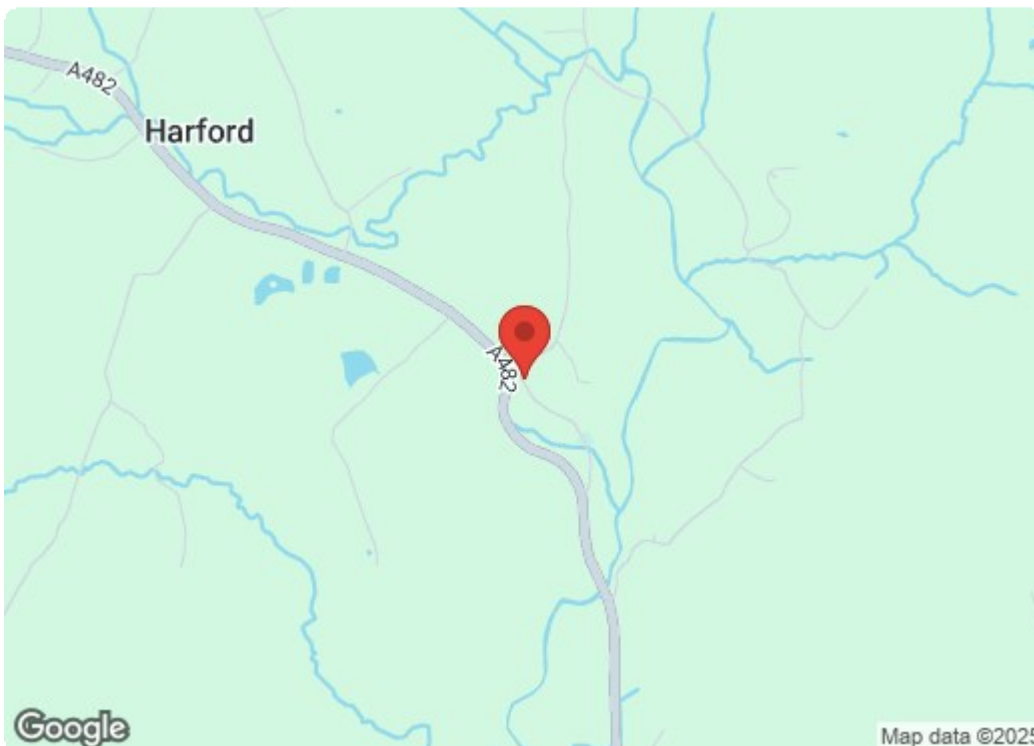
Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

## Royal Oak House



**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.

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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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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