

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## Ochr Deg Talsarn, Lampeter, SA48 8QF

### Offers Over £400,000

This charming 4 bed country property presents an exceptional opportunity for those seeking a tranquil country lifestyle. The property boasts a delightful cottage-style design, offering adaptable accommodation that can cater to various needs, including the potential for a self-contained annexe, perfect for guests or extended family. The heart of the home is a spacious kitchen and dining area, ideal for family gatherings and entertaining. The property benefits from oil-fired central heating, and a wood burning stove ensuring warmth and comfort throughout the seasons.

Set within 2 acres of mature gardens and grounds, this residence is a nature lover's dream. The expansive outdoor space features delightful wooded walks, providing a serene escape right on your doorstep. Additionally, there is the option to acquire a further 1.5 acres of off-lying woodland.

Conveniently located in the mid reaches of the Aeron Valley, this home offers easy access to the charming towns of Lampeter and Aberaeron, where you can enjoy local amenities, shops, and scenic coastal views.

This attractive country property is a rare find, combining spacious living with the beauty of the surrounding landscape. Whether you are looking for a family home or a peaceful retreat, this house is sure to impress.



## Location



The property is attractively located just off the Talsarn to Llangeitho roadway, nestling in the picturesque Teifi Valley and also convenient to both Lampeter and Aberaeron.

## Description



An attractive cottage styled property with many character features yet only constructed we are informed just over 30 years ago, providing adaptable accommodation and can be either used as a single residence or with annex potential. The property provides more particularly the following:

## Front entrance door to:



### Porch

Oak flooring

### Hallway

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



Radiator, oak flooring, staircase to loft room

### Living room

21 x 12'10 (6.40m x 3.91m)



An inviting room with a stone fireplace having a green enamel Jotul Wood burning stove inset, double aspect windows, radiator.



### Side En-suite Bedroom

22'2 x 12'10 (overall) (6.76m x 3.91m (overall))



With separate entrance via French doors, triple aspect windows

### En-Suite shower room



Being fully tiled with shower cubicle, wash hand basin, toilet

### Steps up to

### Loft room



With 2 Velux roof windows, side window, tongue & groove paneling

### Kitchen / Dining room

21'10 x 13 ( overall) (6.65m x 3.96m ( overall))



An attractive farmhouse style kitchen with plenty of room for entertaining, having a range of pine base units incorporating a double drainage sink unit, LPG cooker point, triple aspect windows, oak effect laminated floor.

There is a Rayburn in situ but not connected at present.

### Rear Porch

7'9 x 7'4 (2.36m x 2.24m)



With tiled floor, rear entrance door, fitted worksurface

### Inner Hallway



### Bedroom 1

13'5 x 9 (4.09m x 2.74m)



Front window, radiator

### Bedroom 2

13'5 x 9'3 (4.09m x 2.82m)



Rear window, radiator

### Bathroom

9'11 x 9'2 (3.02m x 2.79m )



Being half tiled with bath, wash hand basin, toilet, radiator, extractor fan

### Loft Room

12'8 x 9'2 (3.86m x 2.79m)



Accessed via a “hit and miss” staircase leading to small landing with access to under eaves storage, Loft Room with tongue and groove ceiling and walls, Velux roof window, Radiator door to:

### Loft Space

Housing copper cylinder and cold water tanks

### Externally



The property is set in mature private gardens and grounds with no near neighbors, being approached by a gated entrance

leading to a graveled driveway with ample parking. The property has attractive well stocked grounds with front garden being a former kitchen garden with extensive rear grassed areas, two timber workshops, wooded areas leading to rear raised grassed areas/ potential paddock with a variety of productive apple trees. The whole set in 2 acres.

There's a further off-lying parcel of woodland some 1.5 acres which is available optionally if required.

### **Directions**

From Lampeter take the A482 towards Aberaeron, after passing through Creuddyn Bridge take the next Right hand turning on to the B4337, continue through the village of Talsarn, take the next right hand turning towards Llangeitho, proceed for approximately 2 miles, at a staggered junction take the left hand turning towards Bwlchllan and the property is immediately on the left as indented by the agents for sale board.

### **Council Tax - D**

Amount payable - £2,296

### **Services**

The property is connected to mains water, mains electricity, private drainage to treatment facility, oil fired central heating with external boiler. There is a Rayburn at the property although this is currently not operational, fibre broadband available.

Ground Floor

