



15 bed detached house to buy in

Cwmann, Cwmann, Lampeter,
Carmarthenshire, SA48 8EA

£630,000 Starting Bid

 x 15  x 6  x 7

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Extensive main residence with up to 11 bedrooms and annexe
- ✓ Surrounded by its own private grounds with indoor swimming
- ✓ Outstanding lifestyle potential
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A rare and highly versatile rural property set within approx. 23 acres, offering extensive accommodation, multiple dwellings and an indoor swimming pool.

Caeshedrem comprises a substantial main residence with scope for up to 11 bedrooms, a 2 bedroom annexe, separate 4 bedroom Swiss-style dormer bungalow and a 2 bedroom chalet. The extensive grounds include beautifully landscaped gardens, paddocks, woodland and stream boundaries, with far-reaching countryside views.

Offering exceptional space, privacy and flexibility, the property presents outstanding potential for multi-generational living, extended family, lifestyle or income-generating opportunities, subject to the necessary consents.

****A truly individual country property with enormous scope and a wealth of possibilities.****

Location - Caeshedrem, is situated in the popular rural village of Cwmann, just outside the university and market town of Lampeter. The area offers an appealing balance of countryside living and everyday convenience, with the surrounding landscape providing a peaceful setting while remaining within easy reach of local amenities.

Lampeter offers a good range of shops, cafés, restaurants, schools and everyday services, together with leisure and recreational facilities. The surrounding area is renowned for its beautiful West Wales countryside, with excellent opportunities for walking, cycling and exploring the nearby coast and countryside. The larger towns of Carmarthen, Aberystwyth and Cardigan are also accessible by road.

Description - Caeshedrem presents an exciting opportunity to acquire a home in a desirable rural setting within the popular Cwmann area. Offering a wonderful combination of countryside surroundings and convenient access to Lampeter, the property is ideally suited to those seeking a quieter lifestyle without being isolated from everyday amenities.

The property provides versatile accommodation with excellent potential to create a comfortable family home, countryside retreat or lifestyle property. Its setting is a particular attraction, enjoying the character and tranquillity associated with rural West Wales while benefiting from the amenities and facilities available nearby.

With scope to personalise and make the property your own, Caeshedrem offers buyers the opportunity to create a home tailored to their individual requirements. The surrounding area is particularly appealing to those looking for a change of pace, with the beautiful Ceredigion countryside right on the doorstep.

Accommodation - Caeshedrem offers an exceptional and versatile range of accommodation, providing considerable flexibility for a variety of lifestyles and potential uses.

The substantial two-storey main residence provides extensive and adaptable living accommodation, with scope for up to 11 bedrooms, together with a large living room, kitchen and a range of spacious reception rooms. The property also benefits from an adjoining two-bedroom annexe, with its own living space and adapted bathroom. The annexe can be accessed from the main living room while also having its own independent external entrance, making it particularly well suited to multi-generational living, guests, dependent relatives or potential letting, subject to any necessary consents.

In addition, there is a four-bedroom Swiss-style dormer bungalow, offering excellent self-contained accommodation for extended family, a dependent relative, owner/manager accommodation or potential rental use.

A timber-framed chalet, currently requiring renovation, provides further accommodation potential and comprises two bedrooms, a living room, kitchen and bathroom.

Taken together, the main residence, annexe, bungalow and chalet create an unusually flexible and adaptable property, with potential for multi-generational living, home-and-income opportunities, holiday accommodation, guest house use or an outdoor pursuits business, subject to the necessary planning permissions and consents.

An indoor swimming pool building with double glazed windows and doors, further enhances the property's lifestyle appeal, adding to its potential as a distinctive rural retreat and providing an additional recreational facility rarely found within such a property.

Externally - Caeshedrem enjoys an exceptional rural setting, surrounded by approximately 23 acres of private grounds that provide an outstanding sense of space, seclusion and tranquillity. The extensive grounds combine established gardens, sweeping lawns, mature trees and areas of natural landscape, creating an attractive and peaceful setting with a wonderful feeling of privacy.

The property is approached via a shared private hardcore track extending approximately 0.3 of a mile, with the final 100 yards formed by a tarmac driveway leading to a spacious forecourt, providing ample parking.

The combination of an impressive principal residence, additional dwellings, outbuildings and approximately 23 acres of grounds makes Caeshedrem a rare and highly versatile property. Offering exceptional scope for family and multi-generational living, a private rural lifestyle or a range of potential leisure, holiday or business opportunities, it represents an exciting opportunity to create something truly individual, subject to the necessary planning permissions and consents.

The Grounds - The grounds are a particularly impressive feature of Caeshedrem, extending to approximately 23 acres and forming one compact block surrounding the property. They offer an exceptional combination of space, privacy and tranquillity, together with far-reaching views across the surrounding countryside and a wonderful sense of connection with the rural landscape.

The beautifully landscaped gardens to the front are well established, featuring mature trees, shrubs, lawns, bushes and pergolas, together with a garden store and a small paddock area. Further garden areas to the rear include a patio and lead towards the indoor swimming pool, providing an excellent setting for outdoor entertaining, relaxation and recreation.

Beyond the formal gardens, the extensive grounds extend into gently sloping paddocks, predominantly laid to pasture and rough grazing, together with areas of woodland and stream boundaries. The varied nature of the land provides excellent scope for a range of lifestyle uses, including keeping animals, enjoying outdoor pursuits, creating additional recreational facilities or further landscaping, subject to any necessary permissions.

Whether enjoyed as extensive private grounds, used for equestrian or smallholding purposes, or developed to create additional leisure and recreational areas, the land offers considerable versatility and scope. The combination of mature gardens, open pasture, woodland, natural features and far-reaching rural views makes this a rare opportunity to acquire a substantial lifestyle property with the space and privacy to create something truly individual.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £630,000

Property Type: Detached House

Parking: Driveway

Year built: 1901

Construction materials: Brick and block, Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Oil, Wood Burner

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Cwmann, Cwmann, Lampeter, Carmarthenshire, SA48 8EA

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

