



PANDY

Cribyn | Lampeter | Wales | SA48 7QH

FINE & COUNTRY

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Unveiling a property that promises a blend of lucrative business potential and serene living. Encompassing approximately 5 acres of picturesque land, the property houses a traditional Welsh longhouse which has been thoughtfully extended to offer 4 bedrooms and 2 bathrooms, while retaining its period charm. Moreover, the property prides itself with a successful holiday cottage with glowing customer reviews, available as a going concern. The addition of a converted barn extends a studio annexe that not only serves as a guest overflow but also has the potential to augment the holiday accommodation offerings. Thus, this smallholding offers diverse income avenues, catering to equestrian enthusiasts with its spacious hay barn and paddock with roadside access. We highly recommend viewing this property at your earliest convenience to fully appreciate its multifaceted offerings.

Discover the epitome of a well-balanced lifestyle with this substantial 4.8-acre smallholding situated in the picturesque vicinity of Lampeter, West Wales.

Not your ordinary countryside smallholding. Offering promising business prospects, this property embodies both character and potential. The main residence, a period Welsh longhouse, exudes charisma with its four-bedroom family accommodation setup, seamlessly blending history, and comfort. The property also benefits from solar water and solar PV panels.

A proven success in the holiday rental market, the existing cottage enjoys stellar reviews and consistent referrals, establishing itself as a going concern. Further amplifying the business potential is a beautifully converted barn, housing a one-bedroom studio annexe that holds promise for additional holiday letting ventures.

Nestled in a coveted rural locality, the property enjoys proximity to the coast whilst basking in a tranquil countryside setting. Sprawled across 4.8 acres, it features a generous pasture paddock, forming a haven of greenery and serenity. The expansive grounds showcase well-maintained gardens, adorned with an array of raised beds and a functional greenhouse, offering an idyllic backdrop for peaceful living.



PANDY HOUSE



Enhancing the living experience is a range of amenities including a detached garage and a versatile hay barn. A recently added entertainment area, fitted with a hot tub and welcoming patio spaces, invites you to unwind and enjoy the surrounding beauty.

Embarking on this venture, you will be stepping into a well-established and respected holiday business, an estate that offers not just one, but three cottages. This setup suits perfectly for business endeavours or accommodating an extended family, providing an escape from the daily grind and an embrace of the rejuvenating West Wales countryside.

LOCATION

Near to Cribyn, this location offers a quaint rural community nestled within a village setting, a mere 5 miles from the bustling University Town of Lampeter and 7 miles from the historic Georgian Harbour Town of Aberaeron. Positioned off a serene district road, the property offers convenient access to local amenities in nearby Lampeter and Felinfach, including shops, garages, public houses, places of worship, junior and senior schools.

PANDY HOUSE



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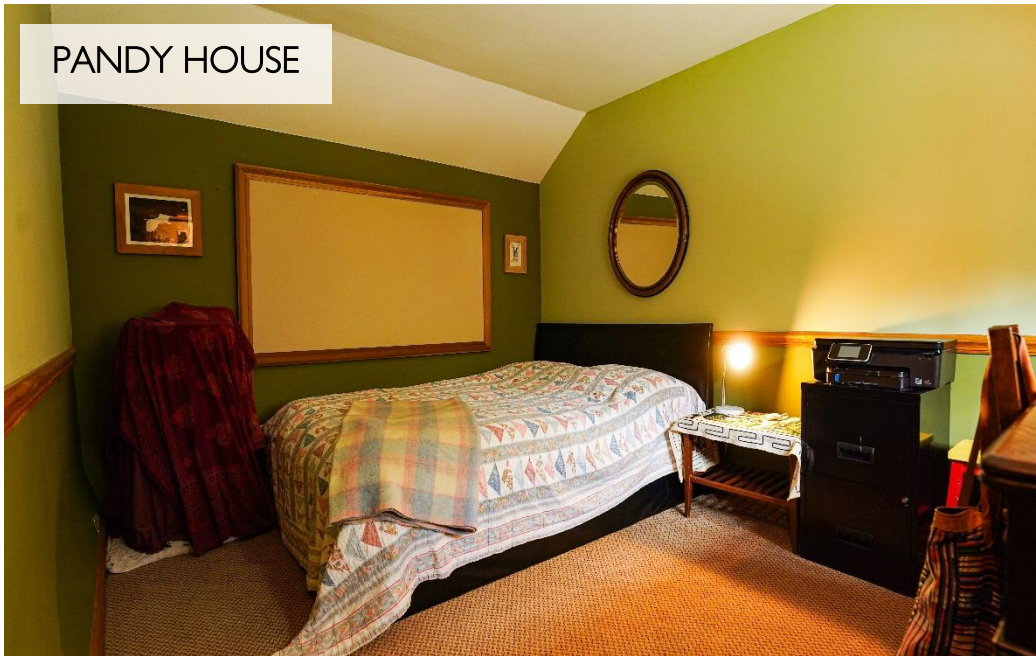
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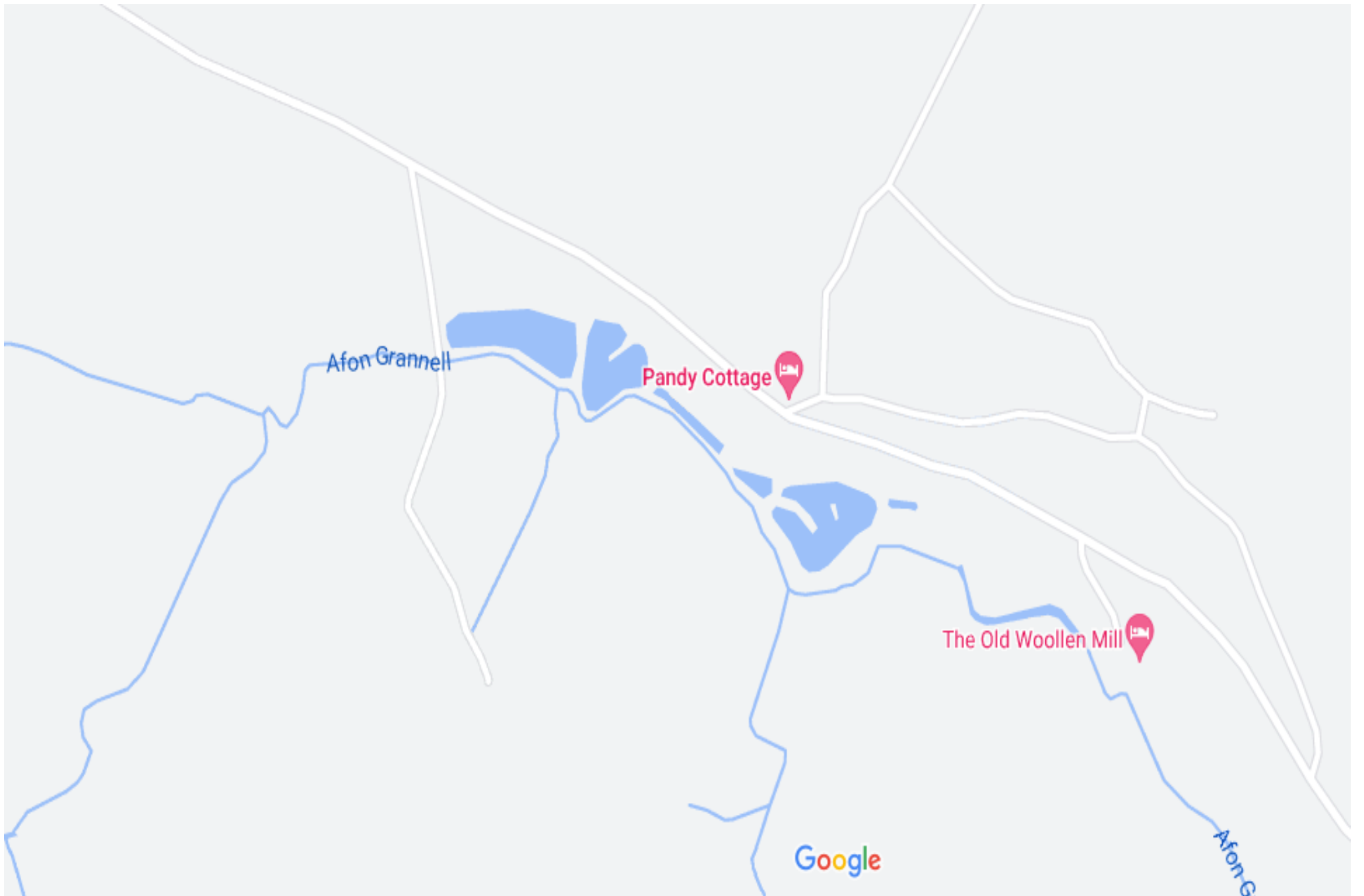


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

PANDY ANNEXE





Afon Grannell

Pandy Cottage

The Old Woollen Mill

Afon-G

Google



Fine & Country West Wales

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