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Tynrhos Cwmann, Lampeter, SA48 8JU

Asking Price £750,000

An Outstanding 9 Acre Rural Smallholding with Superb Outbuildings, Character Residence & Excellent Equestrian/Small Business Potential

A rare opportunity to acquire an appealing four bedroom country smallholding enjoying an enviable private setting on the edge of the popular village of Cwmann, just a short distance from the University town of Lampeter. Set within approximately 9.2 acres of attractive pastureland, Tyn Rhos combines a beautifully maintained character home with an exceptional range of modern and traditional outbuildings, making it ideal for equestrian enthusiasts, classic car collectors, hobby farmers, small business operators or those simply seeking the perfect rural lifestyle.

Agents Comments



Smallholdings like this combining a quality character residence with such an exceptional range of buildings are becoming increasingly difficult to find. The versatility of the outbuildings present here significantly broadens the property's appeal, whether for equestrian buyers, classic vehicle enthusiasts, those operating a business from home or purchasers seeking a peaceful rural lifestyle with land.

Tyn Rhos represents an outstanding lifestyle opportunity in one of Ceredigion's most desirable rural locations, offering space, privacy and versatility whilst remaining conveniently close to the amenities of Lampeter.

Viewing is highly recommended to fully appreciate the quality of the accommodation, the extensive outbuildings and the wonderful setting this impressive country property enjoys.

Location



Tyn Rhos enjoys an enviable yet accessible position on the edge of the popular village of Cwmann, a highly regarded village with the noted Carreg Hirfaen Primary School within walking distance and lying immediately adjacent to the thriving University town of Lampeter.

Lampeter offers an excellent range of facilities including: Comprehensive shopping, cafés and restaurants, supermarkets, medical Centre, Bro Pedr school complex, leisure Centre, veterinary practices, agricultural merchants, public houses and a variety of sporting clubs and community organizations

The wider area is renowned for its beautiful rolling countryside

whilst the spectacular Cardigan Bay coastline, with its award-winning beaches and picturesque harbour towns including Aberaeron and New Quay, lies within comfortable driving distance.

Description



Nestled amidst its own landscaped gardens and surrounding pasture, Tyn Rhos offers the increasingly sought-after combination of privacy without isolation. The property enjoys a tucked away setting whilst remaining conveniently positioned on the outskirts of Lampeter, providing excellent day-to-day amenities within minutes.

The delightful four bedroomed detached residence is full of charm and character, offering comfortable family accommodation with an abundance of traditional features complemented by modern conveniences including oil fired central heating.

The property has clearly been lovingly maintained throughout and offers buyers an opportunity to move straight in whilst still providing scope to personalise if desired.

Hall



Accessed via a covered canopy with side entrance door to hall with Oak floor and stairs to first floor.

Living Room

21 x 13'2 (6.40m x 4.01m)



An inviting room ideal for entertaining or for those cosy winter evenings sitting in front of the welcoming woodburning stove, the character is complimented by the beamed ceilings and wood effect double glazed windows and front door.

Family Room

10'9 x 8'3 (3.28m x 2.51m)



A lovely light room with full height Apex window and patio doors to rear garden.

Dining Room

14'6 x 10'4 (4.42m x 3.15m)



With a feature solid oak floor and opening to inner lobby with door to cloakroom.

Kitchen

10'10 x 10'4 (3.30m x 3.15m)



Featuring an extensive bespoke range of oak kitchen units in keeping with the quality of the fittings provided through this home, having work surfaces with ceramic 1 and 1/2 bowl sink unit, Gas 5 ring hob, electric oven.

Landing



Doors leading to:

Bedroom 1

16 x 15'9 (4.88m x 4.80m)



With recess two front windows for light and views.

Ensuite



With corner shower, wash basin toilet side window.

Bedroom 2

11'1 x 8'2 (3.38m x 2.49m)



Front window.

Bedroom 3

10'7 x 9'5 (3.23m x 2.87m)



Built in wardrobe and side window.

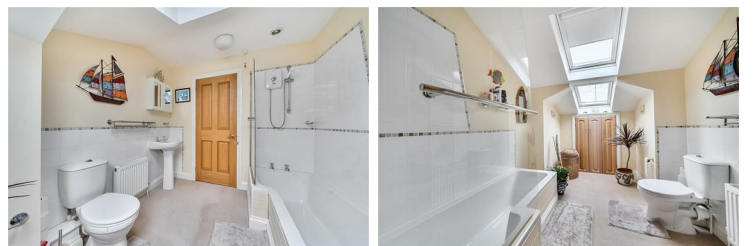
Bedroom 4

10'6 x 9'3 (3.20m x 2.82m)



Built in wardrobe and side window.

Bathroom



With a bath having shower over, toilet, wash basin tow velux roof windows for light, part tiled walls.

Externally

Grounds

The property is approached by an initial shared lane that then becomes private although is subject to a public footpath providing leisurely walks from the property.

The property features an attractive courtyard, flanked by an excellent range of traditional and modern outbuildings.

Gardens



The mature landscaped gardens provide a wonderful setting around the house with established planting, lawns and seating areas from which to enjoy the peace and tranquillity of the countryside.

Purpose Built Garage/Workshop

45'1 x 29'3 (13.74m x 8.92m)



One of Tyn Rhos' most impressive features is undoubtedly its outstanding range of buildings, offering enormous versatility rarely found with properties of this size.

Purpose Built Garage & Workshop

A substantial three-bay garage/workshop with 3 roller shutter doors and mezzanine storage area provides excellent space for:

- Classic and vintage car collections
- Motorhome or caravan storage
- Vehicle restoration
- Engineering workshop
- Home business
- Agricultural machinery

The quality of this building will undoubtedly appeal to motoring enthusiasts and tradespeople alike.

Traditional Barn



A further detached building provides useful workshop and storage accommodation together with exciting potential for conversion (subject to obtaining the necessary planning consents), making it ideal for those seeking home office space, holiday accommodation or ancillary accommodation. This is divided into two rooms, with cloak room having W.C and mezzanine storage area.

General Purpose Barn



The impressive agricultural barn provides excellent covered storage for machinery, livestock, fodder or equestrian use and offers tremendous flexibility for a variety of rural pursuits.

Field Shelter



Set to the rear of the main barn is a useful field shelter.

Land



The property extends to approximately 9.2 acres of productive pasture divided into three well-fenced paddocks, surrounding the homestead and offering safe and convenient grazing.

The land is ideally suited for a range of uses including: Horses and ponies, small livestock, hobby farming, conservation projects and lifestyle farming.

Services

We understand that the property is connected to mains water, electricity & drainage, oil fired central heating. Full fibre broadband is available (subject to any connection charges).

Council Tax Band 'E'

Directions

What3Words: tinny.walkway.slide

Tyn Rhos, Cwmann, Lampeter, SA48

Approximate Area = 1555 sq ft / 144.5 sq m

Garage = 1315 sq ft / 122.2 sq m

Outbuilding = 2895 sq ft / 268.9 sq m

Total = 5765 sq ft / 535.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Evans Bros Ltd. REF: 1482571



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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