



Tynant Brook House

Bro Clywedog | Lampeter | Wales | SA48 8LD

FINE & COUNTRY

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Tynant Brook House is a special architecturally designed and spacious country residence.

This luxury, bespoke home boasts some unique and memorable features including a stunning entrance Hall and a grand first floor landing, offers large light and spacious rooms throughout and has exceptional country views to the rear.

Embracing sustainable living, this residence features also offers air source heating and has privately owned solar panels, ensuring that energy consumption is minimised, and environmental impact is reduced.

The house boasts argon-filled double glazed window units, providing both insulation and soundproofing. This combination of traditional character and modern conveniences ensures that you will enjoy the benefits of the old-world charm alongside the comforts of contemporary living.

As you step inside, you'll be greeted by an imposing French Oak vaulted ceiling, which adds a touch of grandeur to the living space. The bespoke kitchen showcases the unique character of the property, while the large family living room offers a welcoming and inviting atmosphere for gatherings and relaxation. To the first floor there is a sumptuous master bedroom with dressing room and en-suite bathroom, plus a second suite with en-suite facilities. On the ground floor there is additionally potential for a ground floor bedroom, study and bathroom thus giving potential for Multi Family Living.

Outside, you'll find attractive gardens that have been meticulously landscaped and well maintained and exceptional views across rolling fields. The property also features a small paddock, bisected by the peaceful River Clydogau, with the picturesque backdrop of open fields and the renowned Teifi Valley, you'll find yourself in a special location in West Wales. Additionally, there is a large detached Cabin which could be utilised as a guest accommodation, home office or artists studio.

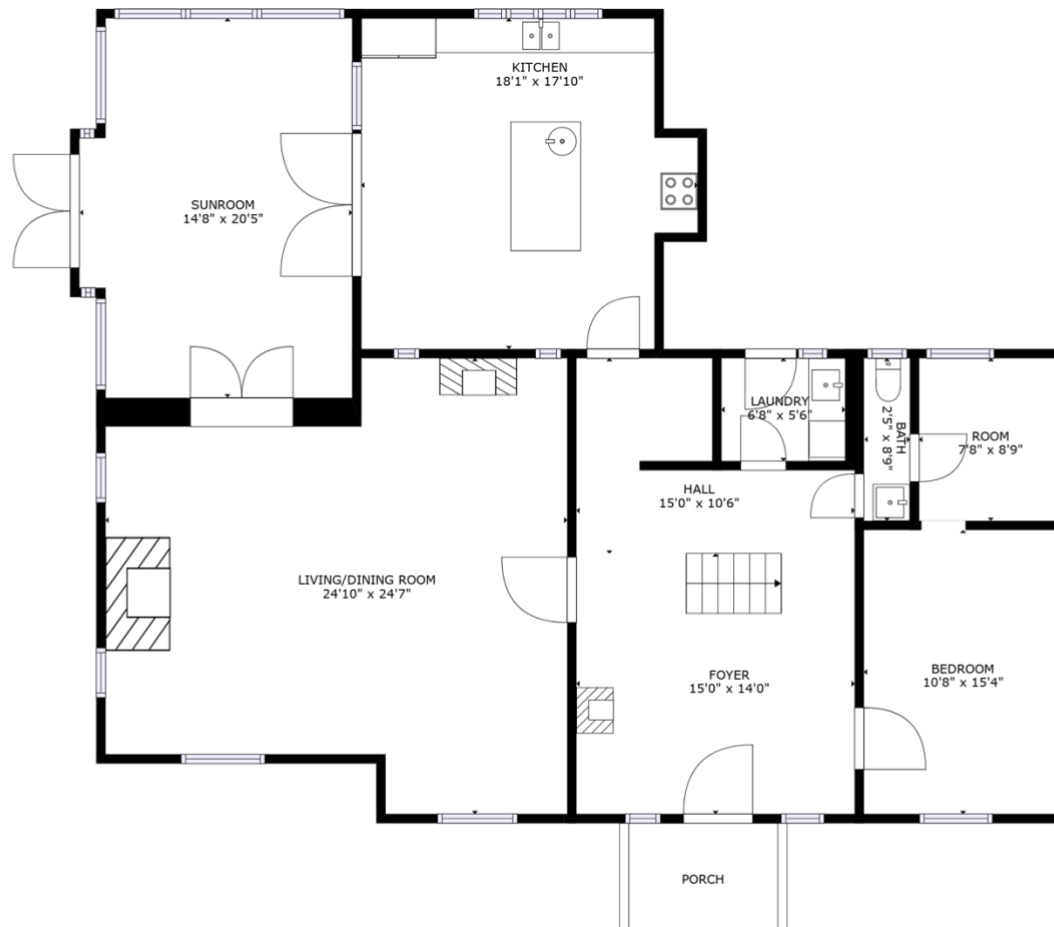
Nestled within a pleasant and friendly village, this residence offers the best of both worlds—rural tranquility and a close-knit community. Experience the beauty of this unique country home and make it your own, embracing a lifestyle that balances modern comforts with a deep respect for nature and architectural craftsmanship.







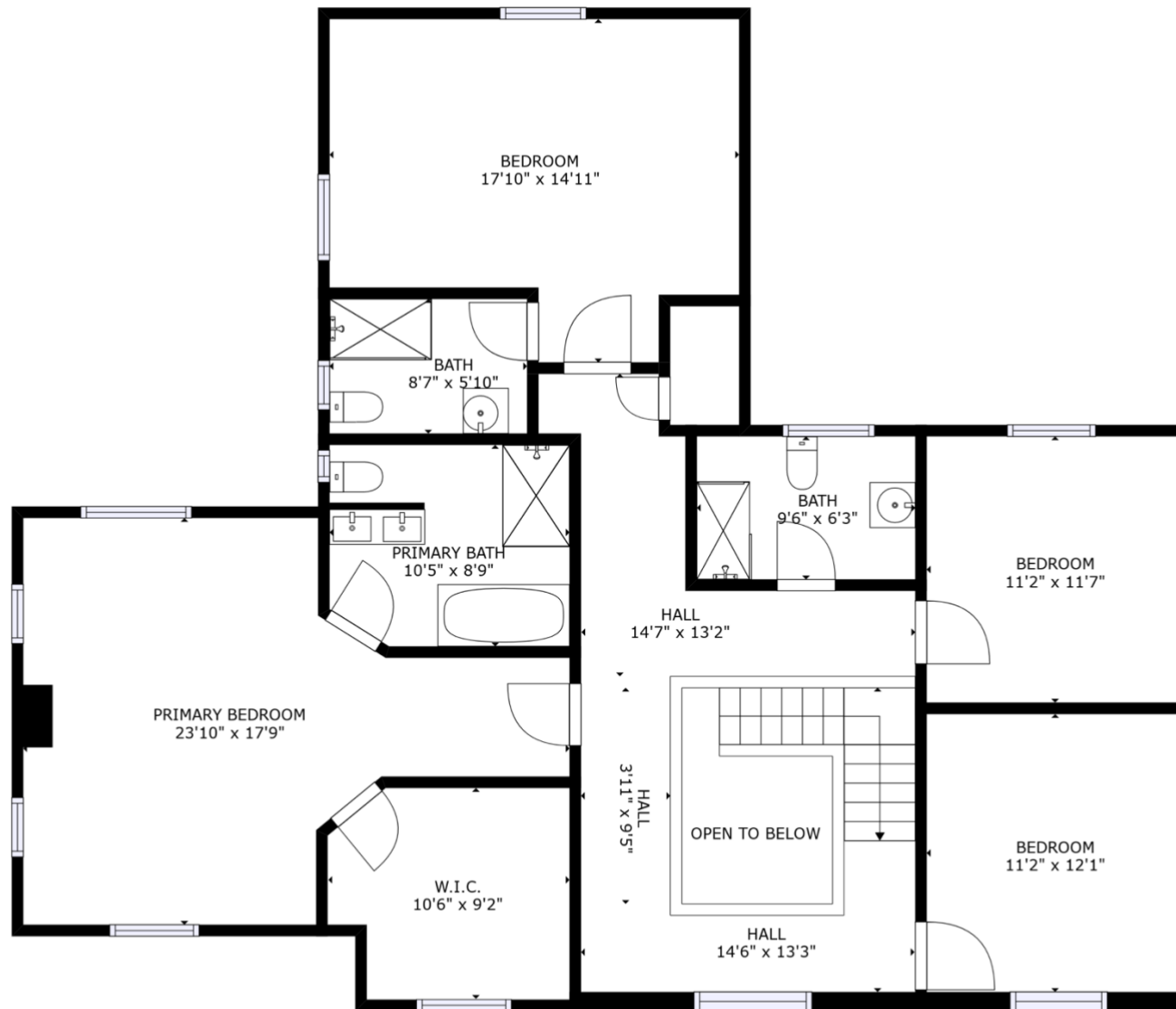




GROSS INTERNAL AREA
 FLOOR 1: 1780 sq. ft, FLOOR 2: 1412 sq. ft
 EXCLUDED AREAS: , PORCH: 46 sq. ft
 TOTAL: 3192 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1





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Fine & Country West Wales

The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH

Tel: 01974 299 055| westwales@fineandcountry.com

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