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## Land Formerly Part of Brynyreos Cilcennin, Lampeter, Ceredigion, SA48 8RL

## Offers Over £75,000

**Best and final offers invited by 12 noon 14th August 2026**

A delightful parcel of productive agricultural land extending to approximately 7.2 acres (2.91 hectares), situated on the edge of the sought-after village of Cilcennin, in the heart of the picturesque Aeron Valley, conveniently located between the market towns of Lampeter and Aberaeron.

The land is divided into 3 well fenced paddocks, offering excellent grazing and amenity potential, with stock-proof boundaries and easy access. Enjoying an attractive rural setting with views over the surrounding countryside, the property is ideally suited for equestrian, agricultural, smallholding or lifestyle purposes, presenting a rare opportunity to acquire a manageable block of land in a desirable location.

## Location



The land occupies an enviable rural position on the edge of the popular village of Cilcennin, within one of the area's most highly regarded agricultural localities of the Aeron Valley.
Enjoying an elevated aspect with attractive views across the beautiful Aeron Valley, the land is surrounded by rolling countryside whilst remaining readily accessible. Cilcennin offers a welcoming village community and lies conveniently between the thriving market town of Lampeter and the picturesque Georgian harbour town of Aberaeron, renowned for its colourful architecture, independent shops, cafés and coastal attractions. The combination of a peaceful rural setting, productive farming district and excellent accessibility makes this an especially desirable location for agricultural, equestrian and amenity purchasers alike.

## Description



A level parcel of land in a popular locality being well fenced and with a useful barn. Good access is provided with two of the fields having roadside frontage with gated entrances.

## Outbuilding



A useful barn is located on the land which is ideal as a field shelter, haybarn or for stabling.

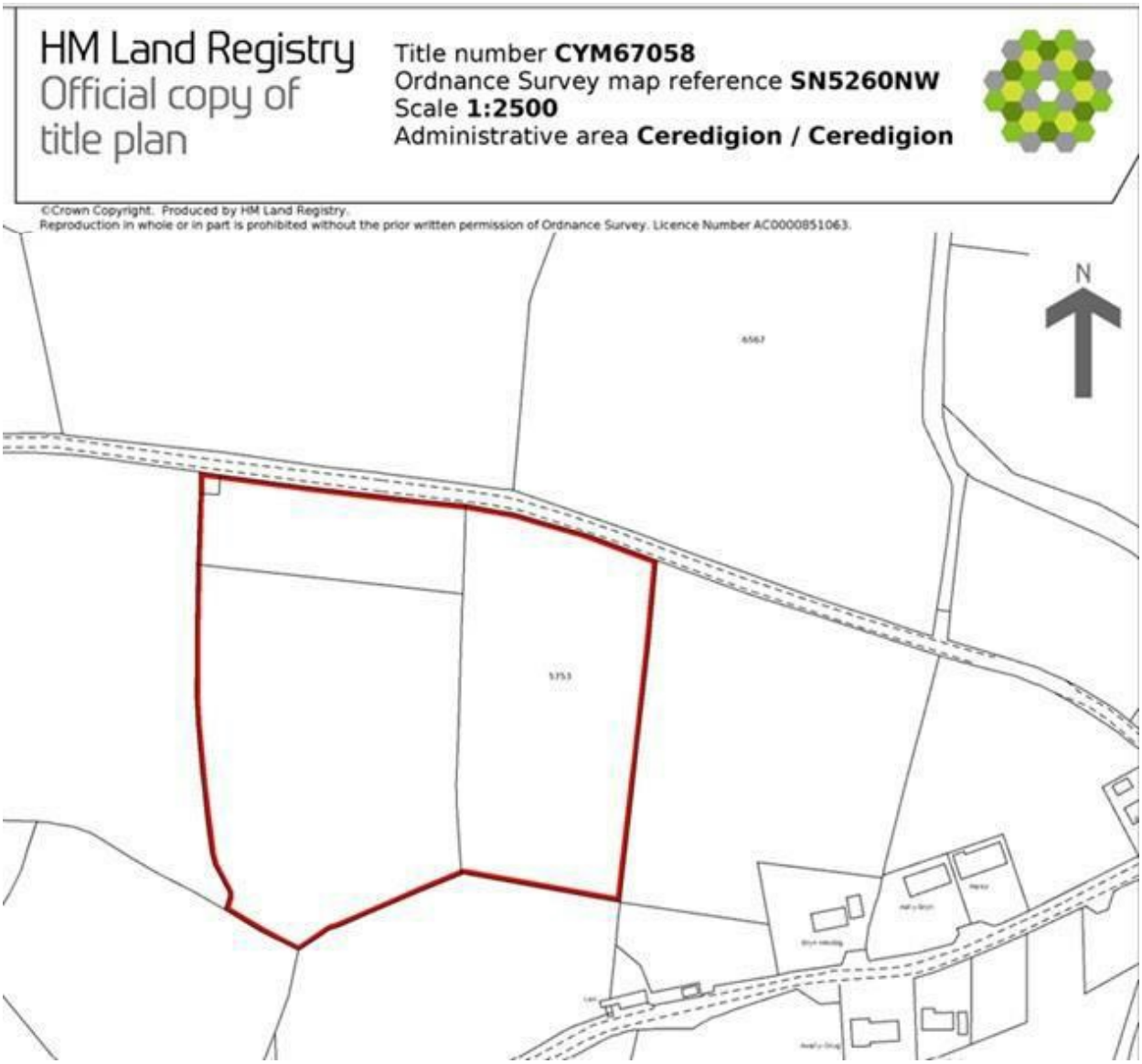
## Services



We are informed that there is a mains water connected to the land based on an easement with an adjoining property whereby the property owners contribute towards 1/5th of the water bill.
Further details awaited.

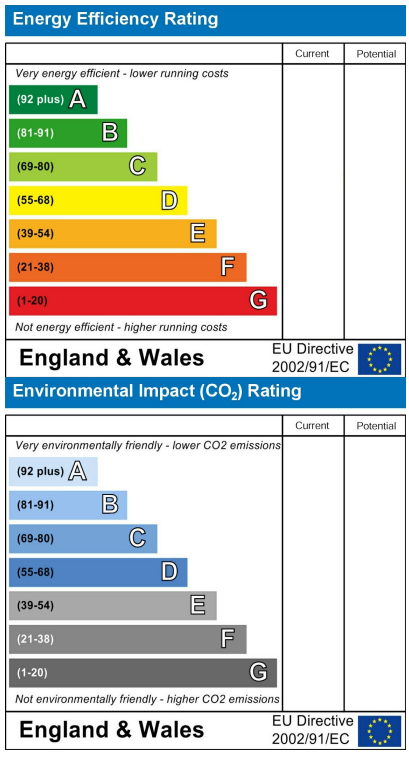
## Directions

From Aberaeron, take the A482 road to Lampeter and after passing through Ciliau Aeron, take the next left hand turning. Continue to a T junction and turn right towards Cilcennin. Pass through the village and after approximately half a mile at a small junction turn left and the land can be found along this lane on the left hand side.
What3Words: ///apple.tanks.apes











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