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Blaenllain Dihewyd, Lampeter, SA48 7QR

Asking Price £399,950

Tucked away in the peaceful countryside on the outskirts of Dihewyd, Blaenllain is a charming 2 acre smallholding offering a rare blend of character, comfort, and natural beauty. This delightful 3 bedroom detached Welsh longhouse has been thoughtfully refurbished to combine its historic charm with modern, energy-efficient living through air source heating and solar panels, ensuring low running costs and a sustainable living environment. The property is not just a home; it is a nature lover's paradise, surrounded by vibrant meadows and bordered by trees, creating a haven for wildlife.

Situated in a peaceful location, the smallholding shares its surroundings with just one neighbour, allowing for a serene atmosphere while still being conveniently close to the bustling town of Lampeter offering everyday amenities, and the stunning coastal town of Aberaeron, providing the perfect balance of rural tranquillity and coastal adventure.

This property truly embodies the essence of country living, offering both comfort and a connection to nature. Whether you are looking for a permanent residence or a weekend retreat, this cottage is the perfect choice for those who appreciate the beauty of rural life.

Location



The property is delightfully located adjoining a quiet country lane being just over a mile long, shared with a few other properties overlooking open countryside, having an unusual north-south axis to take full advantage of the morning sun to the rear and the spectacular sunsets to the front. Although tucked away, the property remains conveniently located for the popular Ceredigion coastline with the harbour town of Aberaeron being just a 15-minute drive away, renowned for its cafés, restaurants, bars, and independent shops, as well as being an important employment hub for the area. The charming seaside fishing village of New Quay, famous for its sandy beaches, is also within easy reach while inland, the traditional market town of Lampeter offers a wide range of everyday amenities, including supermarkets, dentists, doctors, and useful bank.

Description



The property comprises of an original Welsh long house that has been tastefully refurbished to improve the efficiency of this lovely home while retaining the character features, having lovely oak ledge and brace doors, slate tile flooring and traditional fireplace. One of the main benefits of this property is its single storey arrangement making it ideal for those less able occupiers, coupled with its high energy efficiency with insulated walls, loft and recently installed air source heating system backed by solar PV panels to take full advantage of its location with export tariff also providing income for any surplus electricity not consumed. Blaenllain benefits from a

number of outbuildings including a stable block, a Dutch barn, and a games room while bridleways are easily accessible from the property; perfect for those with equestrian interests at heart. The land is divided into three paddocks, offering a functional space for grazing or livestock management. This really is a smallholding worthy of inspection and provides the following accommodation:

Sunroom / Sitting Room

19'9 x 8'8 (6.02m x 2.64m)



Being the main entrance way utilised by the current vendors. This is an inviting, light space with slate tiled flooring, panoramic uPVC windows overlooking the garden and two radiators. There is also a useful timber storage cupboard currently housing the washing machine and freezer.

Kitchen

14'10 x 10'9 (4.52m x 3.28m)



This is an attractive room with bespoke fitted kitchen units at base and wall level made of good quality ash having oak work surfaces over, incorporating a ceramic sink unit and electric cooker point. With radiator, slate tiled floor and double aspect windows. This room incorporates a former fireplace having had the chimney removed.



Front Hallway



Living Room

14'10 x 11'1 (4.52m x 3.38m)



This is a relaxing room; the focal point being the attractive fireplace with a feature slate hearth and timber surround, ceramic tiled flooring, two radiators, large picture window to front and window through to rear sunroom / sitting room.

With recently replaced external entrance door, attractive oak flooring, radiator and access to airing cupboard housing the pressurized hot water cylinder.

Rear Bedroom 1

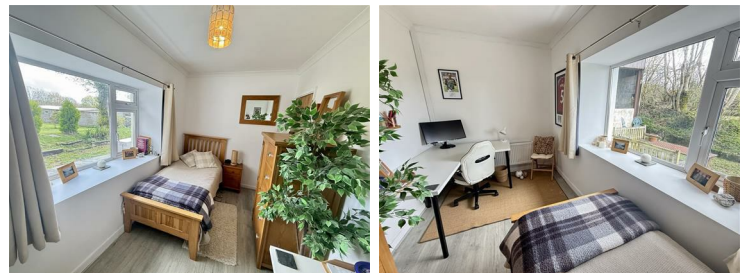
11'1 x 10 (3.38m x 3.05m)



With large rear window overlooking the garden, radiator and carpeted flooring.

Rear Bedroom 2

13'3 x 7 (4.04m x 2.13m)



With a large picture window benefitting from the morning sun, radiator and timber effect flooring.

Front Bedroom 3

10'1 x 7'3 (3.07m x 2.21m)



With front window enjoying attractive sunset views, radiator and timber effect flooring.

Bathroom

7'9 x 6 (2.36m x 1.83m)



With a refurbished suite having attractive tiled floors and walls, panelled bath having electric shower unit over, toilet, wash handbasin, extractor fan, radiator and rear window.

Externally



The property benefits from a side and front driveway with ample parking leading to an attractive rear patio area and extensive gardens, recently developed to create a structured boundary with beech hedge and a number of planted trees to include Hydrangeas, various climbers and Honeysuckle. Within the rear garden are further plants and trees including Rhododendrons, Camelia, Magnolia, Lilac and Rose bushes together with a number of soft fruit canes including Blackcurrant, Raspberries and Gooseberries. There is also a recently planted orchard with Plum, Cherry, Apple and Pear trees along with an established herb garden including Thyme, Mint, Sage, Lemon balm and Rosemary.

Rear Gardens





The Land



One of the main features of this property are the meadow-like paddocks which have been allowed to develop into wildflower meadows and have been planted with trees to create a back-drop of 300-400 native species of trees including Hazel, Crab Apple, Rowan, Willow, Birch, Hawthorne and Blackthorne along with a planted spinney and boundary along the property. This combines with the wildlife to create a haven and is ideal for those lifestyle purchasers seeking these features. A further benefit to this property is that it is not affected by any right of way.



Outbuildings



The property has the benefit of useful outbuildings including a games room currently divided into two rooms.

Games Room (Room 1) 10 x 9'6 (3.05m x 2.90m)



Currently used as a home gym.

Games Room (Room 2) 31 x 10 (9.45m x 3.05m)



Stable Block



There is a further stable block with:

Loose Box

11'8 x 9 (3.56m x 2.74m)

Stable

10 x 11'9 (3.05m x 3.58m)

Tack Room

8'1 x 6'5 (2.46m x 1.96m)

Stable 1

11'8 x 10 (3.56m x 3.05m)



Stable 2

11'9 x 9'2 (3.58m x 2.79m)



Dutch Barn

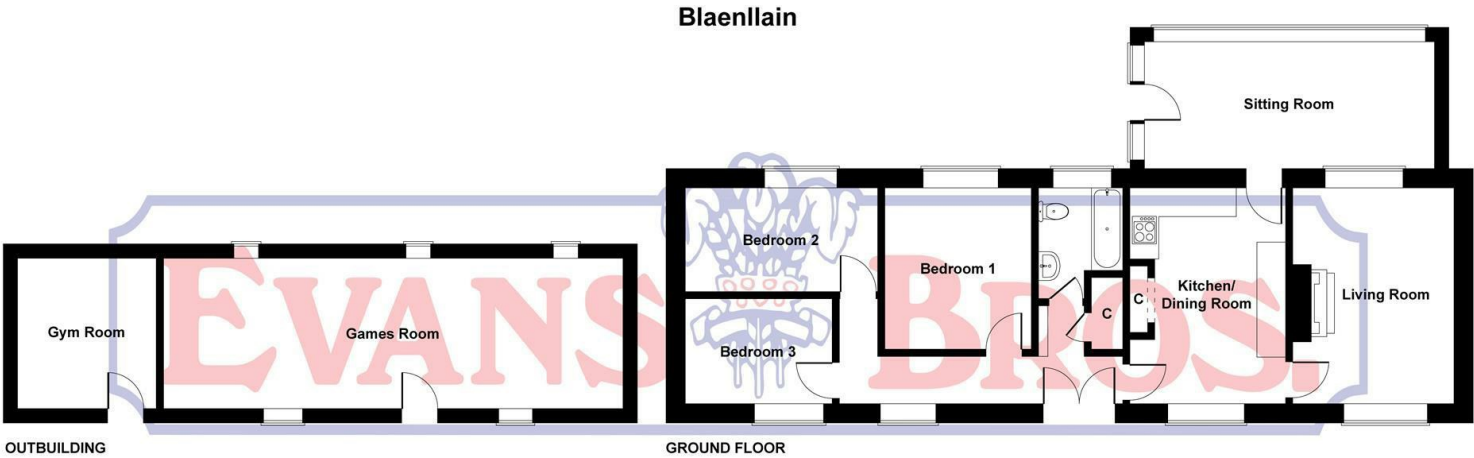


There is a further Dutch Barn providing valuable dry storage which could be used as a loose box or developed into a workshop etc.

Services

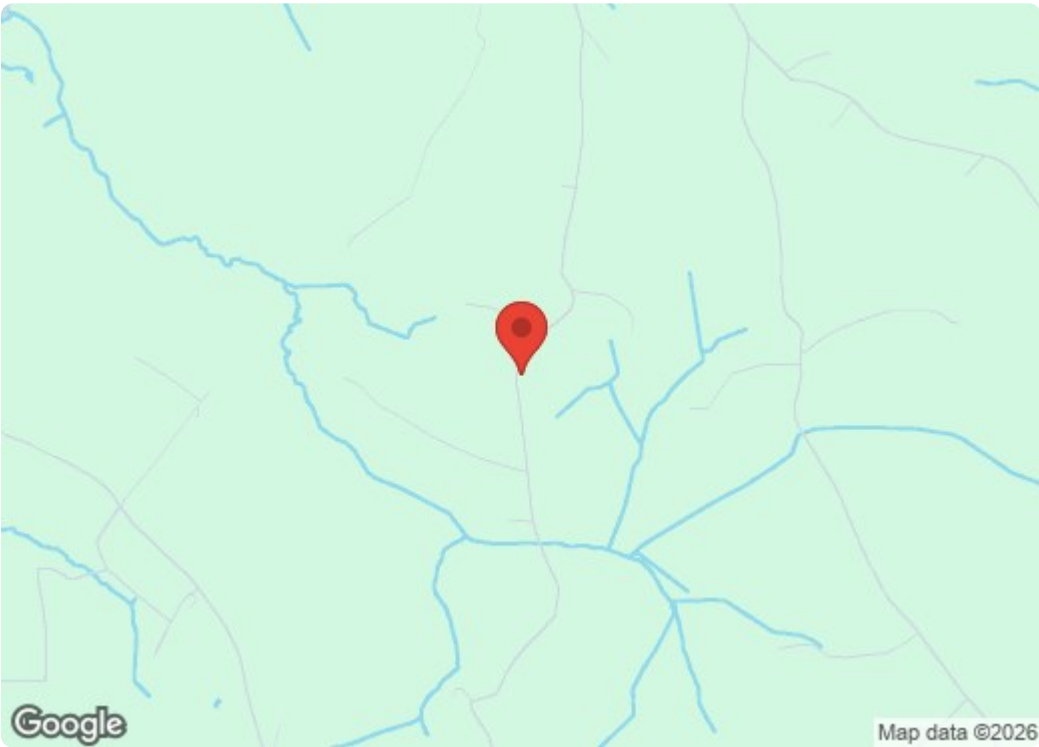
We are informed the property benefits from connection to mains electricity with solar PV panels having an export tariff, mains water, private drainage, air source heating, telephone subject to BT transfer regulations with Fibre broadband available.

Council Tax Band D



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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