Caeshedrem Cwmann
Lampeter

By Auction £630,000

- ** Being sold via Secure Sale online bidding - Guide Price £630,000 **
- Exceptional 23 acre rural property
- Extensive main residence with up to 11 bedrooms and annexe potential
- Separate 4 bed bungalow and chalet - ideal for multi-generation or income potential (STC)
- Surrounded by its own private grounds with indoor swimming pool
- Scenic surroundings with stunning countryside views
- Outstanding lifestyle potential

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Caeshedrem Cwmann, Lampeter

By Auction £630,000

Being sold via Secure Sale online bidding on 22nd October 2026- Guide Price £630,000
A rare and highly versatile rural property set within approx. 23 acres, offering extensive accommodation, multiple dwellings and an indoor swimming pool.
Caeshedrem comprises a substantial main residence with scope for up to 11 bedrooms, a 2 bedroom annexe, separate 4 bedroom Swiss-style dormer bungalow and a 2 bedroom chalet. The extensive grounds include beautifully landscaped gardens, paddocks, woodland and stream boundaries, with far-reaching countryside views.
Offering exceptional space, privacy and flexibility, the property presents outstanding potential for multi-generational living, extended family, lifestyle or income-generating opportunities, subject to the necessary consents.
A truly individual country property with enormous scope and a wealth of possibilities.

Location

Caeshedrem, is situated in the popular rural village of Cwmann, just outside the university and market town of Lampeter. The area offers an appealing balance of countryside living and everyday convenience, with the surrounding landscape providing a peaceful setting while remaining within easy reach of local amenities.
Lampeter offers a good range of shops, cafés, restaurants, schools and everyday services, together with leisure and recreational facilities. The surrounding area is renowned for its beautiful West Wales countryside, with excellent opportunities for walking, cycling and exploring the nearby coast and countryside. The larger towns of Carmarthen, Aberystwyth and Cardigan are also accessible by road.

Description

Caeshedrem presents an exciting opportunity to acquire a home in a desirable rural setting within the popular Cwmann area. Offering a wonderful combination of countryside surroundings and convenient access to Lampeter, the property is ideally suited to those seeking a quieter lifestyle without being isolated from everyday amenities.
The property provides versatile accommodation with excellent potential to create a comfortable family home, countryside retreat or lifestyle property. Its setting is a particular attraction, enjoying the character and tranquillity associated with rural West Wales while benefiting from the amenities and facilities available nearby.
With scope to personalise and make the property your own, Caeshedrem offers buyers the opportunity to create a home tailored to their individual requirements. The surrounding area is particularly appealing to those looking for a change of pace, with the beautiful Ceredigion countryside right on the doorstep.

Accommodation

Caeshedrem offers an exceptional and versatile range of accommodation, providing considerable flexibility for a variety of lifestyles and potential uses.
The substantial two-storey main residence provides extensive and adaptable living accommodation, with scope for up to 11 bedrooms, together with a large living room, kitchen and a range of spacious reception rooms. The property also benefits from an adjoining two-bedroom annexe, with its own living space and adapted bathroom.
The annexe can be accessed from the main living room while also having its own independent external entrance, making it particularly well suited to multi-generational living, guests, dependent relatives or potential letting, subject to any necessary consents.
In addition, there is a four-bedroom Swiss-style dormer bungalow, offering excellent self-contained accommodation for extended family, a dependent relative, owner/manager accommodation or potential rental use.
A timber-framed chalet, currently requiring renovation, provides further accommodation potential and comprises two bedrooms, a living room, kitchen and bathroom.
Taken together, the main residence, annexe, bungalow and chalet create an unusually flexible and adaptable property, with potential for multi-generational living, home-and-income opportunities, holiday accommodation, guest house use or an outdoor pursuits business, subject to the necessary planning permissions and consents.
An indoor swimming pool building with double glazed windows and doors, further enhances the property's lifestyle appeal, adding to its potential as a distinctive rural retreat and providing an additional recreational facility rarely found within such a property.

Externally

Caeshedrem enjoys an exceptional rural setting, surrounded by approximately 23 acres of private grounds that provide an outstanding sense of space, seclusion and tranquillity. The extensive grounds combine established gardens, sweeping lawns, mature trees and areas of natural landscape, creating an attractive and peaceful setting with a wonderful feeling of privacy.
The property is approached via a shared private hardcore track extending approximately 0.3 of a mile, with the final 100 yards formed by a tarmacadam driveway leading to a spacious forecourt, providing ample parking.
The combination of an impressive principal residence, additional dwellings, outbuildings and approximately 23 acres of grounds makes Caeshedrem a rare and highly versatile property. Offering exceptional scope for family and multi-generational living, a private rural lifestyle or a range of potential leisure, holiday or business opportunities, it represents an exciting opportunity to create something truly individual, subject to the necessary planning permissions and consents.

The Grounds

The grounds are a particularly impressive feature of Caeshedrem, extending to approximately 23 acres and forming one compact block surrounding the property. They offer an exceptional combination of space, privacy and tranquillity, together with far-reaching views across the surrounding countryside and a wonderful sense of connection with the rural landscape.
The beautifully landscaped gardens to the front are well established, featuring mature trees, shrubs, lawns, bushes and pergolas, together with a garden store and a small paddock area. Further garden areas to the rear include a patio and lead towards the indoor swimming pool, providing an excellent setting for outdoor entertaining, relaxation and recreation.
Beyond the formal gardens, the extensive grounds extend into gently sloping paddocks, predominantly laid to

pasture and rough grazing, together with areas of woodland and stream boundaries. The varied nature of the land provides excellent scope for a range of lifestyle uses, including keeping animals, enjoying outdoor pursuits, creating additional recreational facilities or further landscaping, subject to any necessary permissions.
Whether enjoyed as extensive private grounds, used for equestrian or smallholding purposes, or developed to create additional leisure and recreational areas, the land offers considerable versatility and scope. The combination of mature gardens, open pasture, woodland, natural features and far-reaching rural views makes this a rare opportunity to acquire a substantial lifestyle property with the space and privacy to create something truly individual.

Services
We are informed that the property benefits from connection to mains electricity, mains water and private drainage supply with oil-fired central heating and double glazing.

Council Tax Band G
Council Tax Band - G

Auctioneers Additional Comments
This auction lot is being sold under unconditional (Traditional) auction terms and overseen by Pattinson Auction in partnership with Evans Bros. The property is available to be viewed strictly by appointment only via Evans Bros or Pattinsons Auction. Bids can be made via Evans Bros or via the Pattinsons Auction website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and Pattinsons Auction in order that all matters can be dealt with effectively.
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by Pattinsons Auction, all bidders/buyers will
be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc. VAT (subject to a minimum which could be up to £7,200 inc. VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the
agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Guide Prices
The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’. These prices are subject to change.

Legal Pack
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Directions
What3Words: developed.approach.tactical

From Lampeter, take the A485 towards Cwmann. On reaching the village, turn right at the junction opposite E&M Motor Factors, signposted Carmarthen. Continue for approximately 0.3 mile and, on leaving the village, take the left turning shortly after the rugby playing fields, onto a small country lane. Continue for approximately 1.2 miles, passing through the hamlet of Parc y Rhos. The private track leading to Caeshedrem will be found further along on the left-hand side.

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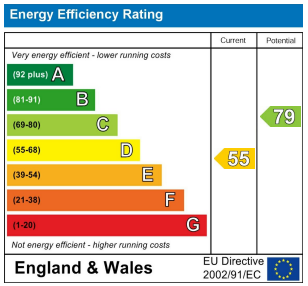

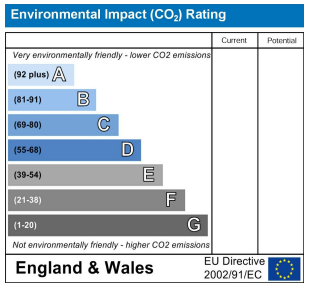

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