

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



## Plas Llangeitho, Tregaron, SY25 6TL

**Asking Price £250,000**

This substantial Grade II listed property presents a unique opportunity for those seeking a charming family home with significant potential. Boasting up to five bedrooms, this house offers ample space for comfortable living. The accommodation is both welcoming and characterful, featuring three reception rooms, one of which was formerly a shop, providing exciting possibilities for an annexe or home office (subject to any consents required)

The property is enhanced by the warmth of wood-burning stoves, creating a cosy atmosphere perfect for family gatherings or quiet evenings in. The level rear garden area offers a delightful outdoor space, ideal for enjoying the picturesque surroundings and the beauty of the Aeron Valley.

Situated in the heart of Llangeitho, this home benefits from a lovely location that is both peaceful and convenient being within walking distance of a Primary School, village shop and Cafe and local pub.

The village is well-placed for easy access to the nearby towns of Tregaron and Lampeter, ensuring that local amenities and services are within reach.

## Location

Nestled in the heart of the picturesque Aeron Valley, the charming village of Llangeitho offers a peaceful rural setting while remaining conveniently close to the market towns of Tregaron and Lampeter. This welcoming community boasts a range of local amenities, including a well-regarded primary school, a village shop, chapel, church and a traditional pub all within walking distance of the property, making it an ideal location for families and those seeking a quieter pace of life. Surrounded by beautiful countryside, Llangeitho provides the perfect balance of rural tranquility and accessible local services.

## Description



This imposing grade II listed property stands elegantly on the square in Llangeitho, offers a huge amount of potential with charm and character being grade II listed as a substantial later C18 village house, with possible connection to Daniel Rowland the famous Methodist preacher and dating back to at least 1791. The extensive accommodation makes it ideal for a large family or could provide potential for multi-generational use (Subject to obtaining any consents required.) The property is worthy of inspection at an early date and provides the following accommodation:

### Front entrance door to:

#### Central hallway

Tiled floor, tongue & groove panelled walls, electric heater.

#### Former shop

This area provides potential for other uses such as an annexe, home office or studio (subject to any consents required)

#### Front area

15'7 x 16'1 (4.75m x 4.90m)

Tongue & groove walls and ceiling, stairs to first floor.

#### Archway to

#### Rear area

14'6 x 15'1 (4.42m x 4.60m)

Interconnecting door to rear hall, rear entrance door

#### Rear lobby

Door to cellar, stairs to first floor

## Rear sitting room

14 x 11'1 (4.27m x 3.38m)



Rear window

## Living room

59'0 x 59'0 (17.98m x 17.98m)



With a front window, fireplace having wood burning stove

## Kitchen

12'9 x 13'5 (max) (3.89m x 4.09m (max))



A characterful room with red and black quarry tiled floor, traditional kitchen units incorporating a base unit having single drainage sink unit, fireplace with wood burning stove, electric cooker point, rear entrance door, door to pantry cupboard.

## Rear Utility area

With plumbing for automatic washing machine

## Adjoining fuel store/ store room

11'8 x 6'1 (3.56m x 1.85m)

## First floor

## Landing



Electric heater

## Rear bedroom 1

15'3 x 14 (4.65m x 4.27m)



Rear window overlooking gardens,

## Front bedroom 2

15'9 x 13'10 (max) (4.80m x 4.22m (max))



Modern fireplace, front window, door to landing from secondary staircase.

## Bedroom 3

11'10 x 8'6 (3.61m x 2.59m)



Front window

### Bedroom 4

13'3 x 12'10 (4.04m x 3.91m)



Front window, built in cupboard

### Rear landing

Access to airing cupboard with copper cylinder

### Bedroom 5

14 x 8'3 (4.27m x 2.51m)



Rear window

### Bathroom

9'9 x 6'1 (2.97m x 1.85m)



With a cast iron bath, wash hand basin, toilet.

### Stairs up to

### Loft area

36'0 long (10.97m long)

### Externally



There is a pretty cobbled forecourt to the property, side gated entrance to level rear garden area laid to lawn and space for off road parking.

## Services



We are informed the property is connected to mains water, mains electricity, mains drainage, electrical heating

## Council Tax - E

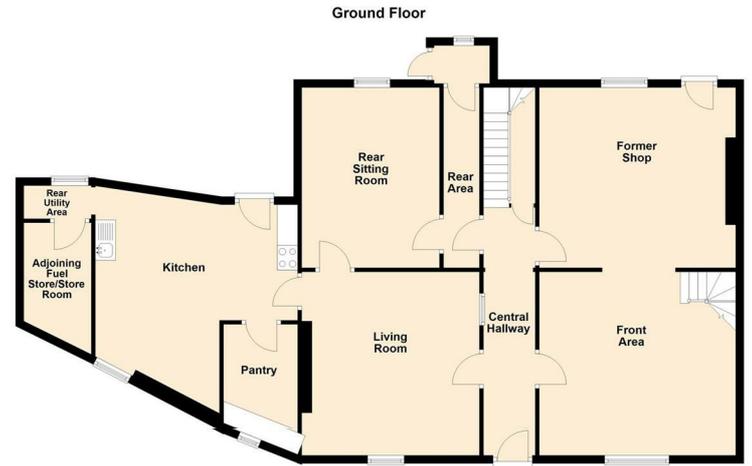


We are informed that the amount payable per annum is £2,806

## Directions

The property can be found overlooking the main square in Llangeitho,

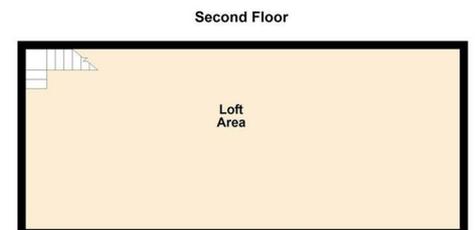
## Floor Plan - Ground floor



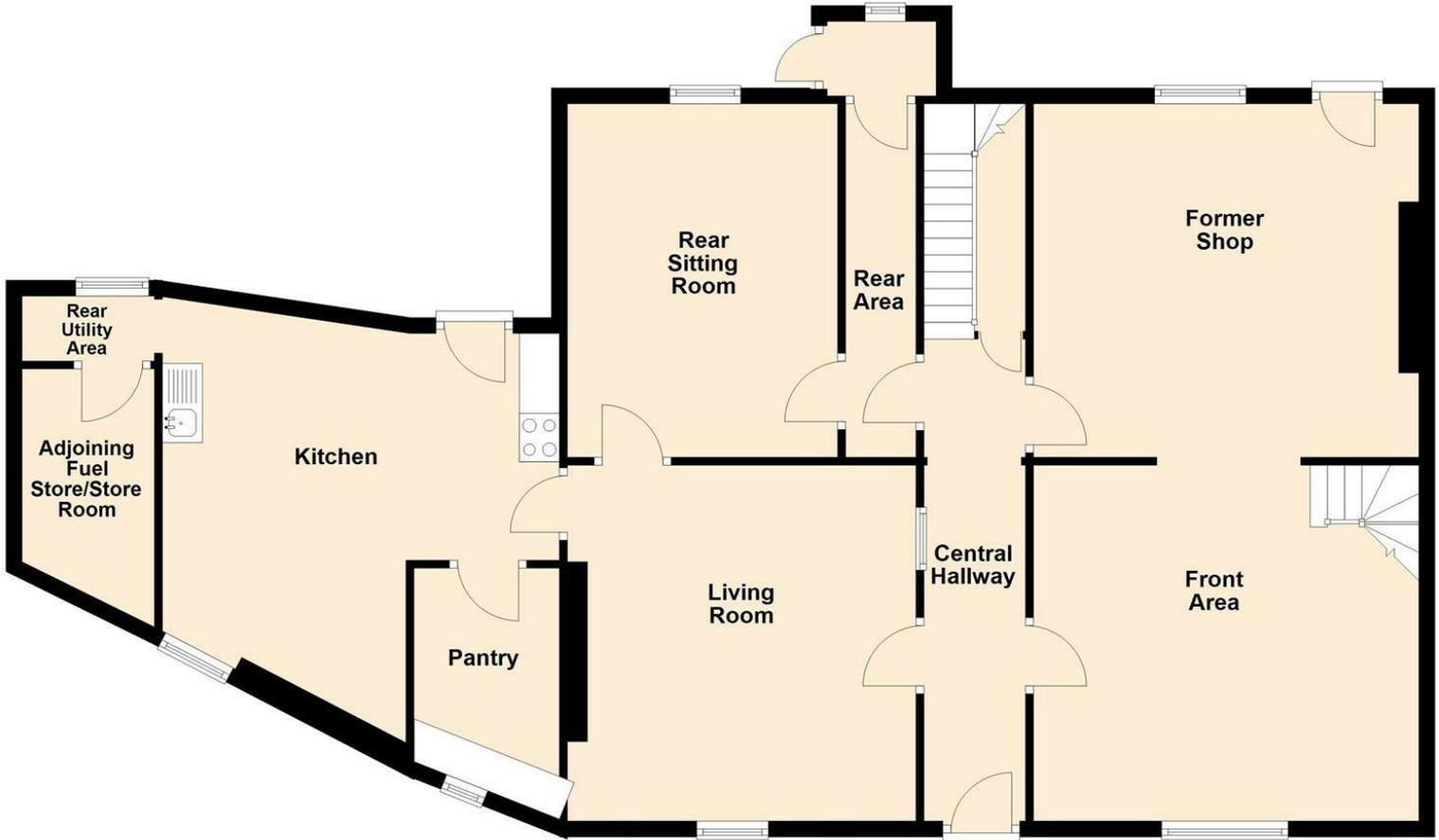
## Floor plan - First floor



## Floor plan - Second floor



## Ground Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>	<b>18</b>	<b>76</b>
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC

**EVANS BROS.**

5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
**Tel:** (01267) 236611

**EVANS BROS.**

MART OFFICE, **LLANYBYDDER**,  
CEREDIGION, SA40 9UE  
**Tel:** (01570) 480444

**EVANS BROS.**

1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462

**Partners** Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,