

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Penrheol Llwynygroes, Tregaron, Ceredigion, SY25 6PY

£395,000

A charming two-bedroom cottage offers a unique opportunity to embrace country living on an impressive 8.5-acre smallholding. The property is steeped in character, featuring a delightful woodburner that creates a warm and inviting atmosphere, perfect for cosy evenings in.

Surrounded by a stunning wooded backdrop, the cottage is set in a tranquil location that allows for a peaceful lifestyle. The land has been thoughtfully allowed to rewild and regenerate, showcasing native trees that are not only beautiful but also of high conservation value. This area serves as a haven for wildlife, making it an ideal retreat for nature lovers and those seeking a sustainable lifestyle.

Conveniently located within driving distance to both Tregaron and Lampeter, this property offers the perfect balance of rural charm and accessibility to local amenities.

Description

A pretty cottage offering characterful 2 bedroomed accommodation with the benefit of solid fuel fired central heating with an abundant supply of firewood harvested from the woods on the land.

The property also has the benefit of solar PV panels we are informed with a feed in tariff.

Living Room

17'3 x 11'9 (5.26m x 3.58m)



Entered via double opening front door with a timber floor and Victorian styled fireplace with open flue.

Kitchen

18'9 x 9'9 (5.72m x 2.97m)



Range of fitted base units, sink and log burner.

Rear Porch

6'8 x 5'4 (2.03m x 1.63m)

Inner Hall

leading to

Bathroom

7'2 x 5'6 (2.18m x 1.68m)



with a tiled floor and tongue and groove panelled walls, bath with shower attachment, wash basin and toilet. Radiator

Ground floor bedroom

11'9 x 9'7 (3.58m x 2.92m)



with a fireplace and radiator.

Main Bedroom

23'2 x 15'7 (7.06m x 4.75m)



To the first floor with stairs from the kitchen is a spacious bedroom that could be divided if required.

A light room with 3 large velux roof windows side window and timber flooring.

Store room off - 6'3 x 5'2

Ensuite Bathroom

10' x 6'6 (3.05m x 1.98m)



having shower, wash basin and toilet.

Externally



The property is approached via a gated entrance to some delightful mature gardens with a garden workshop, wildlife pond and further grassed areas.

Garage Workshop



a detached garage with side lean-to.

Former Railway Carriages



There are a number of former railway carriages that have great potential for developing into other uses and are often used to create glamping pods or shepherds huts.

Gardens and orchard



there is an orchard area beyond the railway carriages and a sheltered location that would make an ideal space for a kitchen garden.

Land



The land has been sympathetically managed and allowed to "rewild" with a strong emphasis on nature, wildlife and habitat. There are areas of mature woodland with the fields having developed with natural regeneration into young native wooded areas.

Services

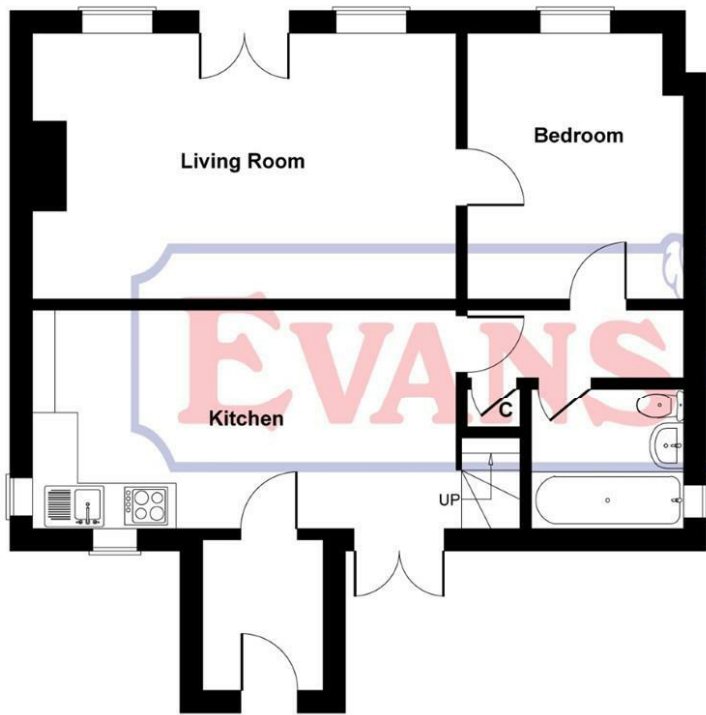


We are informed the property has the benefit of mains electricity with solar PV panels., private water and private drainage.

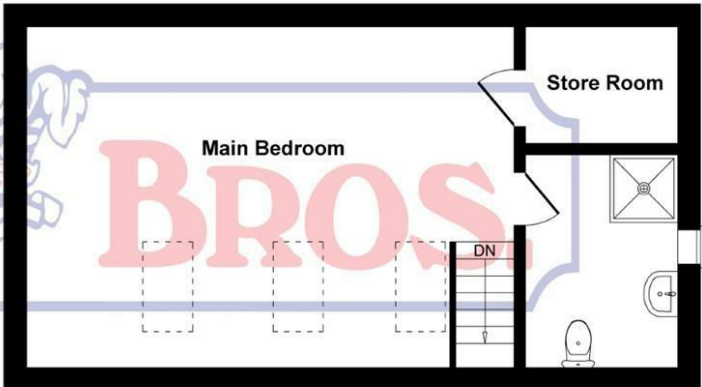
Council Tax

Council Tax Band C (£2114.09 per year.)

Penrheol



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.

Produced by Potterplans Ltd. 2026



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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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