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Tynant Abermeurig, Abermeurig, Lampeter, SA48 8PR

Asking Price £275,000

Tynant is a delightful 3 bed Grade II Listed cottage of part stone and part cob construction, in the sought-after rural village of Abermeurig, believed to date in part from the 17th century and formerly serving as the village smithy. Full of character and period features, the property offers spacious and versatile accommodation, although in need of some sympathetic renovation. The property is surrounded by the beautiful West Wales countryside and within easy reach of Lampeter and the Ceredigion coast. The captivating, well-stocked gardens provide a wonderful sense of seclusion, with an impressive Monkey Puzzle Tree, established planting and various seating areas. A further garden across the lane occupies the former site of the village smithy, adding to the property's unique heritage.

A rare opportunity to acquire a characterful historic home in an idyllic rural setting.

Location

Abermeurig is a peaceful rural community in Ceredigion, surrounded by rolling countryside and farmland. The property enjoys a tranquil setting whilst being conveniently positioned for access to Lampeter, Aberaeron and the wider West Wales area. The area is particularly appealing to those looking for a quieter rural lifestyle, with the beautiful Ceredigion coastline and Cardigan Bay within easy travelling distance.

Description



Tynant is a delightful Grade II listed cottage occupying a peaceful rural position in the sought-after village of Abermeurig. Believed to date in part from the 17th century, this fascinating home has a rich history and was formerly the village smithy, adding to its unique character and sense of heritage.

Arranged over two floors, the property offers spacious and versatile accommodation, retaining a wealth of original period features alongside the comforts required for modern living. Surrounded by the beautiful West Wales countryside, Tynant offers an idyllic rural lifestyle whilst remaining within easy reach of the university town of Lampeter and the stunning Ceredigion coastline.

A rare opportunity to acquire a home with genuine history, character and charm, set within an attractive and peaceful countryside setting.

Entrance Hallway



Stairs rising to the first floor which leads to Bedroom Two and Three, wooden panelled walls and ceiling, fuse box, radiator and tiled flooring, doors to:-

Living Room

13'4 x 13'5 (4.06m x 4.09m)



Feature fireplace with tiled hearth and surround, wooden panelled ceiling, under-stairs storage, radiator and traditional single-sash windows.

Sitting Room

17'1 x 14'5 (5.21m x 4.39m)



Feature fireplace with exposed stone surround and slate hearth, wooden panelled ceiling, traditional single-sash windows, radiator and door to:

Kitchen / Dining Room

25'7 x 6'4 (7.80m x 1.93m)



With a range of base units with complementary work surfaces, Belfast sink and drainer, wooden panelled ceiling, built-in pantry, traditional single-sash window, radiator and tiled flooring with door to:



Utility Room

14'3 x 7'0 (4.34m x 2.13m)



Traditional single-sash window, skylight, wooden panelled ceiling, radiator, Worcester boiler, plumbing for washing machine, tiled flooring and door to:

Inner Hallway

6'4 x 3'1 (1.93m x 0.94m)

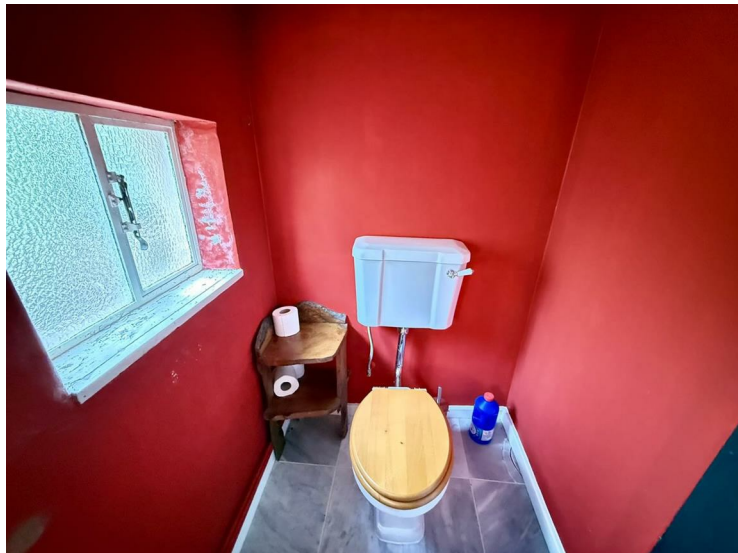
Exposed beams, tiled flooring and stairs rising to the first floor leading to Bedroom One, with doors to:

Ground Floor Bathroom

14'6 x 7'7 (4.42m x 2.31m)



Low-level W.C., wash hand basin and bath, with panelled walls, tiled flooring, traditional single-sash window and exposed beams.



Bedroom 1

14'6 x 7'11 (4.42m x 2.41m)



Accessed via its own staircase. Featuring a vaulted ceiling, timber window to side and front, radiator and exposed timber flooring.



Landing



With stairs leading from the Entrance Hallway. A characterful

landing with timber panelled walls, exposed beams and traditional single-sash window with doors to:

Bedroom 2

11'11 x 13'9 (3.63m x 4.19m)



Traditional single-sash window, exposed beams and exposed timber flooring.

Bedroom 3

13'7 x 13'11 (4.14m x 4.24m)



Traditional single-sash window, exposed beams, exposed timber flooring and door to:

En-Suite

11'5 x 3'1 (3.48m x 0.94m)



Low-level W.C., pedestal wash handbasin and walk-in shower cubicle, extractor fan, part-panelled walls and exposed timber flooring.

Externally



The property benefits from a side parking area and a triangular-shaped garden to the rear, intersected by a pretty stream, currently overgrown. The gardens are a particular feature, offering a wonderful sense of natural beauty and seclusion, with abundant established planting, an impressive Monkey Puzzle Tree and various seating areas for relaxing and entertaining. Across the lane is a further area of garden, formerly the site of the village smithy, providing a fascinating link to the property's history.

Services



We are informed the property benefits from connection to mains electricity, mains water and private drainage.

Directions

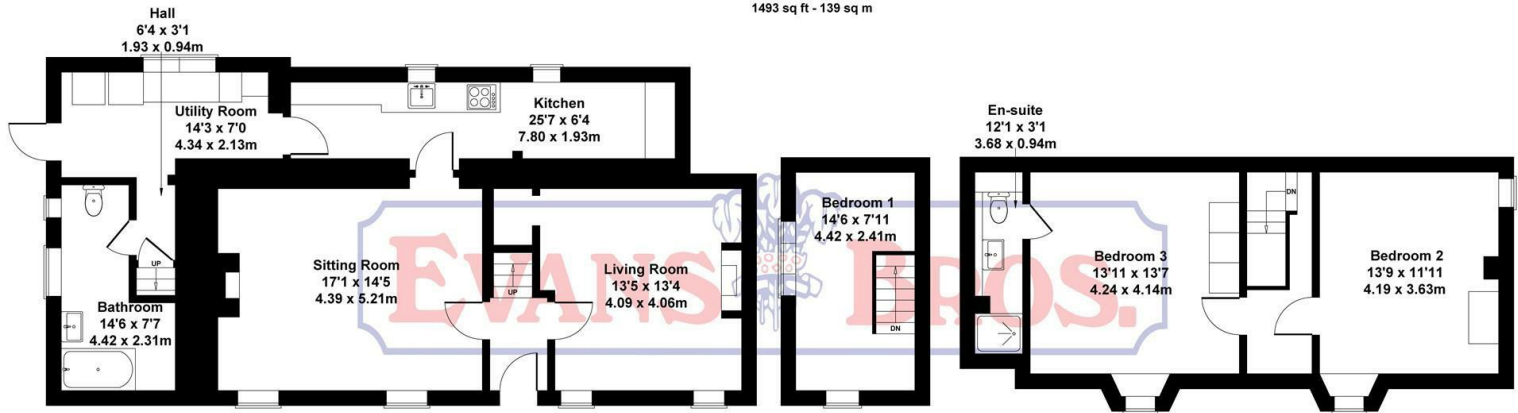
What3Words - [///ladder.films.glimmers](https://www.what3words.com/#!/ladder.films.glimmers)

Council Tax Band D

Council Tax - Ceredigion County Council Band - D

Tynant

Approximate Gross Internal Area
1493 sq ft - 139 sq m



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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