



# Gelli-Ddyfod

Llanfair Clydogau | Lampeter | Wales | SA48 8LG

FINE & COUNTRY

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Exquisite Four/Five Bedroom Historic Smallholding with Annexe, Llanfair Clydogau, Lampeter, West Wales. This exceptional property is set in a prime location boasting 3.5 acres of stunning landscapes that include lawns, woodland, and paddocks. The original farm house dates back to the 1600s and has been sympathetically extended to provide more accommodation over the years, hence it is not a listed property. Adjacent to an ancient Roman road and with an ancient silver mine heritage, this home is a blend of history and natural beauty.

## Property Highlights:

**Prime Location:** Located in the scenic and historic village of Llanfair Clydogau, this property is a cornerstone of local heritage and community. Its proximity to Lampeter ensures easy access to local amenities, schools, and cultural experiences, while the Cambrian Mountains nearby offer breathtaking natural scenery and outdoor activities.

**Charming Period Farmhouse:** The farmhouse exudes character and charm, retaining a wealth of original features and is currently configured into two distinct units, it presents an ideal solution for family living or multi-generational accommodation.

**Modern Comforts:** Equipped with an oil-fired central heating boiler and excellent full-fibre broadband speeds, the property also boasts an attractive farmhouse kitchen and modern bathrooms, a blend of modern living standards while preserving its character features. Outside there are seating areas, an electric awning over patio with outstanding views of the valley. Nestled in the woodlands is a superb BBQ hut with seating/decking area close to the stream offering a magical entertaining area for the owners or just a contemplation/relaxing area.





Extensive Grounds and Development Potential: The smallholding includes large stone barns with potential for conversion into additional living spaces, studios, or holiday cottages (subject to planning consent), enhancing its appeal as both a private residence and an investment opportunity. The grounds are interesting having distinct areas of lawn, woodland, river and paddock with stunning valley views and a great deal of seclusion.

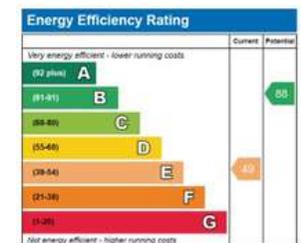
Natural and Historical Setting: The property's unique location next to a Roman road and its silver mine history enrich its cultural value, while the private, rural streamside setting offers a peaceful and secluded environment and the property is approached via its own bridge adding to the uniqueness of the home.

Gelli Ddyfod is not merely a home, but a lifestyle choice offering both the tranquillity of the countryside and the convenience of nearby Lampeter. With its rich historical background, substantial grounds, and versatile living arrangements, it promises a unique and fulfilling rural life with vast potential for the future. Embrace this rare opportunity to own a significant piece of Welsh heritage in one of the most picturesque settings in Ceredigion.

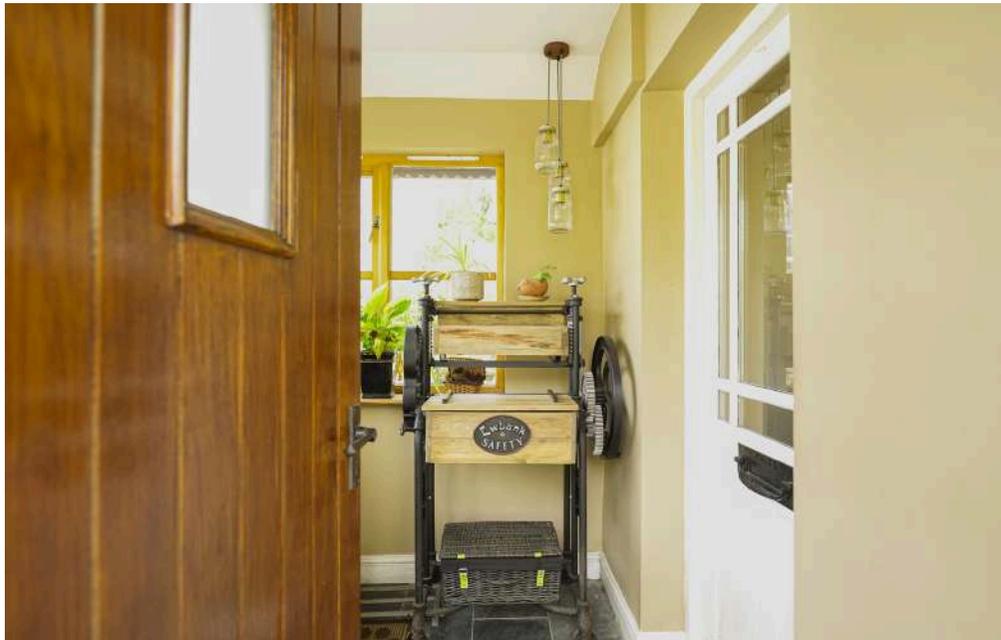


We are informed the property is of Freehold Tenure and will be vacant on completion. COUNCIL TAX The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - E Services We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage via a septic tank, recently fitted oil fired central heating, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Video Link: [https://youtu.be/8X\\_SOucVD5A](https://youtu.be/8X_SOucVD5A)























#### VENDOR INTERVIEW:

We moved here from Buckinghamshire in 2021 and spent the following years working on making the house and gardens into a wonderful home that we are proud to show to our frequent stream of friends and family who come to visit us. Everyone comments on the peace and tranquillity that abounds, as well as the array of birds and wild animals spotted in the garden.

The gentle sound of the stream can sometimes be heard from the bedrooms and often lulls us and our guests into a deep sleep! We particularly enjoyed the challenge of clearing the woodland and seeing the wood anemones and bluebells flourish. Later we added our amazing BBQ hut and supporting decking area, which is hidden away in the tranquil woodlands; a perfect setting in the summer and a cosy escape in the winter.

We have embraced country life over the last 3 years looking chickens and helping the local farmer to herd his sheep and cows from one field to another. Unfortunately, our circumstances have changed and we need to move closer to London to be near family again. We have found the local community in Llanfair Clydogau extremely warm and welcoming, and have never been lost for anything to do with so many groups to join such WI, yoga, and the Twine and W(h)ine sewing group, art group, not to mention all the social activities organised in the village hall.





Fine & Country West Wales

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

Tel: 01974 299 055 | [nigel.salmon@fineandcountry.com](mailto:nigel.salmon@fineandcountry.com)

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