

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Land adjacent to Breezy Bank Talsarn, Talsarn, Lampeter, Ceredigion, SA48 8QW
Offers Over £50,000

A parcel of some 7.8 acres of privately positioned agricultural land in one enclosure approached by a private grassed access lane off a quiet district road.

The land is enclosed in one field and is suitable for a range of uses including livestock keeping, equestrian use, conservation and Environmental purposes.

The land has extensive views over attractive country side and is nicely tucked away yet not remote, close to Aberaeron and Lampeter

Location



Delightfully located off a quiet country lane and convenient to the villages of Cross Inn, Penuwch and Cilcennin. Only some 7 miles inland from the Georgian harbour town of Aberaeron, some 9 miles north from Lampeter and approximately 15 miles south from Aberystwyth.

In a lovely picturesque location being privately positioned and secluded yet not being remote. This is an ideal parcel for those looking for peace and seclusion.

Description

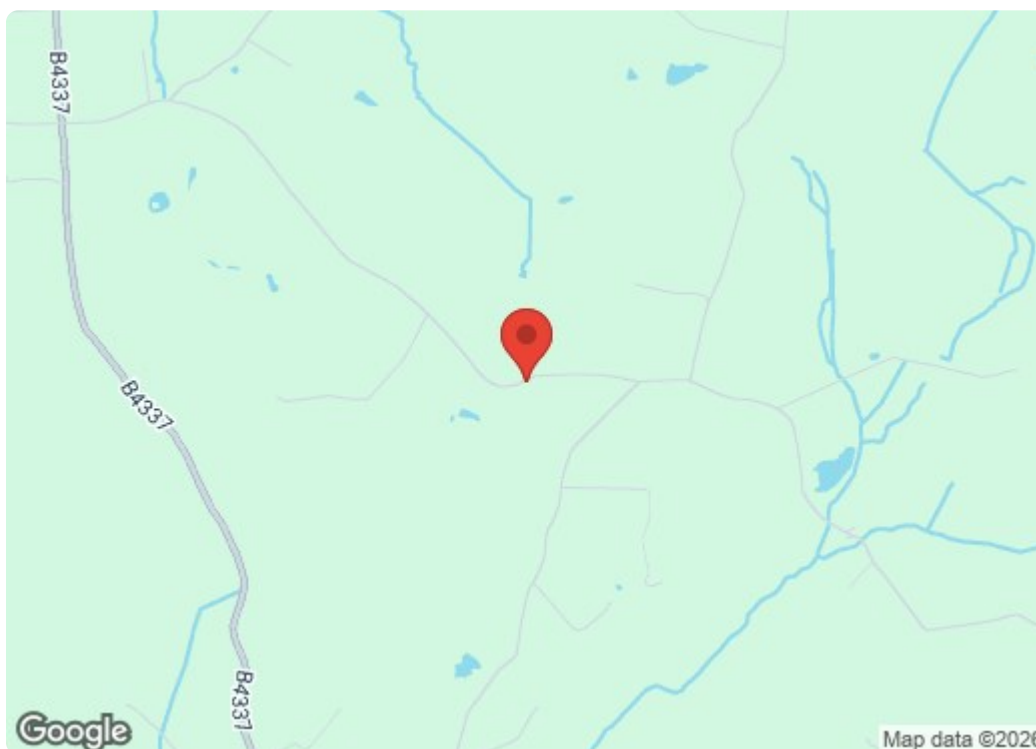
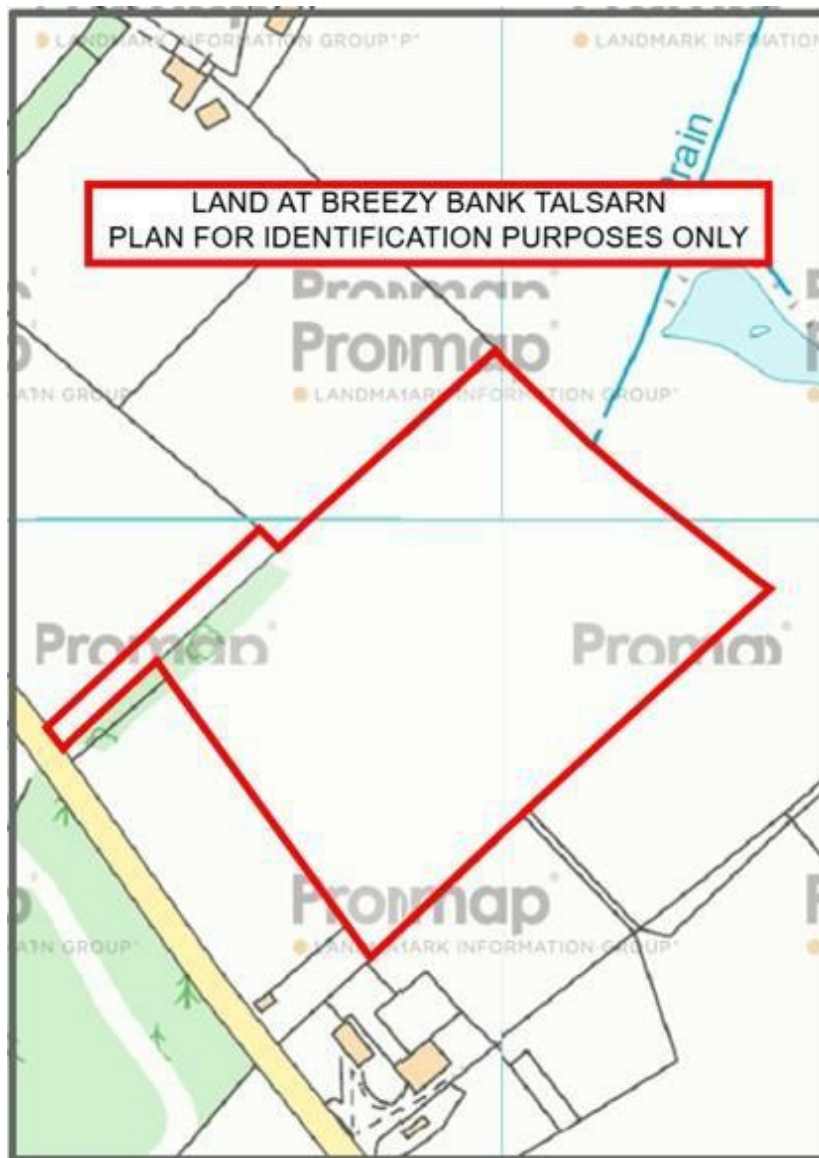


A diversely appealing parcel of some 7.8 acres of land in an attractive locality offering diverse appeal. The land is accessed via an entrance gate leading to initially a grassed private lane that leads to the main paddock tucked away from the road for privacy and seclusion.

Services



There are no mains services connected to the land



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		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
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