









Tanyfron Capel Dewi Llandysul

Offers In The Region Of £425,000

- Private country retreat with 6.8 acres of pasture land and lifestyle potential
- Elegantly refurbished cottage blending character and modern comfort
- Well-appointed accommodation with modern kitchen-diner, large living room and 3 bedrooms
- Cottage-style gardens with vegetable beds, fruit trees and patio area
- 6.8 acres of productive pasture land with river border, stables and level hardstanding area
- Energy-efficient living with solar panels and air source heating
- Convenient to Lampeter, Llandysul, Newcastle Emlyn, and Llanybydder
- Ideal for equestrian, lifestyle or smallholding buyers
- ** CHAIN FREE **

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Tanyfron Capel Dewi, Llandysul

Offers In The Region Of

** CHAIN FREE **
A character 6.8 acre smallholding ready for immediate occupation. Set in a breath taking south-facing valley on the edge of the welcoming village of Capel Dewi near Llandysul, this charming 3 bed smallholding offers a peaceful lifestyle surrounded by beautiful river meadows and rolling countryside. The beautifully refurbished cottage combines traditional character with modern, energy-efficient living, featuring solar panels, air source heating, an attractive country kitchen, 2 inviting reception rooms and 3 bedrooms with a stylish bathroom.
Tanyfron is particularly suited for lifestyle, equestrian, and smallholding buyers, offering the perfect blend of rural charm and modern amenities. Whether you are looking to cultivate your own land, enjoy outdoor pursuits, or simply relish the peace of the countryside, this charming cottage in Capel Dewi is a must-see.
Viewing is highly recommended to fully appreciate the setting, lifestyle appeal and quality of renovation on offer.

Location
What3Words location: ///daffodils.swelling.retire Delightfully situated in the popular rural community of Capel Dewi, in a south facing position overlooking a pretty part wooded valley intersected by the river Clettwr. Capel Dewi is renowned for its active and supportive community with the hub of the village being the community shop, supported by local volunteers which also supports a range of other activities in the area. The property is well positioned, being convenient to a number of traditional West Wales market towns including Llandysul, Newcastle Emlyn, Lampeter and Llanybydder. The property is also within easy driving distance of the West Wales Heritage Coastline, renowned for its sandy beaches and secluded coves at Cwmtydu, Llangrannog and Aberporth.

Description
A property that has been completely transformed in recent years by the current vendor, having being tastefully and elegantly refurbished to provide a modern property with high energy efficient features resulting in a A rating EPC, yet retaining the traditional charm and character offered by this cottage. The works carried out include replacement uPVC traditional sash type windows (in-keeping with the traditional virtues of the property) and insulating the property to provide an energy efficient and sustainable home. There is air source heating together with a 3kW solar panel array which benefits from a feed-in tariff arrangement, with heating distributed via underfloor heating to the ground floor together with radiators fitted, if required, to the ground and first floor.
The kitchen is in our opinion one of the main features of this property with a good quality range of kitchen units and a feature electrically operated Everhot range.
The accommodation provides more particularly the following:

Front Entrance Porch
Being stone faced, providing a welcoming entrance to the property with an open vaulted tongue & groove ceiling and tiled floor.
This leads to the:

Hallway
With an attractive character features including exposed tongue & groove walls and original staircase with understairs storage cupboard.

Kitchen
16'6 x 13'9 (5.03m x 4.19m)
A lovely contemporary styled kitchen yet blending in with the character features of the property, with Quartz work surfaces and a ceramic Belfast style sink with antique style mixer tap. The kitchen is well equipped with an integrated dishwasher, fridge/freezer with a feature Everhot range-style electric cooker of appeal to those culinary enthusiasts.

Pantry Cupboard
With tongue & groove ceiling and spotlighting.

Utility Room
14'3 x 5'8 (4.34m x 1.73m)
A useful and practical space with separate entrance door for those muddy boot days, having a range of base units with Belfast sink unit and Velux roof window to provide light, radiator.

Ground floor Cloakroom
With W.C.

Rear useful storage/freezer room
17'1 x 4'8 (5.21m x 1.42m)
This has a tall, open vaulted ceiling with Velux roof window, tiled floor and would be suitable for a range of uses.

Dining Area
13'2 x 5'8 (4.01m x 1.73m)
With radiator, oak effect tiled flooring with underfloor heating, radiator and front window.

Living Room
18'4 x 13'2 (5.59m x 4.01m)
A lovely, light room from the 2 large picture windows, with oak effect tiled flooring having underfloor heating together with radiators. This room is complemented by a lovely woodburning stove standing on a slate hearth, with oak mantle over adding to the character of the property.

First Floor

Landing / Study area
Being a lovely space to place a chair and read a book whilst enjoying the valley views.







Bedroom 3
13' x 11'4 (3.96m x 3.45m)
A light room with double aspect windows and built-in cupboard housing the pressurised hot water cylinder.

Bathroom
8' x 6' max (2.44m x 1.83m max)
Being tastefully presented with a panelled bath having a power shower over, wash handbasin with storage cupboards beneath, low flush W.C., radiator, feature mosaic styled flooring and part tiled walls.

Inner landing
Providing further space, leading to:

Bedroom 2
9'9" x 9'8 (2.97m x 2.95m)
With front window and radiator.

Bedroom 1
13'7 x 8'3 (4.14m x 2.51m)
With radiator and front window.

Externally
The cottage, which is located on one side of the country lane, has a front railed forecourt with paved driveway, leading to a detached garage which houses the solar panel equipment. The property stands in attractive landscaped gardens and grounds having grassed lawned areas with flower and shrub borders and attractive rear cottage styled terraced garden, with an array of fruit trees leading up to an upper garden of from which there are lovely views over the surrounding countryside.
To the side of the property is an attractive patio area with covered pergola being a real suntrap to take advantage of the south facing location.

Rear Patio Area
Enjoying views over the Clettwr Valley.

The land
The land can be found on the opposite side of the lane via a separate gated entrance to a level hardstanding area, providing ample parking. There are two useful stables which are ideal for those equestrian enthusiasts. The land comprises of rolling river meadows running down to the river Clettwr, recently planted with 150 Willow trees to add to the environmental and conservation appeal of the property.

Stables

Garden
The main feature of this beautiful smallholding is the well-maintained country garden which surrounds the property and includes flower and shrub borders leading to the rear terraced garden.

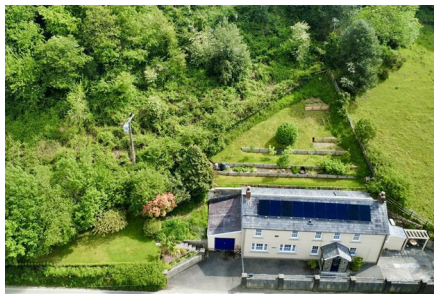
Rear Terraced Garden
Providing an established vegetable garden with fruit tree orchard and steps leading to patio area.

Agents notes
A property worthy of inspection at an early date.

Services
We are informed the property benefits from connection to mains water, mains electricity, private drainage, recently installed air source heating with underfloor heating to the ground floor, solar panels and telephone subject to BT transfer regulations.

Directions
From Lampeter, take the A475 towards Newcastle Emlyn, continue to the cross roads at Rhydowen taking a left hand turning towards Capel Dewi and proceed on this road for approximately a mile and a half where the property can be found on the left hand side as identified by the agents For Sale board.

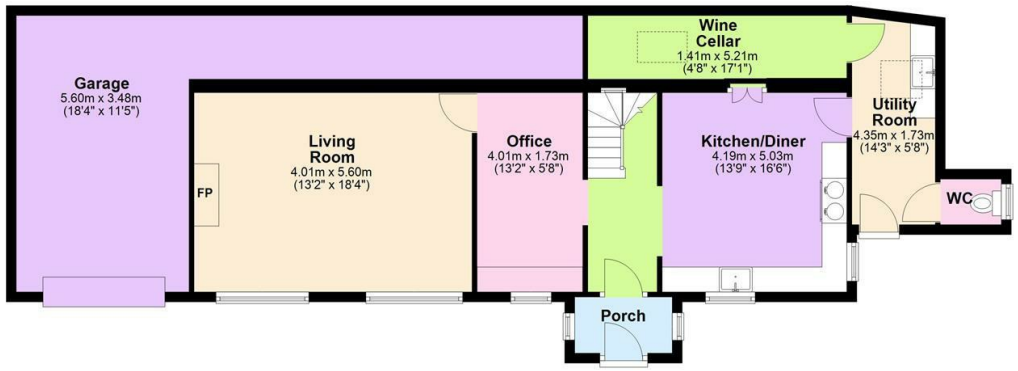
Council Tax Band E
Council Tax Band E with amount payable for 2026/2027 being £2,948.

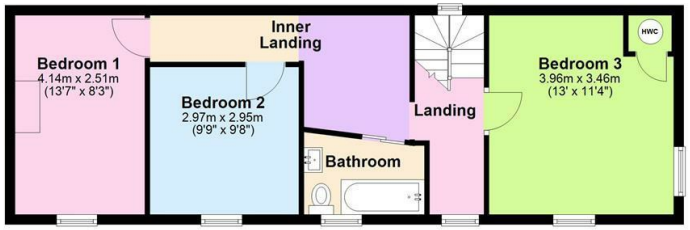



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OnTheMarket.com
1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS
Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk

Ground Floor



First Floor

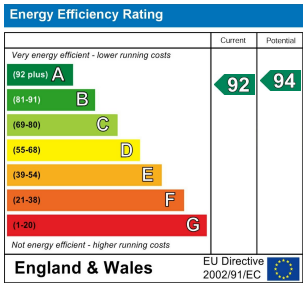


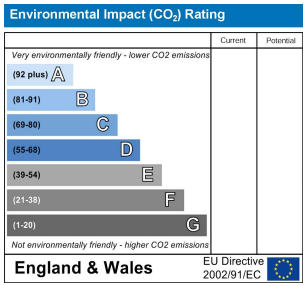
Total area: approx. 149.5 sq. metres (1609.2 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Tanyfron, Capel Dewi, Llandysul







EVANS BROS.
39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

EVANS BROS.
MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

EVANS BROS.
5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

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