



Cefn Bryn Lodge, Lampeter, SA48 8DX

Offers in the region of £390,000







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- Character detached home with original features and exposed stonework throughout
- Five bedrooms, each with its own en-suite/WC
- Separate garden section available by negotiation (£10,000)
- Annex potential with wheelchair accessibility and separate entrance
- Elevated position with stunning countryside views over the Teifi River
- Air source heating & solar panels
- Wood burner in Kitchen, Lounge with inglenook fireplace (closed off but restorable)
- Detached garage, workshop, and sheds all with power and lighting
- Only 2.2 miles from Lampeter town.
- Energy Rating: C

## About The Property

Looking for a character-filled home with panoramic countryside views and scope for a self-contained annex? This historic property above the Teifi River offers original features, five en-suite/wc bedrooms, generous parking and garden space, and the option to secure an additional garden area of around 0.36 acres by separate negotiation. (Purchasing this extra land would give this property a total of 0.52-acre grounds)

Set high above the Teifi River, with far-reaching views across the West Wales countryside, this is a property with a real sense of history, which has been extended over the years. Full of character, charm and practical space, it combines the warmth of original features with the flexibility of a layout that includes a potential annex, perfect for extended family, multigenerational living or as a separate unit. Only a short drive to the university town of Lampeter and its amenities and less than half an hour's drive from Aberaeron and the coastline of Cardigan Bay, West Wales.

From the parking area, a short path leads to the front door, via a traditional rose arch and flowering borders that give a real sense of arrival. The front area is a natural spot for sitting out on a sunny morning — a pretty space with open skies and gentle light. Once inside, the entrance hall forms the central point of the house, with double doors through to the lounge, a door into the kitchen/diner, and stairs rising to the first floor.

The kitchen/diner has been tastefully updated over the years, blending modern function with exposed stone walls and period character. A wood-burning stove sits proudly within a wide fireplace with slate hearth, and there's plenty of space for a dining table. Matching wall and base units run along two sides, with a sink and drainer, space left for an electric cooker and undercounter appliances. A handy pantry cupboard keeps everything tucked away, and a door opens to the rear yard.



### Details Continued:

The lounge stretches across the other side of the house, with solid wood flooring and sliding patio doors that open the room to the view to the front. A blocked inglenook fireplace, currently out of use, sits to one side and could easily be reinstated if desired, offering another opportunity to bring more of the building's history into daily life. From here, double doors open to the annex potential, making it easy to use this additional space as part of the main house or as its own independent section.

Upstairs, there are four bedrooms — three comfortable doubles and one that would work equally well as a large single or small double. Each has its own en-suite. The en-suite in bedroom one enjoys a bath, while bedrooms two and four have showers. Bedroom three features a built-in shower and hand basin within the bedroom itself,

with a separate WC. Bedrooms to the front enjoy the best of the countryside views, looking out across rolling fields and valleys, while the rear-facing bedroom has its own green outlook over open farmland.

### Annex Potential:

The annex space is accessed either through the lounge or via its own ramped entrance from outside. Designed with accessibility in mind, it has wide doorways, a wheelchair-friendly wet room, and easy, level access throughout. The kitchen area — currently used as a utility room — is already fitted with base and wall units, a sink with drainer, and space for both an electric cooker and undercounter white goods. A rear door, with ramp, leads out to the yard, while an internal door connects with the lounge.

The annex sitting room is a lovely space, with a feature corner window that draws in

the views and natural light. There's enough room here to furnish as a cosy sitting room without compromising on practicality. The annex bedroom (bedroom 5) is a generous double with French doors opening to the back of the house — ideal for fresh air and direct access outside via a ramp. The adjoining wet room completes this section, offering a well-considered and functional layout.

Externally:  
Outside, the gravelled driveway to one side of the house offers parking for four vehicles and leads to a detached single garage. The garage has an up-and-over door, power and lighting, and a set of outdoor sockets — useful for garden equipment or vehicle charging. A wood store sits just behind.

The rear of the property is split between a courtyard-style yard and a second, private gravelled area with a wooden shed and a workshop — both with power and lighting. These spaces offer options for storage, hobbies or working from home, and are neatly enclosed by a low retaining wall.

ADDITIONAL LAND BY SEPARATE NEGOTIATION: From the gravel area, a gate leads to a separate piece of land amounting to around 0.36 acres which has been used for over 20 years by the current owners with the agreement of a neighbouring farmer. Though not included in the sale, this land is available to purchase by separate negotiation for £10,000. It's split into two garden areas, with lawn, mature planting and far-reaching views across the valley to the Teifi River. One section contains an old disused chicken coop, and the other is dotted with well-established plants. The setting here is exceptional — the kind of place that makes time slow down, with light, space and that wide West Wales landscape always just within reach.

The property is located within easy reach of Cardigan Bay, bringing both the coastline and countryside into play. It's a solid, substantial building with deep roots, thoughtfully adapted to meet modern needs while keeping its historical character intact. Whether used

as a family home, a multi-unit space, or something else entirely, there's scope here to make it work in more ways than one.

INFORMATION ABOUT THE AREA:  
Cwmann is less than 5 minutes' drive from the University town of Lampeter — Lampeter is a market town in the Teifi Valley. It has an interesting history as a university town, provides services for a wide area including independent shops, cafes, leisure centre and farmers market etc with a great network of walks to enjoy and all within easy driving distance of the west Wales coast of Cardigan Bay and its many pretty, sandy beaches.

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

- Hall  
7'11" x 7'10"
- Kitchen/Diner  
12'4" x 18'7"
- Lounge  
17'8" x 14'1" max
- Landing  
5'1" x 17'2" max, s shaped
- Bedroom 1  
9'6" x 12'3"
- Jack & Jill En-Suite  
8'1" x 8'0"
- Bedroom 2  
15'1" x 13'10" max
- En-Suite  
7'10" x 4'7"
- Bedroom 3  
9'6" x 10'7"
- WC  
2'11" x 3'0"
- Bedroom 4  
14'0" x 12'10"







Utility – Annex Potential Kitchen  
11'3" x 13'1"

Sitting Room  
13'8" x 14'4"

Ground Floor Bedroom 5  
15'1" x 13'10" max

En-Suite Wet Room  
5'8" x 7'9"

Detached Garage  
12'3" x 17'0"

Workshop  
22 x 11 approx

Timber shed  
18 x 8 approx

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: D – Carmarthenshire County  
Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build main house  
with modern timber framed extension.

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity

WATER SUPPLY: Mains

HEATING: Air source heating, and wood burning stove

BROADBAND: Connected – TYPE – Superfast – up to 91  
Mbps Download, up to 51 Mbps upload . – PLEASE  
CHECK COVERAGE FOR THIS PROPERTY HERE –  
<https://checker.ofcom.org.uk/> (Link to [https:// checker  
. ofcom . org . uk](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](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  
are none that they are aware of.

FLOOD RISK: Rivers/Sea – N/A The river is well below this  
property and the owners inform us that this has not  
affected this property. – Surface Water: There is some  
surface water flooding likely in this area.

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](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](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. The property is located on the side of the A485. The owners have informed us that you cannot rent the property as a holiday let.

**PLEASE NOTE – ADDITIONAL GARDEN AREA** – The additional section of garden (the lawn area to the right-hand side of the house) is NOT owned by this property and is available to purchase by separate negotiations from the neighbouring farmer. The owners have been using this section for the past 20+ years. The farmer has advised us that he is looking for around £10,000 for this section of land.

**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.

HW/HW/06/25/OK























#### **DIRECTIONS:**

From Lampeter town centre head out towards the Co-Op food store, drive over the bridge and turn right onto the A485. Follow this road for about 2 miles and you will see this property on the left hand side, denoted by our for sale board. What3Words:

[///baseless.signified.refilled](https://www.what3words.com////baseless.signified.refilled)







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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