



**Pontfaen, Cribyn**

Lampeter

In Excess of **£700,000**



## Pontfaen

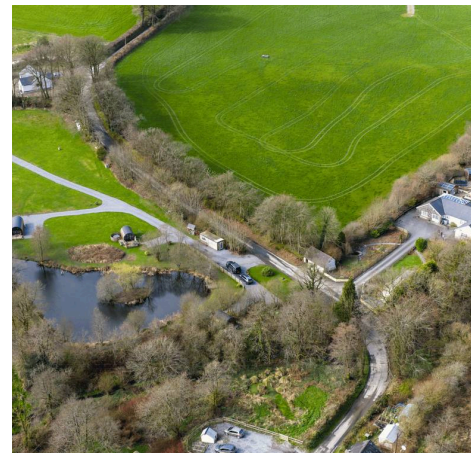
Cribyn, Lampeter

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



### Entrance Porch

### Entrance Hallway

Step through the entrance porch — with its tiled floor and tongue-and-groove ceiling — into a generous entrance hall with timber effect flooring and a staircase rising to the first floor. The ground floor flows naturally through a series of generously proportioned rooms, each designed to serve the property's dual life as both a premium holiday let and an extraordinary private residence.

### Living Room

18' 5" x 14' 1" (5.61m x 4.29m)

A warm and welcoming space centred around a marble-style feature fireplace, with a large front window flooding the room with natural light, fitted wall lights, and integrated ceiling speakers — ideal for relaxed family evenings or guests winding down after a day on the Ceredigion coast.

### Kitchen/Dining Room

23' 5" x 13' 5" (7.14m x 4.09m)

The kitchen and dining room is the working heart of the house: a generous open-plan space currently housing a banqueting table that seats 22, with a tiled floor, an extensive range of fitted kitchen units, integrated dishwasher, integrated fridge, space for a further large fridge, and a Rangemaster Range with extractor hood. A raised lantern-style roof over part of the room fills the space with natural light and gives it an almost restaurant-quality character.

### Conservatory

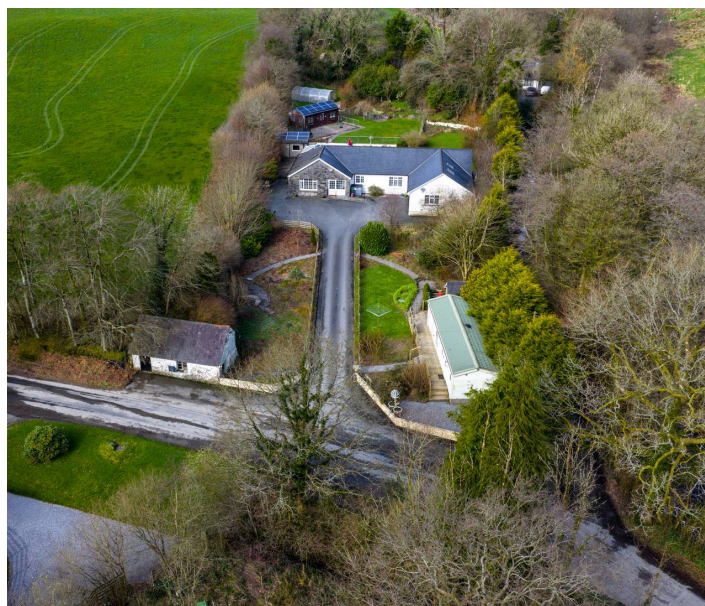
13' 3" x 12' 2" (4.04m x 3.71m)

The conservatory serves as an additional games and leisure room, with tiled flooring, wall lights, and French doors opening to the rear terrace — a wonderful indoor/outdoor connection that makes the most of the Ceredigion summer.

### Games Room

13' 0" x 9' 3" (3.96m x 2.82m)

A further versatile space with wall lights and access to both the kitchen and conservatory.

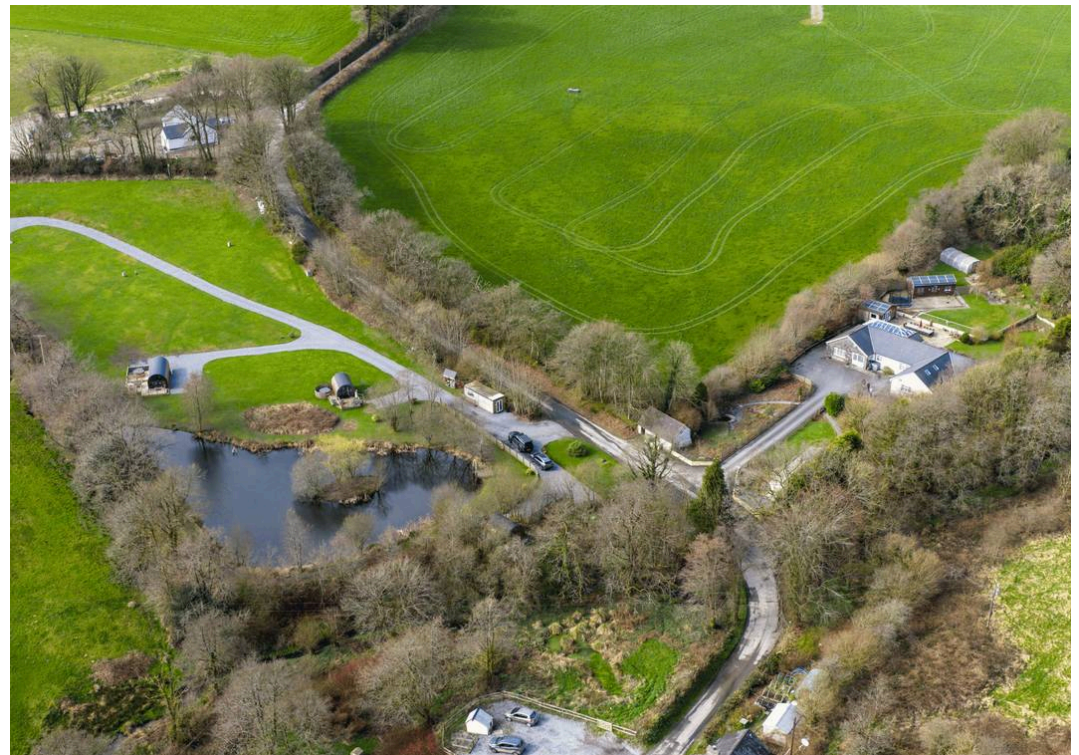




## GARDEN

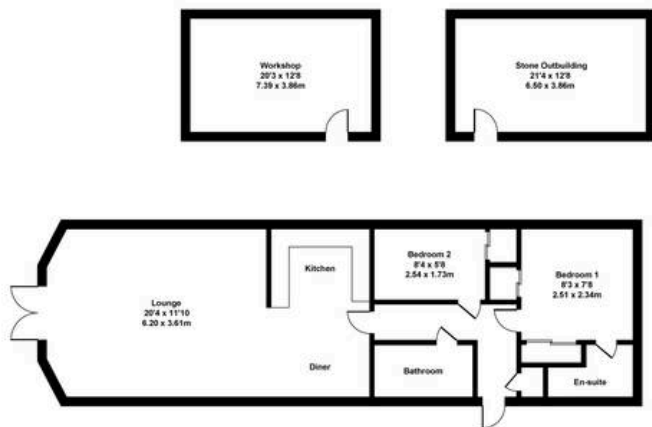
The grounds of approximately one acre are a genuine delight and a significant contributor to the property's success as a holiday destination. The central tarmac driveway is flanked by well-tended lawned areas and mature planting, leading to a generous forecourt with ample parking for multiple vehicles. To the rear, landscaped gardens and further extensive lawned areas provide space for outdoor entertaining on a grand scale, currently equipped with a long banqueting-style terrace table for al fresco dining. A poly tunnel and multiple planted beds add a productive and characterful dimension to the outdoor space.



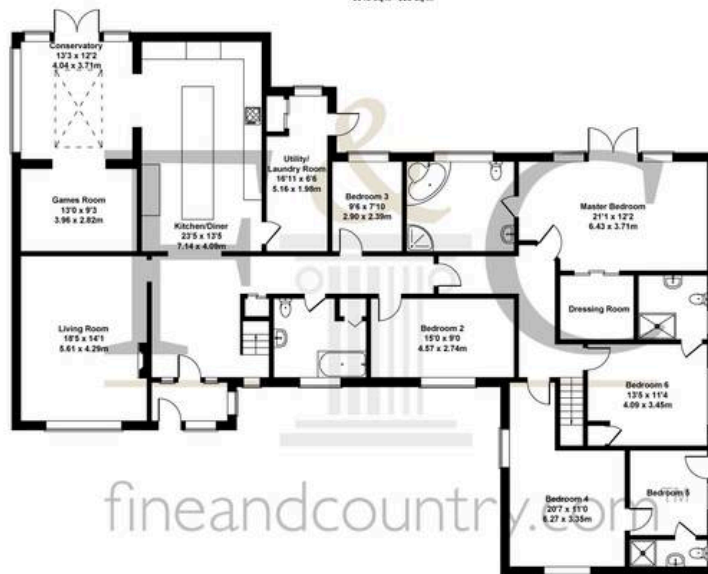


**Pontfaen Cribyn, Lampeter, SA48 7QW**

Approximate Gross Internal Area  
5948 sq ft - 553 sq m



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their  
uses and locations, are approximate only. They cannot be regarded as  
being a representation by the seller, nor their agent.  
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