



TYNANT

Abermeurig | Lampeter | Wales | SA48 8PR

FINE & COUNTRY

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Fine and Country West Wales is delighted to present Tynant, a 3 bedroom Grade II listed character cottage, to the open market for the first time in over 50 years. Steeped in history, this charming and characterful cottage is believed to have origins dating back to the 17th century and holds the proud legacy of once being the village smithy for Abermeurig. This property encapsulates the essence of a bygone era while offering a distinctive living experience.

Tynant boasts an array of unique and captivating features. As you step inside, you are greeted by two inviting reception rooms with character.

The first floor of the cottage is home to three bedrooms, in 2 areas of the cottage with an ensuite to the main and a ground floor bathroom to the 3rd. The left hand side of the property hosts the third bedroom (has been recently utilised as a studio) and a generously sized family bathroom on the ground floor, perfectly suited for accommodating guests or providing flexibility for modern living.

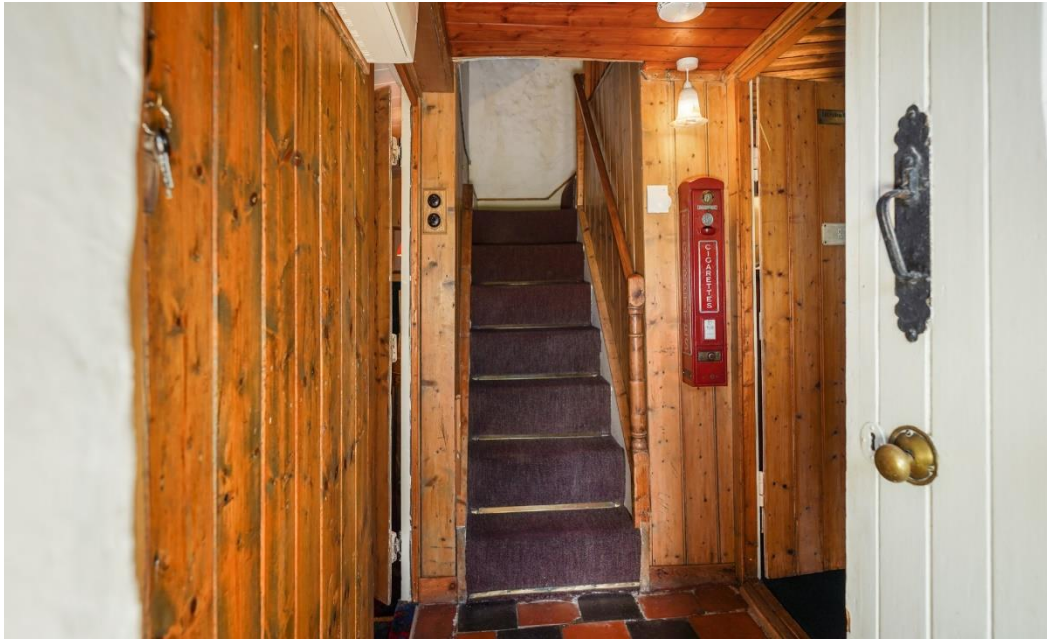
The cottage features a galley kitchen with integral Welsh Dresser, plus an eating area with windows overlooking the rear gardens. Adjacent to the kitchen, a rear entrance hall adds a practical touch, offering convenient access to the gardens beyond.

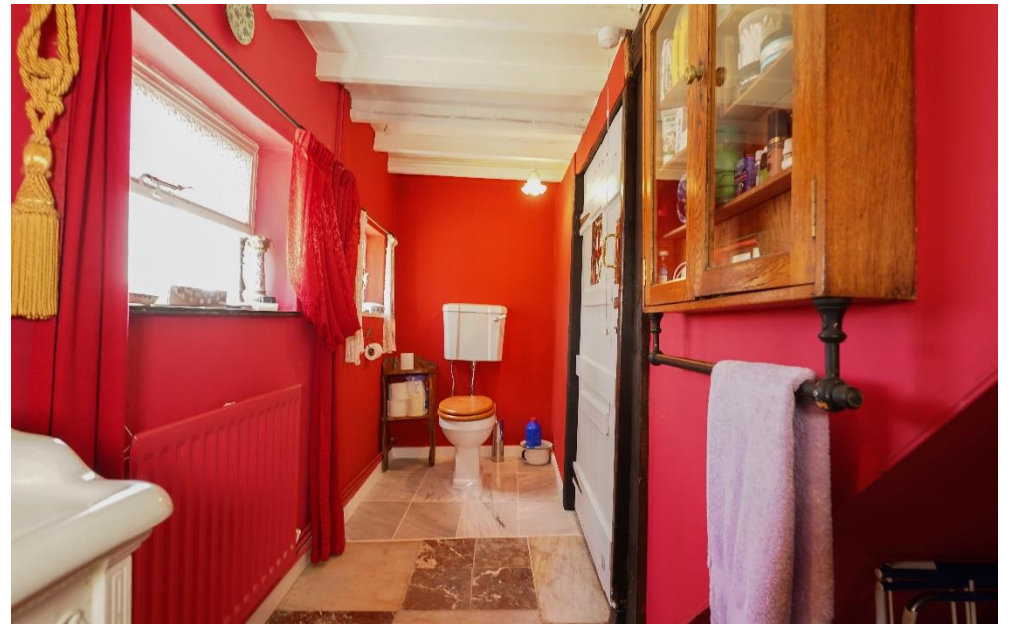
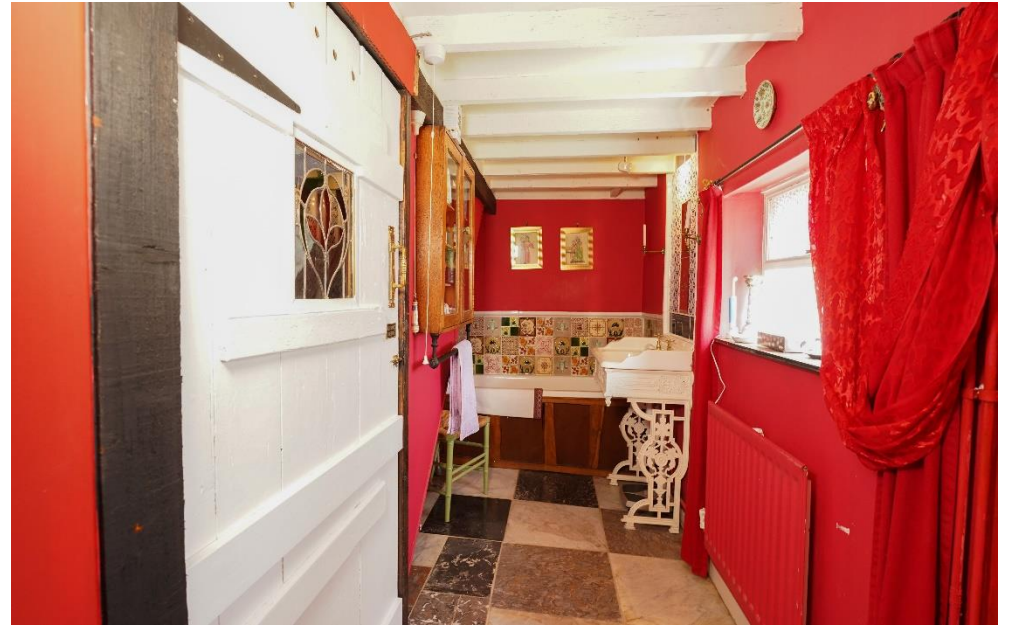
The gardens of this property are captivating, enveloping the cottage in natural beauty and are well stocked, a particular feature is the Monkey Puzzle Tree. Various seating and entertaining areas provide spaces for dining, social gatherings, or simply enjoying the gardens.

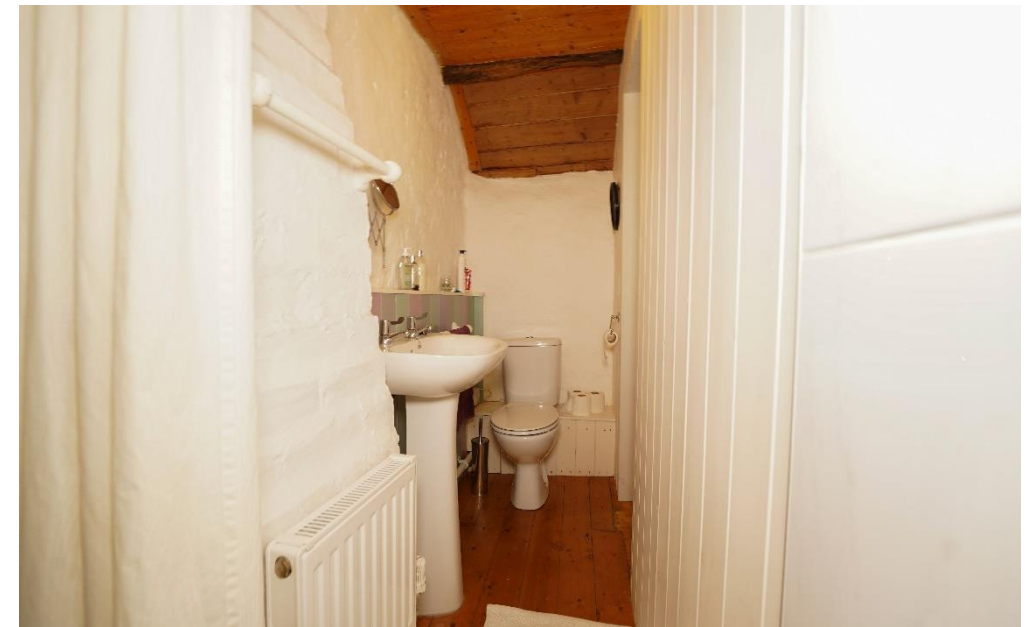
Across the lane, a separate garden area awaits, once serving as the site of the village smithy.

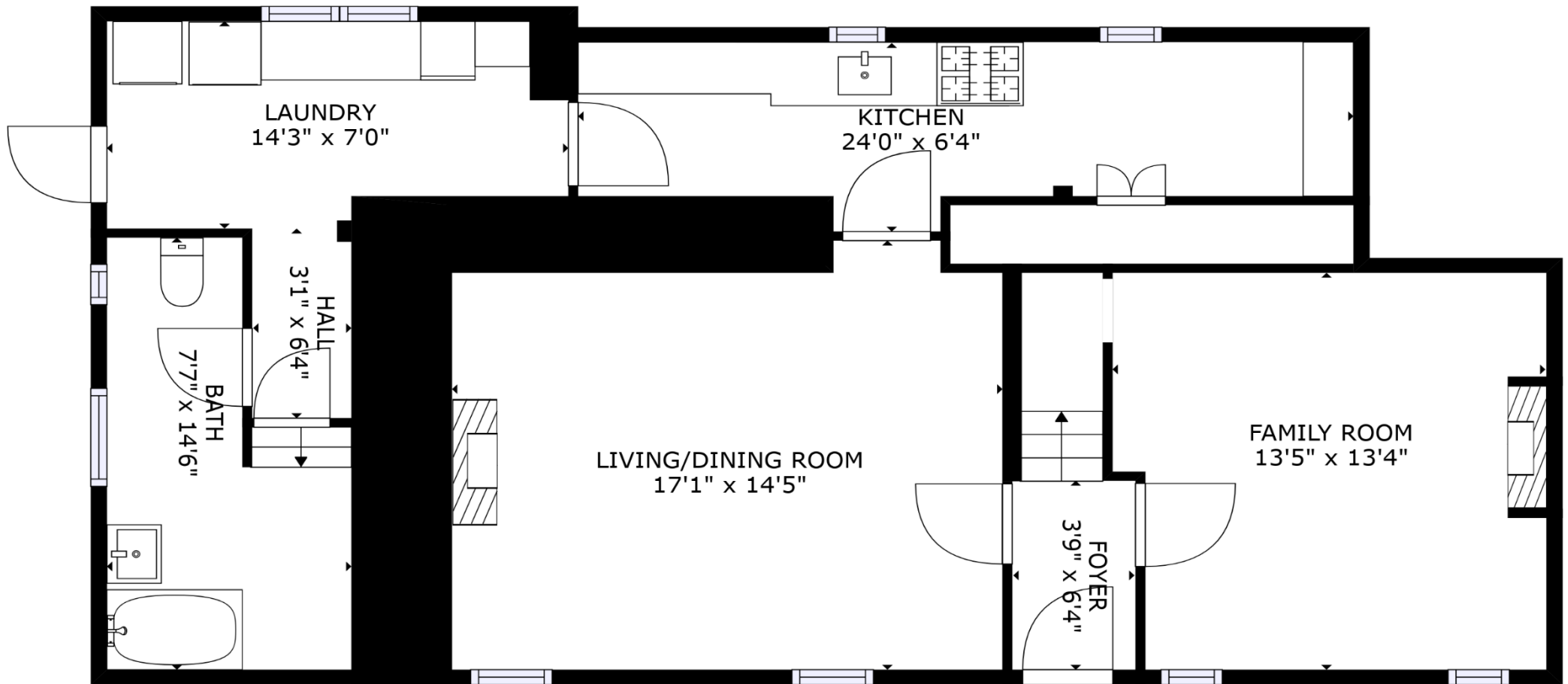
With no chain, Tynant presents a rare and exceptional opportunity for a new owner to embrace the rich history and heritage of West Wales. This unique property offers a glimpse into the past while providing a unique opportunity to live in the West Wales Countryside but remaining close to Aberystwyth, Lampeter and Aberaeron. For further details or to arrange a viewing, please contact Fine and Country West Wales, where our experienced team will be delighted to assist you.











GROSS INTERNAL AREA
 FLOOR 1: 904 sq. ft, FLOOR 2: 568 sq. ft
 TOTAL: 1473 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1





Fine & Country West Wales

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

Tel: 01974 299 055| nigel.salmon@fineandcountry.com

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