

An improvable yet charming residence with a 3 bedroomed semi detached cottage set within its own land of approximately 1.8 acres. Cribyn, near Lampeter, West Wales



Hillside, Cribyn, Lampeter, Ceredigion. SA48 7ND.

£220,000

REF: A/5417/LD

*** No onward chain - Priced to sell *** An improvable Village smallholding *** Traditional double fronted semi detached cottage with 3 bedroomed accommodation in need of modernisation and updating

*** In all set in approximately 1.8 acres - Sloping pasture with mature tree lines and fenced lined boundaries *** Private track and access point to the barn and paddock *** Stable/barn with hay store *** Terraced garden in need of landscaping *** Parking to the front plus a side driveway *** Suiting those with Equestrian pursuits at heart

*** Quiet edge of Village location with a South facing aspect *** Convenient and equidistant to the University Town of Lampeter and the Georgian Harbour Town of Aberaeron *** A great opportunity awaits - Create your very own smallholding in the West Wales countryside



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LOCATION



Cribyn is a quiet Village Community which lies some 4 miles from the University Town of Lampeter in the heart of the Teifi Valley from a minor 'C' Class road with a pleasant South facing aspect over fields and woodland, only a 20 minute drive from the Cardigan Bay Coast and the Georgian Harbour Town of Aberaeron. Located at OS Grid Reference Number 518/512.

GENERAL DESCRIPTION



Hillside is an improvable double fronted semi detached cottage offering 3 bedroomed accommodation. The property does require significant modernisation and updating but offers great possibilities.

Externally it enjoys a terraced garden in need of landscaping that leads onto the stable/barn. The property enjoys a separate track to the side giving easy access to the barn and the paddock behind. The paddock is sloping in nature with mature tree lines and suits those with Equestrian pursuits at heart.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Leading to

LIVING ROOM

14' 2" x 14' 7" (4.32m x 4.45m). With two radiators, staircase to the first floor accommodation.



SITTING ROOM

14' 2" x 9' 2" (4.32m x 2.79m). With a stone fireplace with a Hamlet multi fuel stove, built-in book shelves, radiator.



KITCHEN

26' 5" x 7' 9" (8.05m x 2.36m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, Rayburn (no longer in working condition), radiator.



KITCHEN (SECOND IMAGE)



DINING ROOM

8' 3" x 7' 9" (2.51m x 2.36m). With radiator.



REAR HALL

With rear entrance door, plumbing and space for automatic washing machine.

W.C.

With low level flush w.c., pedestal wash hand basin.

BATHROOM

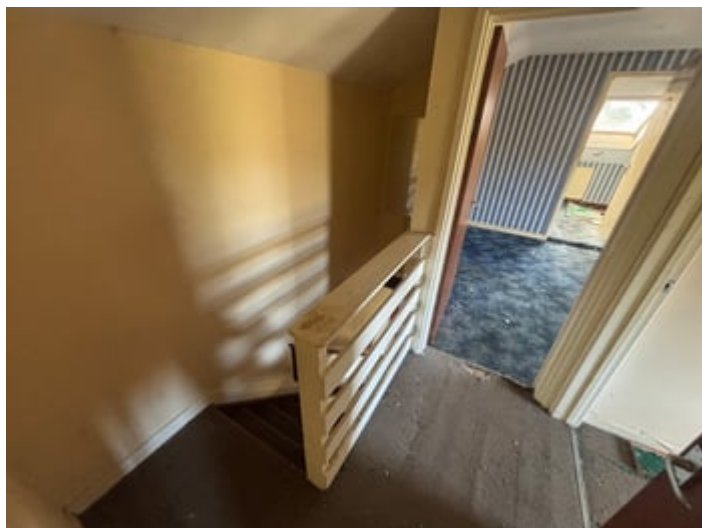
Comprising of a panelled bath, pedestal wash hand basin, shower cubicle.



FIRST FLOOR

LANDING

With access to the loft space.



BEDROOM 2

14' 4" x 7' 0" (4.37m x 2.13m). With radiator.

**BEDROOM 3**

6' 1" x 5' 7" (1.85m x 1.70m). With radiator.

**BEDROOM 1**

14' 6" x 10' 1" (4.42m x 3.07m). With radiator.

**EN-SUITE W.C. TO BEDROOM 1**

Comprising of a low level flush w.c., pedestal wash hand basin, radiator, roof window.

**EXTERNALLY****OUTHOUSE**

5' 7" x 4' 8" (1.70m x 1.42m). With radiator.

STABLE BLOCK

18' 6" x 13' 0" (5.64m x 3.96m). Of block construction.

LARGE STABLE

18' 6" x 13' 0" (5.64m x 3.96m). With direct field access.

**STORE SHED**

9' 0" x 6' 8" (2.74m x 2.03m).

FORMER TACK ROOM

13' 9" x 6' 4" (4.19m x 1.93m).



HAY STORE

13' 9" x 6' 0" (4.19m x 1.83m). Being open fronted.

GARDEN

A mature and terraced garden area with steps leading up from the side of the property offering ample space and would be perfect for any Family. The garden is now in need of landscaping but offers great potential.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



THE LAND

In all the property extends to approximately 1.8 ACRES or thereabouts. The paddock is located to the rear of the property enjoying separate track access. The paddock is sloping in nature with mature tree lines and being fenced and offers itself nicely for Equestrian purposes or for Animal grazing.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



PARKING AND DRIVEWAY

Parking is located to the front of the property and also a side track that leads onto the barn and paddock.



FRONT OF PROPERTY



SIDE ELEVATION



REAR OF PROPERTY



AERIAL VIEW



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

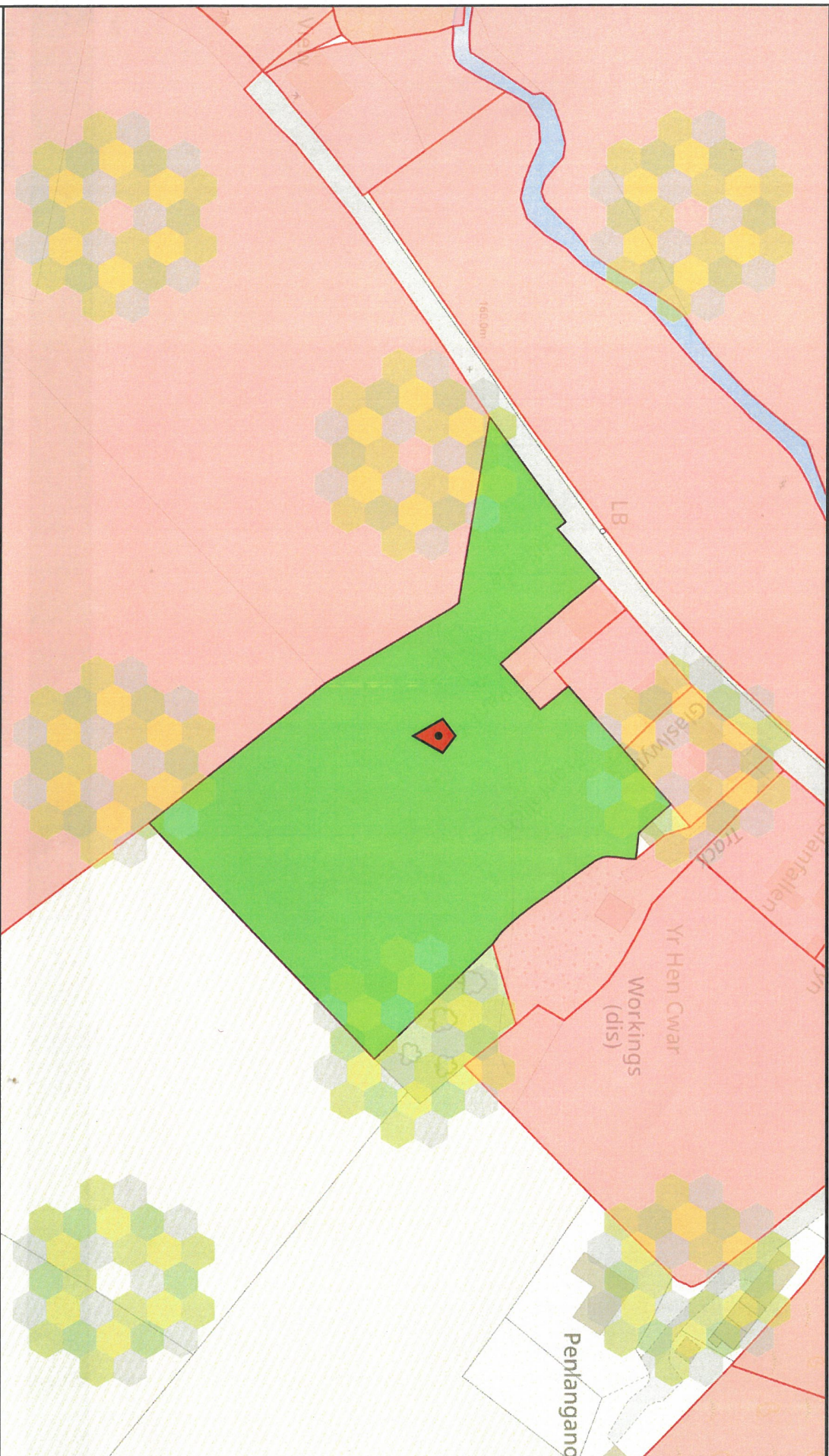
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, single glazing. No heating.



0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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Data last updated 10:00pm 04 FEBRUARY, 2025

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

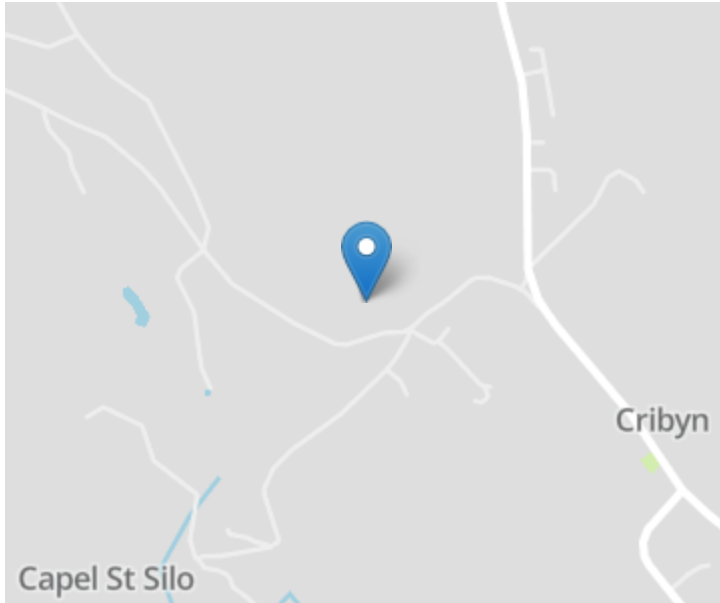
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No



Directions

From Lampeter take the A482 road North East towards Aberaeron. On reaching the Village of Temple Bar turn left onto the B4337 Cribyn road. Follow this road into the Village of Cribyn. When you see a Church on your left hand side above the road turn right just before the Village Monument. Proceed down this road for some 300 yards and then fork left. After 200 yards the property will be the last on your left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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