GLYNDERWEN

Ciliau Aeron | Lampeter | Ceredigion | SA48 8DF

FINE & COUNTRY

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Impressive Aeron Valley Country Property

This stunning country house, set in over five acres of landscaped grounds, offers a rare opportunity to enjoy elegant country living in a prime location close to the Ceredigion coastline and the breathtaking Aeron Valley countryside.

The property boasts well presented accommodation, maintained and upgraded by the current vendors to a high standard. It includes the main house, a self-contained detached studio/cottage, and a versatile bespoke garden building, making it ideal for family living, entertaining, or income generation.

The main residence has four spacious reception rooms, including a delightful feature family room, and an attractive kitchen complete with a traditional AGA range, all combining to create a warm and inviting atmosphere. The home is filled with period charm, including original fireplaces, traditional sash-style windows with full double glazing, and high ceilings that enhance the sense of space and light.

Two French doors open from the principal reception rooms onto an expansive front terrace, where you can take in the stunning panoramic views of the Aeron Valley, making it the perfect spot for al fresco dining or relaxing in the peaceful surroundings.

The self-contained detached studio/cottage adds to the property's appeal, offering flexible accommodation that could serve as a guest house, home office, or holiday let. The garden building provides further versatility, whether for use as an artist's studio, gym, or tranquil retreat.

The grounds featuring rolling lawns, mature trees, and vibrant gardens create a sense of seclusion. Despite its rural charm, the property is conveniently located, offering easy access to local amenities and the picturesque Ceredigion coastline.

With its imposing period character, modern comforts, and spectacular setting, this property truly deserves early viewing to appreciate its full charm and potential.

Video Link: https://youtu.be/Ml6MZG45QPU

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		90
(69-80) **C**		
(55-68) **D**		
(39-54) **E**	55	
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

About Fine and Country West Wales

We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com
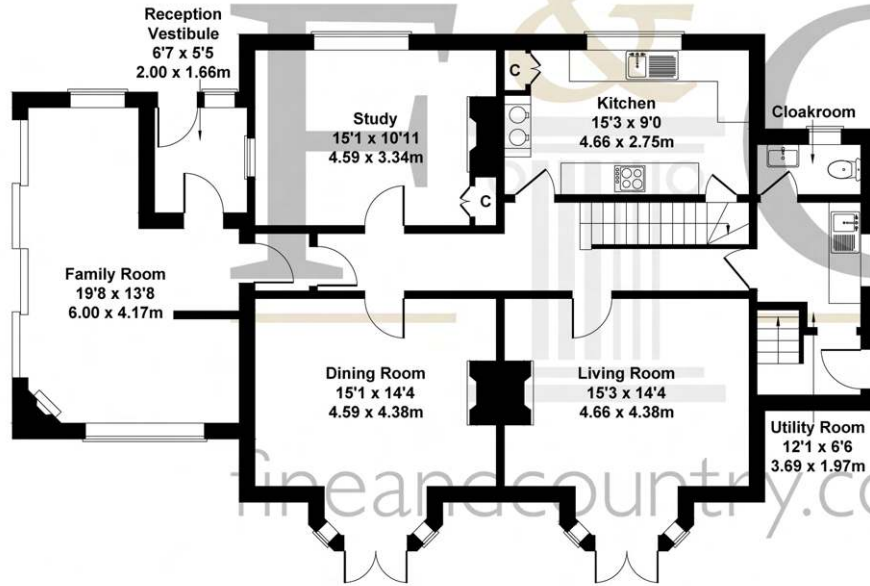
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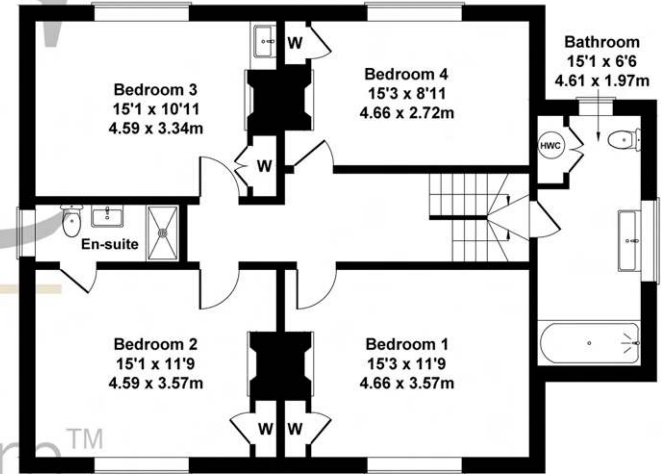
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Approximate Gross Internal Area
2809 sq ft - 261 sq m

Open Plan Kitchen/Living /Bedroom
37'8 x 15'10
11.48 x 4.83m

Shower Room
8'6 x 6'0
2.58 x 1.82m

ANNEXE

Reception Vestibule
6'7 x 5'5
2.00 x 1.66m

Study
15'1 x 10'11
4.59 x 3.34m

Kitchen
15'3 x 9'0
4.66 x 2.75m

Cloakroom

Family Room
19'8 x 13'8
6.00 x 4.17m

Dining Room
15'1 x 14'4
4.59 x 4.38m

Living Room
15'3 x 14'4
4.66 x 4.38m

Utility Room
12'1 x 6'6
3.69 x 1.97m

GROUND FLOOR

Bedroom 3
15'1 x 10'11
4.59 x 3.34m

Bedroom 4
15'3 x 8'11
4.66 x 2.72m

Bathroom
15'1 x 6'6
4.61 x 1.97m

En-suite

Bedroom 2
15'1 x 11'9
4.59 x 3.57m

Bedroom 1
15'3 x 11'9
4.66 x 3.57m

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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