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## Cwm Pistyll Bethania, Llanon, Ceredigion, SY23 5NS

## Offers Around £345,000

Set in a peaceful rural location surrounded by open countryside, this charming detached stone cottage enjoys distant sea views and complete privacy with no immediate neighbours. Brimming with character, the property features a cosy living room with a wood-burning stove and a spacious kitchen/dining room with a traditional Rayburn providing warmth and hot water. The cottage benefits from solid fuel-fired central heating, uPVC double glazing and a wealth of original character throughout. Set within approximately 0.4 acres of well-maintained gardens, the grounds include raised vegetable beds, a greenhouse, useful outbuildings, a carport and kennels, making it ideal for those seeking a country lifestyle.

A rare opportunity to acquire a characterful home in a stunning rural setting, perfect as a permanent residence or peaceful retreat.

## Location



An ideal location for those purchasers looking for peace and seclusion, being accessed by a right of way through an adjoining landowner's fields in a "no near neighbours" position having a far reaching outlook over pretty countryside and with distant sea views. One of the seller's favourite aspects of the location is the stunning sunsets enjoyed from the property. The property is located in the rural community of Bethania and is convenient to the destination harbour town of Aberaeron to the west which is renowned for its popular restaurants, shops and pretty harbour. The property is also convenient to the larger town of Lampeter to the south, and the retail and administrative centre of Aberystwyth to the north; providing a range of employment opportunities from the University, Hospital and railway station along with a good range of shops e.g. M&S, Tesco, Lidl, Next etc.

## Description



An attractive stone cottage with a wealth of characterful features having the benefit of solid fuel fired central heating and uPVC double glazing. The property provides the following accommodation:

### Front Entrance Door
To:

### Hallway
With slate tiled flooring, beamed ceiling and stairs to first floor.

### Cloakroom
With toilet, plumbing for automatic washing machine and rear window.

### Living Room
13'4 x 13'3 plus recesses (4.06m x 4.04m plus recesses)



Having a feature exposed stone fireplace having a multi fuel stove inset with a back boiler for domestic water and central heating supply. This room also benefits from shelved alcoves, front window and radiator.

### Kitchen Dining Room
13 x 12 (3.96m x 3.66m)



With tiled floor, beamed ceiling, front window and an extensive range of kitchen units at base and wall level incorporating a single drainer sink unit, LPG cooker point, Rayburn solid fuel range providing cooking facilities and with back boiler providing domestic hot water supply and central heating supplies.

### First Floor
This is larger than the ground floor living space as this room incorporates the area over the garage.

## Bedroom 1
14'9 x 14'1 (4.50m x 4.29m)



With double aspect windows, radiator, exposed A frames and tongue and grove ceilings.

## Bathroom





With a spa bath, separate shower cubicle having electric shower, toilet, wash handbasin set in vanity unit and tongue and grove ceiling.

## Front Bedroom 2
9'6 x 9'3 (2.90m x 2.82m)



With mirror fronted sliding wardrobes, radiator and front window.

## Bedroom 3
13 x 9'9 (3.96m x 2.97m)



With double aspect windows, door to rear garden and a range of built-in sliding door wardrobes.

## Bedroom 4
10'3 x 8'1 (3.12m x 2.46m)
With rear window and radiator.

## Garage
14 x 11'4 (4.27m x 3.45m)



Incorporated into the property is a garage which is accessed via recently replaced double doors. In our opinion, there is considerable potential for conversion to create further accommodation within this cottage (subject to any consents required).

## Externally



The property is approached via a hard based driveway leading to a front tarmacadam forecourt with parking and useful covered car port, to the rear of which are two workshops/outbuildings, two kennel buildings and log store.

## Gardens



The cottage stands in pretty gardens which are partly intersected by a small brook.

## Vegetable Garden



Accessed via concrete steps to the rear of the property is a useful cottage-style garden area having a number of raised beds together with greenhouse; the whole surrounded by open fields.

## Secret Garden



To the rear of one of the kennel blocks is a private, secret garden area.

## Carport

21 x 17 (6.40m x 5.18m)

## Kennels

## Workshops

15 x 10 & 7 x 6'6 (4.57m x 3.05m & 2.13m x 1.98m)



## Directions

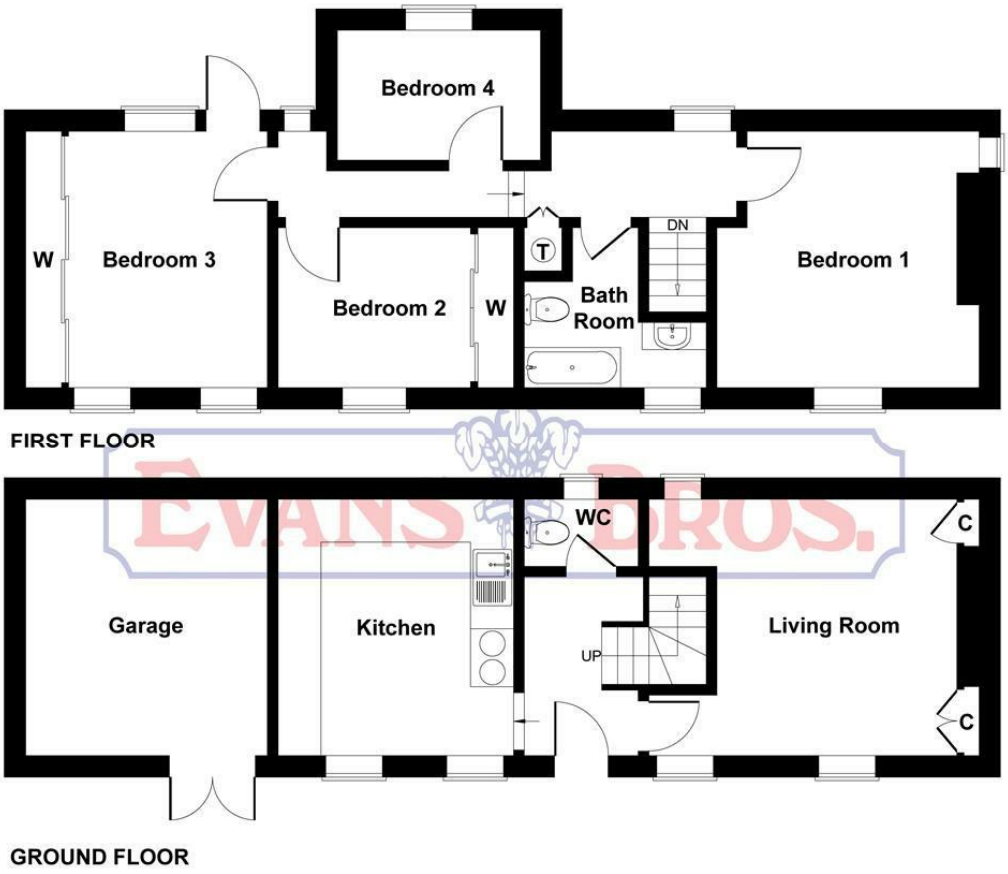
What3Words: tens.baths.live

## Services

We are informed the property benefits from mains electricity, mains water, and private drainage with solid fuel central heating and Fibre broadband to the premises.

## Council Tax Band D

# CwmPistyll Bethania

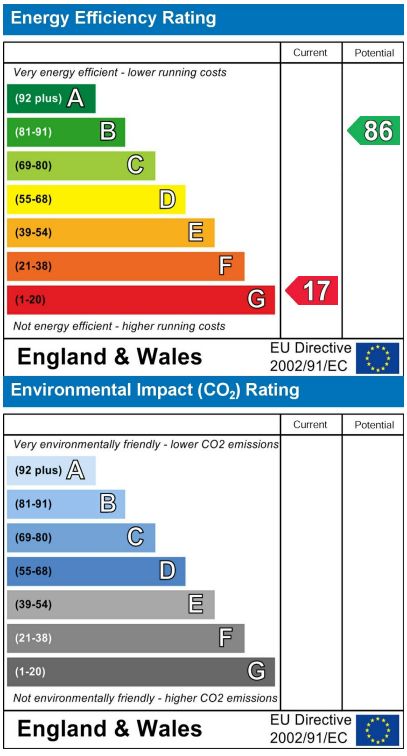



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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





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