EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
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Pantycelyn, Blaencwrt, Llanwnnen, Lampeter, Ceredigion, SA48 7LW

Offers In The Region Of £499,000

A superb rural lifestyle and equestrian property offering considerable versatility, set within approximately 2.41 acres (with option of a further 4 or 8 acres in total) of attractive grounds and pasture and enjoying far-reaching countryside views in a peaceful hamlet-style setting.

The property comprises a detached house with four ensuite bedrooms, which has historically been operated as a B&B and therefore offers excellent potential for continued guest accommodation, multigenerational living or a substantial family home.

Convenient to Lampeter and Llanybydder and with easy access to the Ceredigion coastline, including the popular coastal resorts of New Quay, Llangrannog and Aberaeron.

Location



The property occupies a delightful rural position whilst remaining conveniently located for the market towns of Lampeter and Llanybydder. Lampeter provides a comprehensive range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools, professional services and leisure facilities, whilst Llanybydder offers a useful range of local shops, services and amenities together with its well-known livestock market.

The property is also within easy driving distance of the spectacular Ceredigion coastline, with popular coastal locations including New Quay, Llangrannog and Aberaeron readily accessible.

Description



The property is particularly well suited to equestrian and smallholding interests, with stabling, extensive grounds and approximately 2.41 acres, together with a field shelter. There is also the opportunity to acquire up to a further approximately 8 acres of adjoining land by separate negotiation, potentially increasing the property's appeal to those requiring additional grazing or equestrian land.

House



A detached house offering extended accommodation the property has benefited from an Eco4 energy-efficiency scheme, incorporating PV solar panels, air source heating and internal insulation, and mainly UPVC double glazed windows providing modern energy-efficient features alongside the character and appeal of its rural setting. There is also an attached garage which, subject to the necessary consents, offers potential for conversion and/or extension to provide additional accommodation.

Living Room

17'4" x 14'2" (5.28m x 4.32m)



Accessed via a composite stable type half glazed door to living room with an ornamental fireplace (no fire) having timber surround, two radiators, two front windows, open tread stairs to first floor

Dining Room
14'1" x 6'8" (4.29m x 2.03m)



Radiator, front window, and arch to -

Large Kitchen/Breakfast Room
22'10" x 12'1" (6.96m x 3.68m)



The heart of this lovely home with a range of base and wall kitchen units incorporating ceramic 1 1/2 bowl sink unit, electric cooker point and electric Rayburn range, plumbing for automatic washing machine and dishwasher, radiator, extractor fan and two large rear windows.

Rear Hall
With coat hanging facilities, rear uPVC entrance door

Cloak Room off
7'7" x 4'2" (2.31m x 1.27m)
Having toilet and wash hand basin

First Floor - Galleried Landing
Having front window, access to loft, radiator

Bedroom 1
14'10 x 11'1 (4.52m x 3.38m)



Front window, radiator.

Bedroom 1 - Ensuite Shower Room
5'10" x 4'9" (1.78m x 1.45m)



With wash hand basin, toilet, easy access shower, heated towel rail, extractor fan.

Bedroom 2
12'6" x 11' (3.81m x 3.35m)



Rear window, electric towel rail, wash hand basin, shower cubicle, cloakroom off with w.c.

Bedroom 3
14'10" x 11'1" (4.52m x 3.38m)



Radiator, rear window.

Bedroom 3 - Ensuite Shower Room



Having shower, wash hand basin and toilet, radiator, extractor fan.

Bedroom 4
10'6" x 6'8" (3.20m x 2.03m)



Radiator, front window.

Bedroom 4 - Ensuite Shower Room
6'11" x 5'3" (2.11m x 1.60m)



With modern suite comprising double sized shower enclosure, toilet, wash hand basin, vertical radiator, extractor fan.

Externally



The property is approached via a gravel driveway leading on to rear stable yard area and further extensive gardens and grounds with raised beds etc.

Attached Garage
17'9" x 12'9" (5.41m x 3.89m)
With electric operated roller shutter door, this houses the hot water cylinder and solar inverter equipment. EV charger also in situ.

Stables and Stable Yard



Further building is a useful timber built stable range and leanto with barn area 19'9" x 19'9" overall, an useful storage area/hay store/foaling box.

Stable 1
11'6" x 9'6" (3.51m x 2.90m)

Stable 2
11'6" x 9'6" (3.51m x 2.90m)

Adjoining Tack Room/Storage Room
11'5" x 8' (3.48m x 2.44m)

The Land



The property is initially offered with approximately 2 acres including ideal for equestrian or small livestock use including a useful field shelter 40' x 12' overall in the centre of the land with rear return road frontage for ease of access and management on the furthest end.

Optional Land 1



There is an availability of further 4 acres divided into three paddocks adjoining with independent roadside access - price by negotiation.

Optional Land 2



A further optional parcel of land that is split into four paddocks, ideal for equestrian or livestock use. Fenced boundaries with roadside access STP. This parcel could also easily be combined with the land available with the house or the other additional parcel available.

Services
We are informed the property is connected to mains electricity with a solar pv system owned by the property together with mains water, private drainage, air source heating.

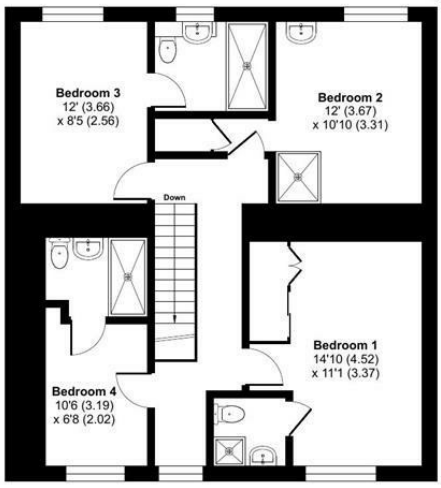
Council Tax Band - E

Directions
The property is best approached from Lampeter by taking the A475 to Llanwnnen turning right on the roundabout on to the B4337, continue for approximately half a mile turning left on a right hand bend passing the chapel, continuing to Blaencwrt and the property can be found on the left hand side as identified by the agents for sale board.

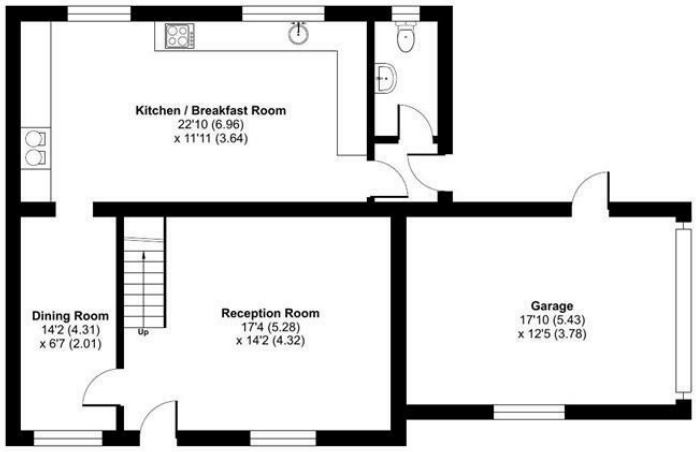
What3words: Acclaim.alley.survey

Pantycelyn, Llanwnnen, Llanbedr Pont Steffan, SA48

Approximate Area = 1447 sq ft / 134.4 sq m
Garage = 221 sq ft / 20.5 sq m
Total = 1668 sq ft / 154.9 sq m
For identification only - Not to scale



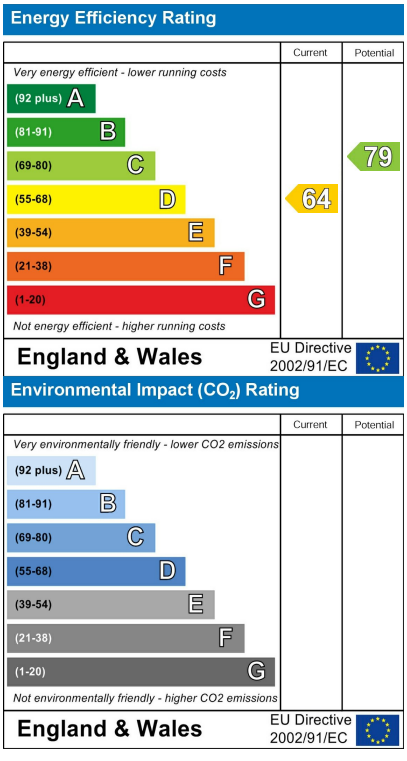
FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Evans Bros Ltd. REF: 1535042





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