

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Llwynifan Cottage Cellan, SA48 8HY

Asking Price £325,000

Most attractive character country cottage dating back to the 1860's in immaculate order with delightful cottage style garden to the rear. Enviously located in a quiet hamlet in the foothills of the Cambrian Mountains this country cottage has the benefit of a lovely wood burning stove, attractive countryside views & a detached timber workshop with electricity connected, ideal for those needing a separate work space / studio. A real country gem bursting with character & charm, deserving of an early viewing.

**** AVAILABLE CHAIN FREE ****

Location

The property is located in the picturesque mid reaches of the Teifi valley, nestling in the foothills of the Cambrian mountains on the outskirts of the popular rural community of Cellan, close to the market town of Lampeter which provides a good range of everyday amenities, primary & secondary schooling, recreational centres, gym, organic stores & more.

Description



This country cottage has lots to offer with lovely wood burning stove in a spacious living room & further dining space, snug, kitchen & utility with shower room to the ground floor with 3 bedrooms & spacious bathroom to the first floor along with attractive countryside views. The property benefits from sash window double glazing, oil fired central heating & affords more particularly the following -

Front Entrance Door to -

Entrance Hallway

with stripped timber flooring, under stairs storage & stairs to first floor, doors to -

Living Room

15'4" x 12'8" (4.67m x 3.86m)



A welcoming living space with a lovely woodburning stove being the heart of this home, set back on a large stone hearth. A characterful & attractive space with exposed beams, spacious high ceiling, exposed stone walls & flagstone flooring (been lifted and damp proofed)



Dining Room

12'4" x 6'7" (3.76m x 2.01m)



To the rear of the property with attractive view over rear garden, exposed beams & useful storage cupboards.

Rear Hallway

With tiled flooring, door to boot and coat room and stable door to rear garden

Study / Snug

8'1" x 6'8" (2.46m x 2.03m)



A lovely cosy space with stripped timber flooring, exposed beams, character exposed stone walls & again an attractive view over the rear garden. This space would make an ideal home office / study or indeed a reading / relaxation room separate to the main living room of the property.

Kitchen / Breakfast Room

15'4" x 8'6" (4.67m x 2.59m)



An attractive part tiled kitchen with a good range of base & wall units, plumbing for dishwasher & 1 1/2 drainer sink. Door to -



Utility Room

11'3" x 7'2" (3.43m x 2.18m)



A very useful / functional space being an extension off the kitchen with plenty of natural daylight through 'Velux' skylight, complete with single drainer sink, plumbing for automatic washing machine, exposed stone walls, space for fridge / freezer, underfloor heating to slate floor & door to grounds at rear.

Shower Room



with WC, electric shower, towel rail, wash hand basin, exposed stone walls & underfloor heating.



FIRST FLOOR

Landing



with access to spacious boarded loft

Master Bedroom

15'5" x 12'6" (into alcove) (4.70m x 3.81m (into alcove))



Spacious in nature with attractive countryside views to the front of the property & benefitting from extensive fitted wardrobe / shelving space.



Bedroom 2

15'5" x 8'5" (4.70m x 2.57m)



with attractive countryside outlook.



Bedroom 3

11' x 6'8" (3.35m x 2.03m)



To the rear of the property with 'Velux' skylight, exposed beams & fitted storage cupboard.

Storage Cupboard

containing useful shelving

Bathroom

11'8" x 6'8" (3.56m x 2.03m)



A rather spacious bathroom suite with 'Velux' skylight, WC, pedestal wash hand basin, towel rail, bath with elec shower over, access to loft space & exposed ceiling beams.



Services

We are informed that the property is connected to mains water, electricity & drainage.

Council Tax Band 'E'

We understand that the property is in council tax band 'E' with the amount payable per annum being £2806 (source www.mycounciltax.org.uk)

Directions



Externally



The gardens & grounds of the property blend perfectly with the character of the accommodation with delightful cottage style gardens with lawn, fruit trees, vegetable patch / raised beds, ornamental mini pond, beech hedge to side & rear providing privacy & various vibrant plants & shrubbery. Further compost area to the rear & outside tap. The front of the property has double gates from the country lane into a spacious parking area with tarmac pathway and stone walls & pedestrian gate to the front.

Detached Workshop / Studio

16'4" x 12'7" (4.98m x 3.84m)



A great flexible space with lots of potential being insulated with electricity connected & access to loft

Garden Sheds

One of timber construction & one of solid stone.

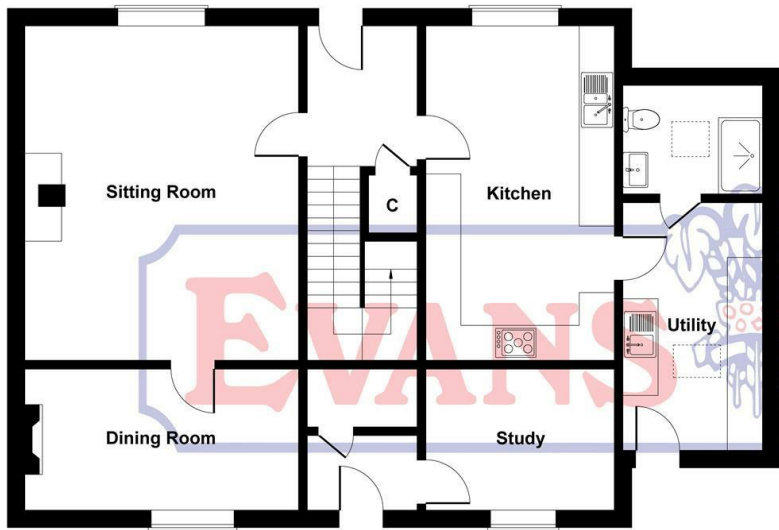
Boiler Room

with 'Worcester' oil boiler & space for clothes airer

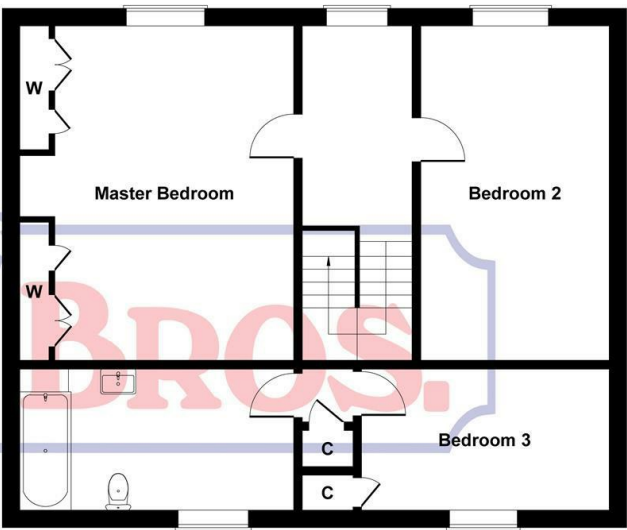
What3Words: [testing.soaps.emulated](https://www.what3words.com/testing.soaps.emulated)

From Lampeter take the Cwmann road out from the town and go past the Co-Op superstore on the left, take the next road left for Cellan. Continue along into the village of Cellan, turn right by the War Memorial and then left signposted Pentrefelin. Continue for approx 1/2 mile bearing left over the iron bridge, continue on for a few hundred yards & Llwynifan Cottage can be seen on your right hand side as identified by the 'Evans Bros For Sale' board.

Llwynifan Cottage, Cellan



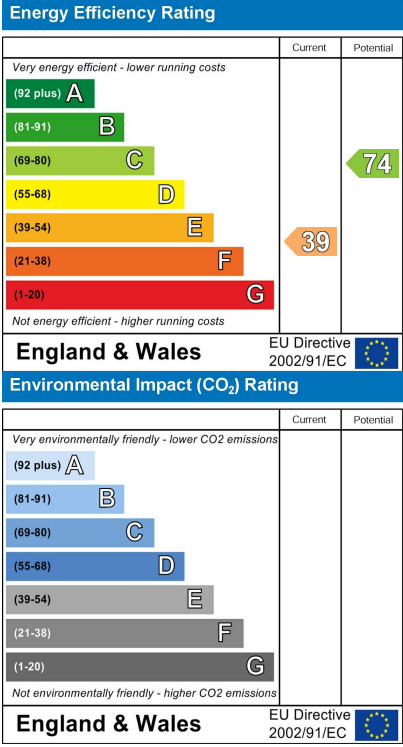
GROUND FLOOR



FIRST FLOOR

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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