



BETHLEHEM

Cilcennin | Lampeter | Wales | SY48 8RJ

FINE & COUNTRY

BETHLEHEM

BETHLEHEM, CILCENNIN, LAMPETER, SA48 8RJ

A fantastic opportunity to purchase a large three bedroomed detached country home with a three bedroomed annexe attached. Additionally, there is a two bedroom detached holiday cottage (with appropriate Planning Permission) with the small estate which is situated in approximately three and a half acres of wonderful West Wales countryside.

The property also offers various useful outbuildings including a large and very useful barn, a static mobile home, with additional extra outbuildings including field shelters. There are wonderful gardens that surround the property with paddocks, two ponds, a summer house, greenhouse and significant driveway parking to the front and sides of the property.

Properties such as the Bethlehem are rarely available and offer flexible accommodation / business opportunities for any purchaser buying in this area.





VENDOR INTERVIEW:

We were looking for something close to family, with land for our inherited, rescued animals, possibly with a source of income but above all it had to be close to good schools and provide us with a safe haven of peace and quiet. Bethlehem ticked all our boxes being a good sized house with master suite and two additional en-suite bedrooms, large utility to take pressure off the house, kitchen/diner and comfy living room.

The annexe would, and is, useful for visiting family yet gives them their own space. In high season we rent it out for holiday let but it could also lend itself to multi-generation living, perhaps for grandparents or even adult children or could be separately let on an Assured Shorthold Tenancy. Rhosyn Bach - a detached two bed holiday cottage - was an instant hit, easily maintained and indeed provides the additional source of income we had hoped for. We knew the barn would be perfect for storage, parking and leisure.

What we fell in love with first though was the courtyard garden and lychgate access. Because it is sheltered there is an abundance of plants (including kiwi which yields about 20 fruit a year!) and birds. We were told there was an abundance of wildlife and we are indeed truly spoilt. We have spent many happy hours watching and listening to the birds including red kite, buzzard, ravens, and numerous songbirds, cuckoo, swallows and house martins who nest in the barn, not to mention bats, hedgehog, and colonies of lizards and various amphibians.

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ANNEXE



COTTAGE





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1019 sq. ft, FLOOR 2: 998 sq. ft
 EXCLUDED AREAS: , PATIO: 81 sq. ft
 PORCH: 260 sq. ft
 TOTAL: 2017 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





VIDEO LINKS AND VIRTUAL TOURS:

Drone Link:

<https://youtu.be/6enMo--hxE>

Video Tour Link:

https://youtu.be/RSgTKMW-_EU

Virtual Tour Link 1:

<https://my.matterport.com/show/?m=p6aZm7DmFck>

Virtual Tour Link 2:

<https://my.matterport.com/show/?m=1Kzszch6PKz>

Virtual Tour Link 3:

<https://my.matterport.com/show/?m=jgGe6MDofjw>



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