

A versatile country smallholding with an established Kennel set up. Near Lampeter, West Wales



Rhydfudr, Cribyn, Lampeter, Ceredigion. SA48 7NQ.

£425,000

REF: A/5495/LD ... Offers Over £425,000

*** Offers over £425,000 *** Diversely appealing and versatile smallholding *** A charming country holding with great and unique potential *** 4 bedroomed refurbished cottage with a 1 bedroomed annexe *** All set within its own 6.8 acres or thereabouts

*** Two large paddocks with good pasture and access *** Breeding Kennels setup *** Being fully refurbished and extended offering impressive Animal housing and care facilities *** Possibility to be re-utilised/re-configured as Boarding Kennels, small Animal housing, holiday accommodation (subject to consent) *** Various outbuildings, workshop, kennels and outhouses *** Two stable blocks and turnout area

*** A Country property with a lot to offer *** A rare and exciting business/agricultural opportunity awaits *** A one off property - Don't miss out



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LOCATION

Conveniently located alongside the B4337 Temple Bar to Llanybydder (via the Cribyn road), a mile or so off the main A482 Lampeter to Aberaeron road, 10 minutes drive from the Teifi Valley University Town of Lampeter and some 10 miles from the Georgian Harbour Town of Aberaeron with a comprehensive range of shopping and schooling facilities. Located at OS Grid Reference Number OS 526/526/

GENERAL DESCRIPTION



Here we have on offer an exciting opportunity to acquire a comprehensive smallholding comprising of a newly decorated character cottage offering 4 bedroomed accommodation with a 1 bedroomed annexe, being fully refurbished, with oil fired central heating and UPVC double glazing.

Externally the property boasts a range of useful and versatile outbuildings currently utilised as a comprehensive kennel setup but could suit a range of different uses. It lies within its own 7 acres or thereabouts with two large paddocks offering potential for Animal grazing, Equestrian use, etc.

THE COTTAGE

A traditional cottage being newly decorated. The accommodation at present offers more particularly the following.



CONSERVATORY

12' 3" x 10' 6" (3.73m x 3.20m). Of UPVC construction under a poly carbonate roof, radiator, patio doors opening onto the front courtyard.

LIVING ROOM

17' 3" x 16' 4" (5.26m x 4.98m). Having an open fireplace with a large cast iron multi fuel stove on a slate hearth, feature book shelving, radiator.



REAR HALL

With radiator and cloak cupboard.

BEDROOM 1

9' 4" x 15' 9" (2.84m x 4.80m). With laminate flooring, built-in wardrobes, radiator.



DRESSING ROOM

8' 9" x 7' 8" (2.67m x 2.34m). With radiator.

BEDROOM 2

16' 7" x 8' 9" (5.05m x 2.67m). With radiator, feature beamed ceiling.



BEDROOM 3

11' 0" x 7' 5" (3.35m x 2.26m). With radiator, two built-in wardrobes.



KITCHEN

17' 3" x 9' 9" (5.26m x 2.97m). A modern Black finished kitchen with wall and floor units with work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven with 4 ring ceramic hob with extractor hood over, integrated dishwasher, tiled flooring, radiator.



UTILITY ROOM/W.C.

9' 9" x 6' 6" (2.97m x 1.98m). With low level flush w.c., pedestal wash hand basin, Worcester oil fired central heating boiler, plumbing and space for automatic washing machine and tumble dryer.

INNER HALL

With radiator and cloak cupboard.

BEDROOM 4

15' 4" x 11' 9" (4.67m x 3.58m). With radiator, double aspect windows, patio doors opening onto the garden area, a comprehensive range of wardrobes.



BATHROOM

A newly fitted suite comprising of a P-shaped bath with shower over, low level flush w.c., vanity unit with wash hand basin, radiator, tiled flooring.



THE ANNEXE

ANNEXE BEDROOM

14' 2" x 9' 2" (4.32m x 2.79m). With radiator and TV. point.



ANNEXE KITCHEN/LIVING AREA

17' 6" x 14' 4" (5.33m x 4.37m). A modern Black finished kitchen with wall and floor units and breakfast bar, stainless steel sink and drainer unit with mixer tap, electric cooker, 4 ring ceramic hob, radiator, doors to the front courtyard and the rear garden.



EXTERNALLY

LARGE KENNEL

20' 0" x 11' 3" (6.10m x 3.43m). With concrete flooring, stainless steel boarding, electric heaters, television point and fully waterproof.

KENNEL BLOCK 1

35' 0" x 17' 0" (10.67m x 5.18m). Recently refurbished with four stainless steel kennels, with concrete flooring, electricity and water connected, T.V. point.



ISOLATION ROOM

18' 0" x 18' 0" (5.49m x 5.49m). With concrete flooring, stainless steel boarded walls and water connection.



MULTI PURPOSE OUTBUILDING/WORKSHOP

With welping rooms, 30' x 15', being newly refurbished, with two large stainless steel kennels, with tiled flooring, T.V. point, air conditioning unit, electric fans.



WELPING ROOM



GROOMING ROOM

9' 6" x 6' 6" (2.90m x 1.98m). With shower. This section would ideally suit a grooming business.

EXERCISE AREA

23' 0" x 15' 0" (7.01m x 4.57m). With stainless steel boarded walls, T.V. point and electric fans.

KENNEL KITCHEN

With wash hand basin.

WASH ROOM

15' 9" x 6' 8" (4.80m x 2.03m). With plumbing and space for automatic washing machine and tumble dryer.

STUDIO/POSSIBLE OFFICE

16' 5" x 6' 8" (5.00m x 2.03m).

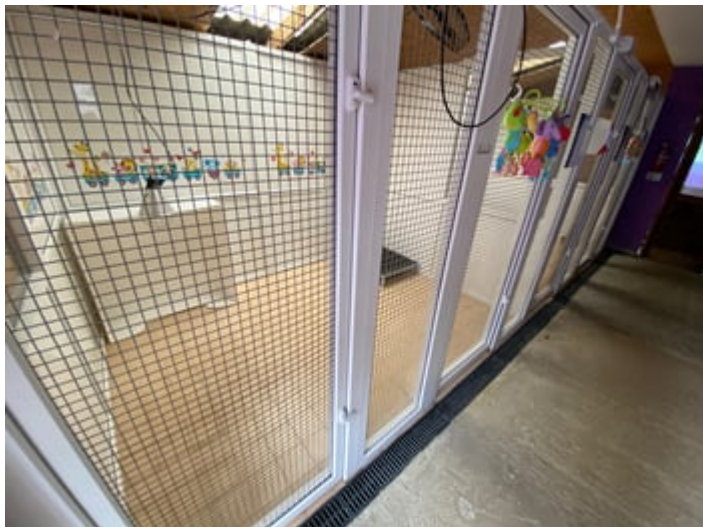


W.C.

With low level flush w.c., vanity unit with wash hand basin.

KENNEL BLOCK 2

25' 0" x 13' 0" (7.62m x 3.96m). With two UPVC kennels, TV. point, air conditioning, electric fans.



CHALET 1

20' 0" x 10' 0" (6.10m x 3.05m). Fully insulated. Currently utilised for storage.



CHALET 2

20' 0" x 10' 0" (6.10m x 3.05m). Currently utilised for storage and being the former office.

CHALET 3 (HOSPITAL ROOM)

14' 3" x 13' 4" (4.34m x 4.06m). Wit two UPVC constructed kennels, stainless steel sink with Triton shower over.



FOOD STORE/CONTAINER

THREE OUTDOOR KENNELS AND RUNS

KENNEL BLOCK 3

25' 0" x 20' 0" (7.62m x 6.10m). With Five kennels, of stainless steel construction, with electricity connected, T.V. point, electric wall heaters.



KENNEL BLOCK 3 (SECOND IMAGE)



KENNEL BLOCK 3 (THIRD IMAGE)



FORMER COW SHED

COMPREHENSIVE KENNEL BLOCK

Providing:-

ROOM 1

19' 6" x 19' 2" (5.94m x 5.84m). Newly refurbished kennel centre with new concrete slabs, T.V. point, water connection.



KITCHEN AREA

ROOM 2

34' 0" x 7' 0" (10.36m x 2.13m). Currently under construction but would offer further kennels.

MULTI PURPOSE STEEL FRAMED BARN

40' 0" x 30' 0" (12.19m x 9.14m). With new electrics and concrete flooring. This outbuilding offers great potential as stables, workshop, machinery store, etc.



OFFICE

25' 0" x 15' 0" (7.62m x 4.57m). A chalet style office with telephone and T.V. connection. Being diversely appealing. Could offer potential as a holiday let (subject to consent).

CHALET 4

30' 0" x 15' 0" (9.14m x 4.57m). Recently refurbished with new electrics and re-roofed. Again offering great potential to be utilised for further accommodation (subject to consent).

STORE SHED

19' 0" x 15' 0" (5.79m x 4.57m). Of block construction under a steel roof, with water and electricity connected.

THE LAND

In all extending to around 6.8 ACRES or thereabouts. The property is approached via its own tarmacadamed driveway that leads through the various outbuildings and extends to the top paddock, being a great asset, and providing valuable vehicular access to both paddocks. The current Vendors have landscaped the land over a number of years and now provides usable pasture and would provide ideal for Animal grazing, Equestrian use or as currently utilised for recreational use.



THE LAND (SECOND IMAGE)



THE LAND (THIRD IMAGE)



MOBILE HOME



STABLE BLOCK

Located in the lower paddock.

PARKING AND DRIVEWAY

There is an extensive hard standing gravelled parking area located on the entrance to the property. The property is fully secure and gated.

PLEASE NOTE

The external photos were taken in 2021.

AGENT'S COMMENTS

An extremely exciting opportunity awaits. A smallholding with a difference.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

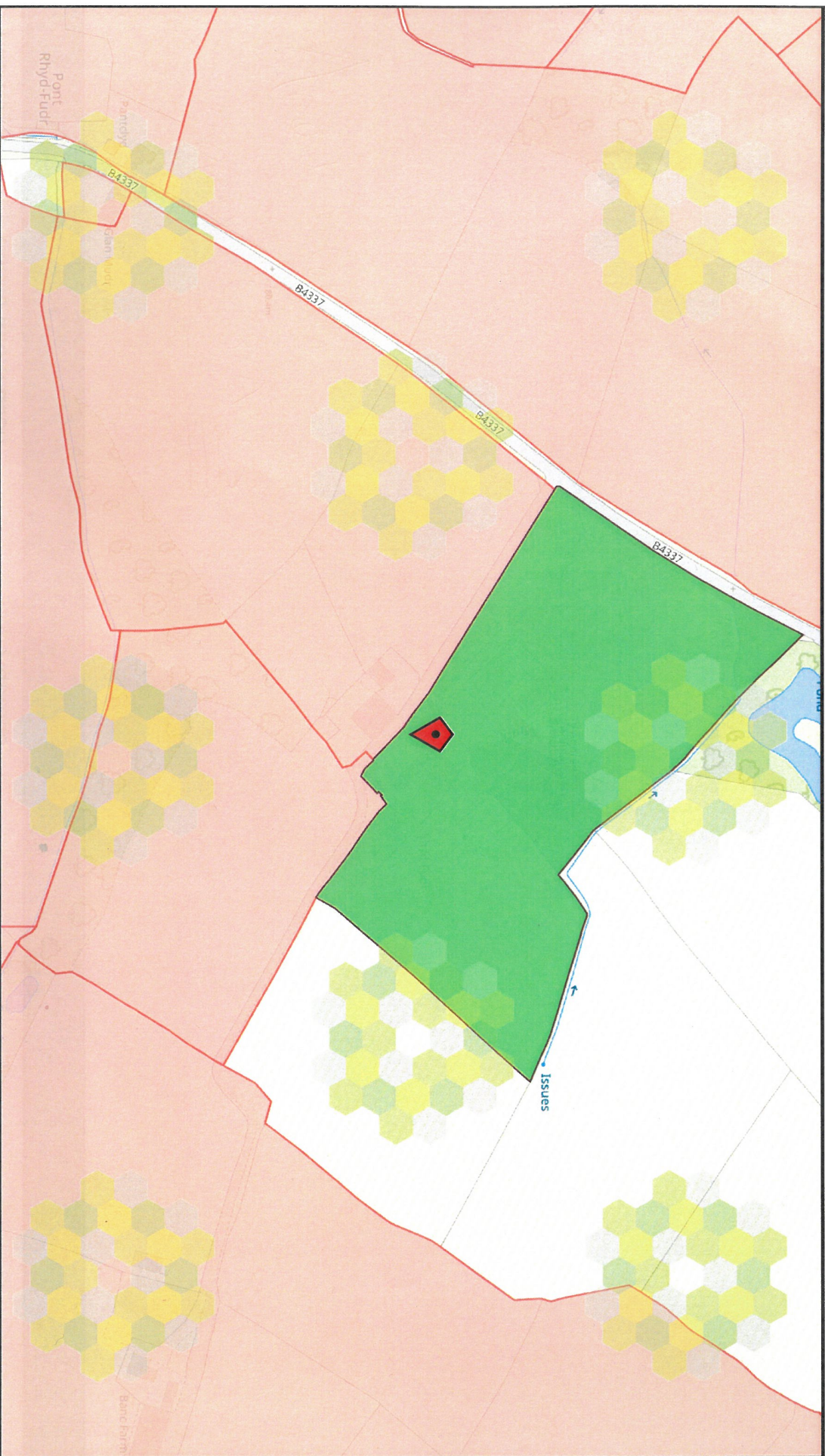
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed.

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, private drainage, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.



0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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Data last updated 10:00pm 01 AUGUST, 2025

Council Tax:

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (48)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

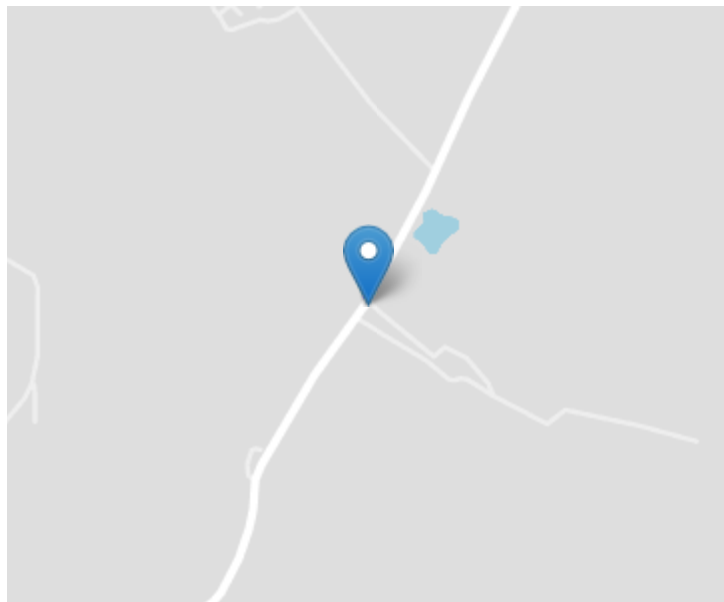
Any risk of coastal erosion? No

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


Travelling from Lampeter North West on the A482 towards Aberaeron, after some 3 miles or so you will reach the Village of Temple Bar. Turn left on the crossroads signposted B4337 Cribyn road. Proceed down this road for a mile or so and you will see the property on your left hand side.

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

All our properties are also available to view 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 Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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