



CAE CASTELL

Abermeurig | Lampeter | Ceredigion | SA48 8PR



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Exceptional Equestrian Property in Abermeurig West Wales

Cae Castell is an outstanding equestrian property, beautifully situated within the tranquil Aeron Valley, just 8 miles from the stunning Cardigan Bay coastline at Aberaeron. This 11.78-acre holding with annexe or holiday cottage seamlessly combines modern living with first-class equestrian facilities, making it a perfect choice for those seeking a rural lifestyle with versatile potential—whether as a private family retreat, an income-generating venture, or a multi-generational home.

Key Features of the Property

The Main Residence

A spacious and well-appointed 6-bedroom detached dormer-style home, thoughtfully designed for family living. Key highlights include:

- Excellent flexible and spacious downstairs accommodation, with ground floor master bedroom with a en-suite, luxury kitchen/breakfast room, utility/boot room, dining room, sitting room with a log burner.
- A light-filled conservatory, perfect for enjoying the garden views year-round.

Holiday Let/Multi Generational Annexe

A newly completed 1-bedroom holiday unit, conveniently located adjacent to the main house. This high-quality accommodation provides an excellent opportunity for supplementary income or guest use.





Equestrian Facilities

Equestrians will be delighted by the exceptional facilities on offer, including:

- A modern 10,000 sq. ft. outbuilding with high-spec stabling, ideal for housing multiple horses or for adaptable agricultural use.
- A outdoor riding arena 20 x 40, perfect for training events, or recreational riding.

The Location: Abermeurig

Nestled in the heart of the Aeron Valley, Abermeurig is a delightful rural hamlet celebrated for its natural beauty and traditional agricultural roots close to Lampeter and Aberystwyth and the coastline of Cardigan Bay. The property's location offers:

Breathtaking Countryside

- Rolling hills, lush green pastures, and ancient woodlands create a stunning backdrop for outdoor enthusiasts. Enjoy peaceful nature trails, bridleways, and opportunities to spot local wildlife.

Proximity to the Coast

- A short drive takes you to Aberaeron, a vibrant harbour town known for its colourful Georgian architecture, boutique shops, and excellent restaurants. The sandy beaches of Cardigan Bay offer opportunities for coastal walks, sailing, and dolphin watching.



Community and Lifestyle

- Abermeurig provides a welcoming, close-knit community, ideal for those seeking a slower-paced lifestyle. Engage with local traditions, embrace sustainable rural living, or simply revel in the tranquillity of this beautiful part of Wales.

Convenient Amenities

- Despite its peaceful setting, the property is within easy reach of nearby market towns of Lampeter, Tregaron, cardigan and Aberystwyth and essential services, offering the perfect balance of seclusion and convenience.

Why Choose Cae Castell?

This exceptional property represents a rare opportunity to own a fully equipped equestrian haven in one of Wales' most picturesque settings. With its generous living space, income-generating potential, and outstanding facilities, Cae Castell is more than a home—it's a lifestyle.

Endless opportunities for riding in the most beautiful parts of the valley, with multiple bridleways accessible from riding straight out of the property. You can be out for hours exploring the stunning landscapes on offer. When off bridleways, you have quiet country lanes to explore. fantastic venues within an hours drive which hold both dressage including BD, show jumping including BS, showing and arena eventing. Both training and competitions.

Numerous fun rides that take place throughout the surrounding areas where you can discover the most stunning parts of wales every Spring-Autumn. Beaches can be accessed all year around for lovely long gallops along the sand. Whatever your preference, you are really spoilt for choice.

Viewings are strictly by appointment only. To discover more about this superb property and its unique offerings, please contact Fine & Country West Wales.





Video Link: https://youtu.be/zwm7_ytXjao

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

























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.

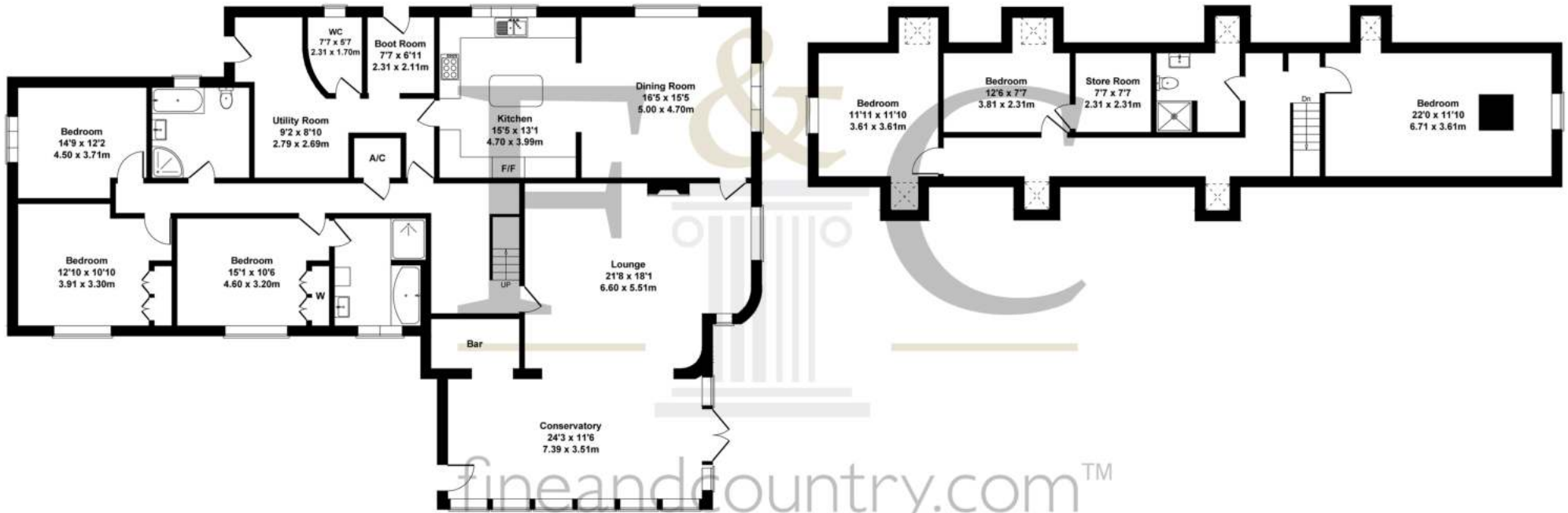
Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

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Approximate Gross Internal Area
3233 sq ft - 300 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Fine & Country West Wales

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

Tel: 01974 299 055 | westwales@fineandcountry.com

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