

CARDIGAN
BAY
PROPERTIES
EST 2021

Caer Cadwgan, Cellan, Lampeter, SA48 8JB

Offers in the region of £699,500

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- Character six-bedroom farmhouse in approximately 8 acres.
- Spacious living accommodation with flexible family layout.
- Nine well-fenced paddocks with mature hedgerows.
- Sun terrace and barbecue area overlooking the countryside.
- Beautiful Teifi Valley setting with excellent lifestyle and business potential.
- Two established en-suite B&B suites with independent access.
- Stable block, hay barn, open-fronted barn and garage/workshop.
- Log cabin home office and separate gym
- Vegetable garden and fruit-growing area for self-sufficient living.
- EPC Rating : D



About The Property

Looking for a character farmhouse with land, equestrian facilities and the opportunity to generate an income? Set in around 8 acres of beautiful Teifi Valley countryside, this substantial six-bedroom home combines generous family accommodation with established guest suites, extensive outbuildings and far-reaching rural views.

Surrounded by rolling countryside in the heart of the Teifi Valley, this impressive farmhouse offers an appealing mix of character, practicality and flexibility. Set within approximately 8 acres of land, the property enjoys far-reaching views across the surrounding landscape, with a collection of paddocks, mature hedgerows and useful outbuildings creating a setting equally suited to family life, equestrian interests or smallholding use.

The farmhouse has been extended and improved over the years while retaining much of its original character. The kitchen forms the centre of the home, fitted with a range of modern units together with space for a range cooker, an integral dishwasher and a generous walk-in larder, making it well suited to everyday family living. Adjoining the kitchen is a cosy snug where a solid-fuel Rayburn provides both warmth and character.

The dining room continues the traditional feel of the property, with exposed ceiling beams and an attractive stone fireplace housing a multi-fuel stove. Offering flexibility within the layout, this room could equally serve as a ground-floor bedroom if required.

One of the most impressive rooms is the spacious main living room, where patio doors open directly onto a sun terrace and barbecue area, creating an excellent connection between the house and the gardens. Beyond this is the former licensed bar and restaurant, now transformed into a substantial family room or entertainment space, providing a variety of options depending on individual needs.

Continued ;

The accommodation extends to six well-proportioned bedrooms. Two have independent external access and are currently operated as successful B&B suites, each finished with vaulted ceilings, tiled floors and contemporary en-suite shower rooms. Subject to any necessary permissions, these rooms could also provide excellent annex accommodation for extended family or guests. The remaining bedrooms are arranged within the main house, including a principal bedroom enjoying panoramic countryside views together with its own en-suite bathroom.

Outside, the property continues to impress. A stable block, hay barn, open-fronted barn and garage/workshop provide excellent storage and practical working space, whether for horses, livestock, machinery or hobbies. The land is divided into nine manageable paddocks bordered by mature oak and beech hedgerows, providing natural shelter and making the acreage easy to manage.

Further enhancing the property's versatility is a timber log cabin currently used as a home office, together with a separate gym area. A productive vegetable garden and fruit-growing area provide the opportunity for a more self-sufficient lifestyle while making full use of the surrounding

grounds.

Although enjoying a wonderfully rural setting, the property remains within easy reach of the market towns of Lampeter and Tregaron for everyday amenities. Carmarthen, the M4 motorway and mainline rail connections are also accessible, making the property suitable for those seeking countryside living without feeling isolated.

A public footpath passes along part of the driveway, connecting the property to the surrounding countryside and offering direct access to local walking routes.

Properties offering this combination of substantial family accommodation, established income potential, equestrian facilities and around 8 acres of land are increasingly difficult to find. Whether continuing the existing guest accommodation, keeping horses, creating a smallholding or simply enjoying the space and surroundings, this is a home that offers exceptional flexibility in a beautiful part of West Wales.

Kitchen
22'8" x 15'7"

Snug
17'1" x 11'1"

Dining Room/Bedroom 7
16'3" x 11'5"

Lounge
21'6" x 18'6"

W/C
5'6" x 3'5"

Utility/Plant Room
7'11" x 5'7"

Lounge Area or Bar/Resturant area
32'3" x 13'11".

Bedroom 1
19'11" x 13'1"

En-suite
6'9" x 6'7"

Rear Hallway
7'11" x 3'10"

WC /Laundry Room
7'9" x 3'10".

Willow / Room 1
19'3" x 13'2"

En-suite
7'3" x 6'0"

Oak / Room 2
14'11" x 13'8"

En-suite
9'5" x 8'8"

Landing

Bathroom
8'3" x 6'3"

Bedroom 2
11'5" x 8'4"

Bedroom 3
12'10" x 8'11"

Bedroom 4
14'9" x 9'9"

Open Fronted Garage
17'1" x 19'1"

Log Store/Feed Store









Stable Block

Open Fronted Barn
29'11" x 14'11"

IMPORTANT MATERIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: D - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking & Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Septic Tank
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Borehole
HEATING: Oil boiler servicing the hot water and central heating & log burners
BROADBAND: Connected Standard - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there are none that they are aware of.
RESTRICTIONS: The seller has advised that there are none that they are aware of.
RIGHTS & EASEMENTS: The seller has advised that there is a public footpath up the driveway
FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility

Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

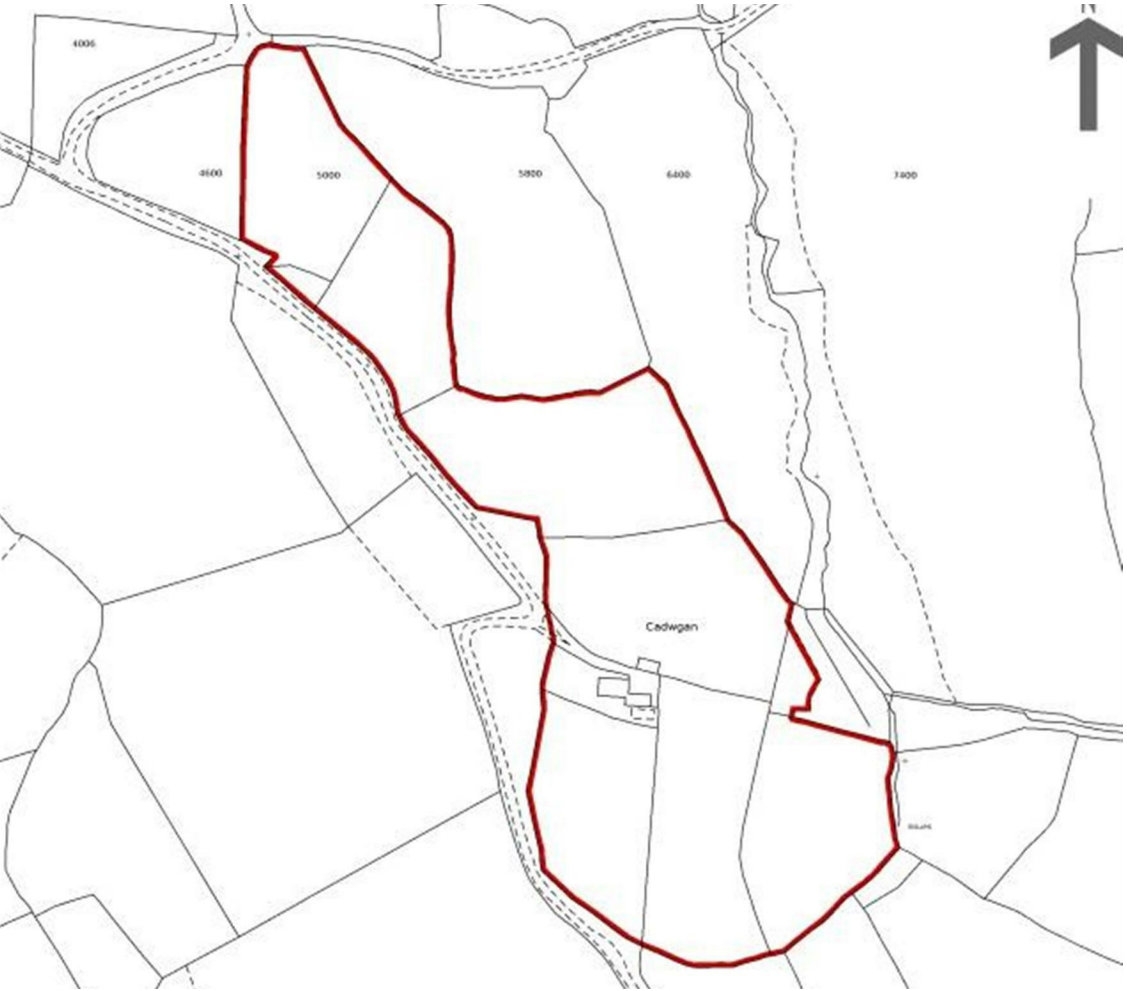
CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. There is a public footpath from the road up the driveway and on past the woodland.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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LETTERS








Fire exit










THE
LONG BAR


THE
LONG BAR



DIRECTIONS:

From Lampeter take the A482 South over Lampeter Bridge towards Cwmann. continue up the hill and take the left hand turning onto the B4343 towards Cellan. Continue along this road to the Village centre of Cellan. By the War Memorial turn right and then immediately left. Continue along this narrow lane, bearing right at the bridge, continue for approximately 1.5 miles and the entrance to the property will be located on your left-hand side via the house name sign. ///trek.outsize.aviators









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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