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1 Sychpant Gorrig Road, Llandysul, SA44 4JP

Offers Over £300,000

A charming period Welsh cottage set within approximately 1.85 acres, offering an idyllic lifestyle opportunity on the edge of the Teifi Valley. This delightful three-bedroom semi-detached home blends character features - such as exposed beams, original fireplaces, and traditional flooring, with practical modern living. The heart of the home is a welcoming kitchen/diner with bespoke oak units and a newly installed Rayburn range, while the cosy living room provides a perfect retreat with its wood burning stove. Outside, the property truly comes into its own. The land is thoughtfully divided into four paddocks, complete with a stable and livestock shelter, making it ideal for those seeking a smallholding or equestrian lifestyle. Established gardens with feature raised vegetable beds, a fruit orchard, and a variety of seating areas, alongside a charming duck pond and chicken run - perfect for self-sufficient living. Additional outbuildings, including a substantial stone workshop and outhouse, offer excellent potential for hobbies, storage, or further development (subject to consent).

Enjoying a private yet accessible location just 1.5 miles from Llandysul, the property combines rural tranquillity with convenient access to local amenities, schools, and the Ceredigion coastline.

Location



The property is conveneiently located adjoining the A475 Lampeter to New Castle Emlyn roadway in the locality known as Gorriig, some 1.5 miles from the Teifi Valley market town Llandysul. Having a good range of facilities, including 3-9 schooling, leisure center, Doctors Surgery, Chemist and High street with traditional shops etc. Also being home to the Teifi Paddles canoeing center, the property is also within close proximity to the Ceredigion Heritage Coast line with its many sand beaches and secluded coves, such as Llangrannog, Aberporth, Mwnt, Cwmtydu etc.

Description



A charming small holding suiting those lifestyle purchasers with aspirations for self sufficiency etc, or for equestrian purposes with good quality pasture divided into four paddocks with field shelter. The property offers charming characterful accommodation and affords more particularly the following.

Front entrance

Front entrance door to living room

Living Room

15' x 10'6 (4.57m x 3.20m)



A characterful room with beamed ceilings and exposed stone walling, having fireplace with wood burning stove , front window. Stairs to first floor

Kitchen/Diner

10'10 x 15 (3.30m x 4.57m)



With a range of bespoke kitchen units, with traditional slate work tops and sink unit, character beamed ceiling, tiled floor, This also houses the newly installed solid fuel Rayburn Range,, being the heart of this home, providing cooking facilities together with back boiler for the domestic hot water and central heating supplies.



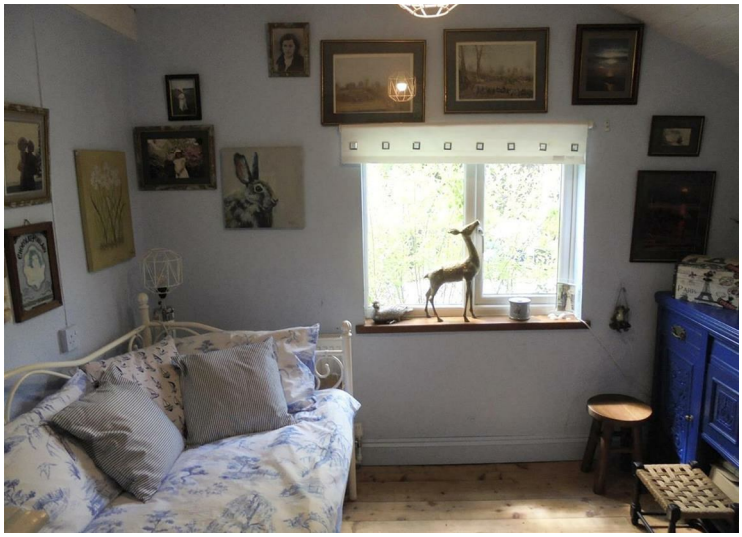
Rear hall
6'9 x 6'3 (2.06m x 1.91m)
Tiled floor, plumbing for washing machine, rear entrance door, door to bathroom

Bathroom
7'6 x6'3 (2.29m x1.91m)



Having paneled bath, with shower unit over, vanity unit with wash hand basin, toilet, boarded walls, rear window

Ground Floor Bedroom 3
10'2 x 8 (3.10m x 2.44m)

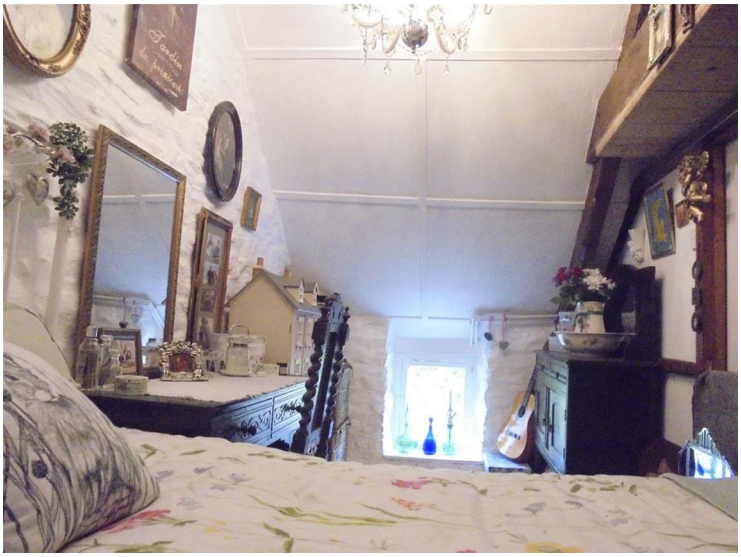


First Floor
Access via the stair case leading to the landing , door to store room, housing cooper cylinder.

Bedroom 1
15' x 10'3 (4.57m x 3.12m)

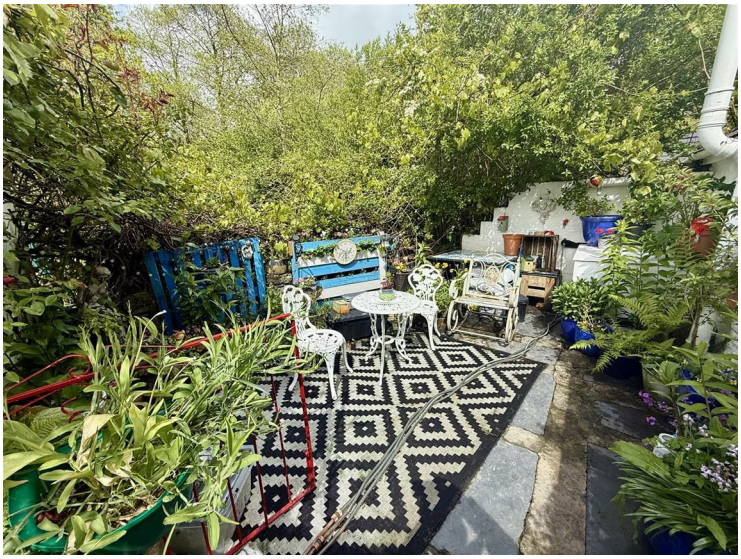


Bedroom 2
15 x 7 (4.57m x 2.13m)



Externally
The features of the property is the outside space with side parking area, leading to a pretty enclosed rear patio area with adjoining potting shed. To the rear of the property is a useful workshop

Rear Patio



Workshop
19' x 13' (5.79m x 3.96m)



With electricity supply, work bench and vice, double doors to the side, making an ideal space with potential for workshop / studio or conversion to annex style accommodation (Subject to Planning Permission)

Outbuilding



With work bench, electricity supply and lighting. Three windows and pedestrian door.

Gardens



The gardens are a particular feature adding to the appeal of the property with a Polly tunnel and a raised vegetable beds together with orchard arear. There is a further poultry enclosure together with duck pond.

Duck pond



Lands



The land to the side of the property has four level paddocks in a sheltered valley setting, together with a useful stable / field shelter adding to the appeal of this property

Field Shelter



Services

We are advised that the property is connected to the mains water, mains electricity and private drainage and solid fuel central heating.

Directions

From Lampeter take the A475, continue through the villages of Llanwnnen, Dre Fach, Rhydowen and Pren gwyn, continue past Gorrig cross roads and the property can be found after approximatly a quarter of a mile on the right hand side as identified by the Agents for Sale Board.

Council Tax

band C for year 2026/2027 £2,143.80

Sychpant Gorrig

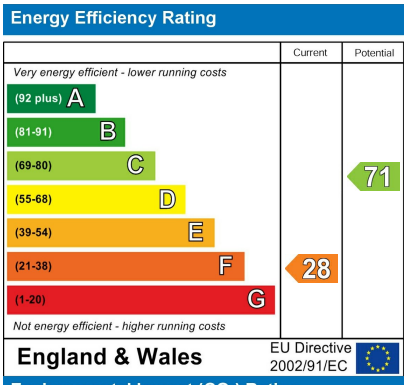


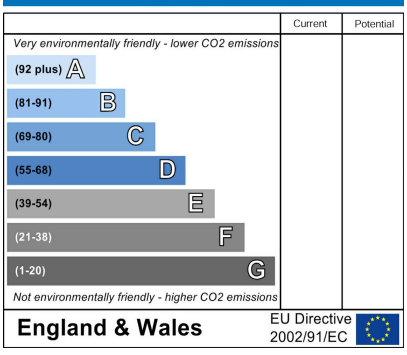
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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