

# Blaenau Forest Near Lampeter

## Guide Price £875,000

- Beautifully rebuilt and substantially extended country residence offering virtually new accommodation finished to an exceptional specification.
- Spectacular open-plan kitchen, dining and family room with vaulted ceiling and bi-fold doors enjoying breathtaking valley views.
- Elegant sitting room featuring a striking stone fireplace with wood-burning stove and direct access to the terrace.
- Stunning four double bedrooms with four luxurious bathrooms, ideal for modern family living.
- Excellent range of modern outbuildings including a portal framed barn, workshop and stables with spacious yard.
- Approximately 13.29 acres of productive pastureland with the option to purchase a further adjoining 11.27 acres.
- Private rural setting with outstanding panoramic countryside views whilst being only four miles from Lampeter.
- A superb lifestyle, equestrian or smallholding opportunity combining luxury living with versatile land and buildings.



An exceptional lifestyle property enjoying a stunning rural setting with far-reaching valley views, this beautifully rebuilt and substantially extended country residence offers the perfect blend of luxury, space and modern efficiency. Finished to an outstanding specification, the virtually new four-bedroom, four-bathroom home features magnificent open-plan living accommodation with bi-fold doors, a superb bespoke kitchen, and beautifully appointed interiors throughout. Set within approximately **\*\*13.29 acres\*\*** of productive pasture with quality modern agricultural buildings, workshop and stables, the property is ideal for those seeking an executive country home, equestrian property or manageable smallholding. A **\*\*further 11.27 acres\*\*** of adjoining land is also available by separate negotiation.

### LOCATION

Superbly situated in an unrivalled location amongst the rolling hills of North Carmarthenshire some 3 miles east of the Market town of Lampeter between the communities of Cwmann and Ffarmers less than 1 mile from the A482 roadway.

A rare opportunity to acquire a "no near neighbours" property tucked away in a peaceful location with far reaching views nestled amidst glorious rolling countryside in an elevated yet sheltered position, the property enjoys complete tranquillity whilst remaining remarkably accessible.

The property is approached by a shared re surfaced lane which is also a byway, having an attractive approach with a re-fenced boundary and an initial splayed, gated access off the road.

The thriving market town of Lampeter lies approximately four miles away, providing an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools and healthcare facilities.

The renowned Georgian harbour town of Aberaeron, famous for its colourful architecture, award-winning restaurants and beautiful Cardigan Bay coastline, is within approximately thirty minutes' drive, allowing the very best of both country and coastal living.

The surrounding area offers an abundance of scenic walks, riding opportunities and outdoor pursuits, making this an exceptional location for those seeking an enviable rural lifestyle.

### DESCRIPTION

This is a property where luxury, practicality and location combine to create one of the area's finest rural homes.

Finished to an exacting specification throughout, the property successfully combines the timeless appeal of a traditional farmhouse with the efficiency, comfort and peace of mind associated with modern construction. Every aspect has been thoughtfully designed to provide luxurious family living whilst ensuring minimal maintenance for years to come.

Coupled with underfloor heating to the ground floor and mainly solid oak flooring the feel of luxury flows through this home.

### THE ACCOMMODATION

The accommodation extends to four generous double bedrooms, each enjoying its own beautifully appointed bathroom facilities, together with magnificent open-plan living spaces designed to embrace the surrounding landscape through extensive glazing and bi-fold doors.

### GROUND FLOOR

The quality of finish becomes immediately apparent upon entering the welcoming reception hall, where attractive tiled flooring, decorative panelling and an elegant oak staircase set the tone for the accommodation beyond.

The impressive sitting room is beautifully proportioned, centred around an attractive stone fireplace incorporating a wood-burning stove. Exposed beams add warmth and character, whilst bi-fold doors open directly onto the terrace, allowing the room to flow effortlessly into the surrounding gardens.

Undoubtedly the heart of the home is the magnificent open-plan kitchen, dining and family room.

Designed for modern living and entertaining, this stunning space features a vaulted ceiling with exposed beams, extensive glazing and two sets of bi-fold doors framing breathtaking valley views. The bespoke kitchen is beautifully appointed with an extensive range of quality cabinetry, generous quartz working surfaces, a substantial central island with breakfast bar, space for a range cooker and American-style refrigerator together with an excellent walk-in pantry providing exceptional storage.

Whether entertaining guests or enjoying family life, this remarkable room offers an outstanding setting throughout the seasons.

Practicality has not been overlooked, with a well-designed boot room, spacious utility room and cloakroom all conveniently positioned.

A generous ground floor guest bedroom benefits from a stylish contemporary en suite, providing ideal accommodation for visitors, multi-generational living or those requiring ground floor facilities.

### FIRST FLOOR

The first-floor landing has been designed to maximise the exceptional outlook, with a feature glazed screen framing uninterrupted countryside views.

The luxurious principal suite is a particular highlight.

A spacious bedroom enjoys French doors opening onto a Juliet balcony overlooking the valley, creating a wonderful sense of space and connection with the surrounding landscape. Complementing the bedroom is an



impressive walk-in dressing room together with a beautifully appointed luxury en suite featuring a freestanding bath, large walk-in shower, vanity unit and WC.

Two further generous double bedrooms each enjoy fitted wardrobes and their own contemporary en suite shower rooms, ensuring exceptional comfort and privacy for both family and guests.

#### **EXTERNALLY**

The property is approached into a practical courtyard with ample parking and turning space.

The landscaped gardens have been recently established and will continue to mature, complementing the contemporary character of the residence. Extensive paved terraces provide superb outdoor entertaining areas, perfectly positioned to enjoy the magnificent far-reaching views and spectacular sunsets.

Sweeping lawned areas surround the house providing further areas to enjoy the views and outlook.

#### **BUILDINGS**

Complementing the quality of the residence is an excellent range of modern buildings centred around the yard.

These include a quality workshop (insulated) with utility area, a substantial modern portal framed agricultural building, and two useful stables, providing enormous versatility for livestock, equestrian use, machinery storage, workshop facilities or general rural enterprises.

The buildings have been carefully designed to offer practicality whilst requiring very little ongoing maintenance, perfectly matching the quality and longevity of the house itself.

#### **WORKSHOP**

44 x 24 (13.41m x 7.32m)

To the side of the dwelling is a purpose built workshop being insulated and with a utility area with base units and w.c

#### **BARN**

60 x 20 (18.29m x 6.10m)

A modern barn has been erected for animal accommodation and storage

#### **STABLES**

A two box stable on a concrete base

#### **LAND**

The land extends initially to approximately 13.29 acres of gently sloping pasture, divided into three useful grazing paddocks/hayfields with attractive mature boundaries providing both shelter and privacy.

For purchasers requiring additional land, a further 11.27 acres adjoining the property are available by separate negotiation, offering excellent flexibility for equestrian, agricultural or conservation interests.

#### **SERVICES**

Mains electricity connected, private water from recently installed bore hole having the necessary filters etc , private drainage to septic tank.

Oil fired central heating with underfloor heating to the ground floor, double glazing throughout and fibre broadband connected

#### **DIRECTIONS**

The farm is best approached by taking the A482 out of Lampeter through Cwmann continuing for approx. 2 miles at the cross roads just before Tafarn Jem turn left, taking the next right hand turning and the farm/land can be found after approx. half a mile.

What3words chilling.mingles.pacifist

#### **AGENTS COMMENTS**

Properties of this calibre are seldom available.

The combination of a virtually new luxury country home, highly efficient modern construction, quality outbuildings, productive land and breathtaking countryside views creates an outstanding lifestyle opportunity.

Whether seeking an executive country residence, an equestrian property, a manageable smallholding or simply an exceptional family home in one of West Wales' most beautiful rural settings, this remarkable property offers a standard of accommodation rarely encountered.

A home designed not simply to impress today, but to provide effortless country living for many years to come.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	81
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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