

CARDIGAN
BAY
PROPERTIES
EST 2021

Ael Y Bryn, Penparc Road, Cardigan, SA43 1QY

Offers in the region of £800,000

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- Character-packed Victorian house across three floors
- Set in approx. 9.1 acres with countryside views
- Planning granted for 17 holiday pitches in total
- Original cowshed with conversion potential (STP)
- Easy access from the A487 in a scenic West Wales setting
- Five bedrooms and two bathrooms
- Successful caravan site with pitches and shower block
- Double garage with loft room
- Gardens with duck pond, orchard, and vegetable plots
- Energy Rating: F



About The Property

Looking for a characterful home with business potential near Cardigan Bay?
This handsome Victorian house offers over 9 acres of land in West Wales with charming original features, outbuildings and with planning granted for a caravan and camping site for 17 holiday pitches, and land.

This property is a fine example of a late Victorian house, sitting in around 9.2 acres of varied land that includes gardens, pasture fields, and a lovely campsite. Tucked just off the A487, not far from Cardigan Bay, the property has a lovely blend of traditional character and practical space, with scope for a lifestyle change, smallholding or tourism-based business potential.

The main house spans three storeys and offers a layout that works well for families, visiting guests or a home-working setup. It's full of original details – from encaustic tiled floors to fireplaces, decorative coving, ceiling roses, and solid timber doors – all of which create a timeless atmosphere.

Ground Floor Accommodation
The entrance hallway sets the tone, with a traditional encaustic tiled floor and original staircase. There are several living areas, each with their own feel. The lounge and music room both look to the front and offer beautiful original fireplaces and period features. The sitting room, with its open "Chattanette" fire and quarry tiled floor, is a cosy spot connecting to the sunroom and the heart of the home – the kitchen.

The kitchen is spacious and functional with country-style cabinetry, integrated appliances, and a range cooker set into a characterful inglenook. The sunroom, which runs across the front and side of the house, brings in natural light through stained glass topped windows and adds a touch of flexibility to the downstairs space. There's also a separate study, WC, coat cupboard, and handy porch area for muddy boots and coats.

First and Second Floors:
Upstairs, the first floor hosts four well-sized bedrooms, most with decorative fireplaces and timber floors. A shower room, with shower, wc and wash hand basin and a further traditional-style family bathroom with brass fittings and a separate tiled shower cubicle sits alongside them. The second floor provides a fifth bedroom with lovely character beams and a quirky L-shaped layout. There's also a third bathroom, which, while modest in ceiling height, is thoughtfully fitted and perfect for guest use.

The Caravan & Camping Site:
Set slightly beyond the main house, with its own access off the initial main entrance, and screened from the gardens, is an area of land which has planning permission granted for use as a touring caravan/motor-home and camping site for 17 holiday pitches, and land (which was originally established in 2011).

The site has the following facilities in place:
* 14 hard-standing pitches with electric hook-ups
* tent pitches with electric access
* Shower block with separate facilities for men and women (two showers and toilets each)
* Outdoor washing-up area
* Chemical waste disposal point

Outside and Outbuildings
The main house is approached via a sweeping gravel driveway from the main road, offering a strong sense of arrival. There's ample parking around the house itself, alongside a play area bordered by a low brick wall, which could be redesigned as a formal garden space.

To the side stands the original cowshed – a stone-built structure with clear potential for holiday accommodation, subject to necessary consents. The detached double garage is another versatile asset, with a spacious loft room above, power and lighting already in place, and external access via a staircase. Again, there's potential here for office space or additional guest accommodation (STP). Access to one of the paddocks runs alongside both these

buildings making it easy to get horses in and out should you decide to convert the stone barn into stables.

The garden areas offer a good mix of lawn and established beds, with space for families, dogs, or growing produce. The duck pond adds charm and a sense of life to the land, while an orchard and vegetable beds sit towards the outer edges.

For anyone looking to balance a rural lifestyle with income generation or flexible living arrangements, this property has plenty to offer.

INFORMATION ABOUT THE AREA:
Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

Located in West Wales, this property benefits from excellent road links via the A487, and sits within easy reach of the coast. The wider area is popular for holidays and outdoor pursuits, with Cardigan Bay known for its beaches, wildlife, and relaxed pace of life.

Please read our Location Guides on our website https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/ for more information on what this area has to offer.

Hallway
5'8" x 14'7"

Lounge
12'1" x 11'5"

Music Room
11'5" x 9'10"

Snug/Sitting Room
14'9" x 12'9" max

Study
8'10" x 6'10"

Kitchen
11'9" x 20'8" max

Conservatory/dining Room
11'5" x 32'1"

Porch

WC

Store

Landing
10'0" x 18'7" max

Family Bathroom
10'9" x 9'2"

Bedroom 1
13'3" x 29'6" max, including dressing area

Bedroom 2
12'9" x 11'9"

Bedroom 3
11'9" x 11'5"

Bathroom
5'10" x 5'6"

Bedroom 4
11'5" x 9'10"

Bedroom 5
17'8" x 11'5" - plus dressing area

Bathroom
11'5" x 6'10"

Double Garage Main Space
16'6" x 20'0"

Additional front storage
14'7" x 9'3"

Rear Room
9'10" x 13'8"

Double Garage First Floor

Traditional Barn
42'7" x 15'1"

Freezer Room
8'2", x 4'3"

Woodshed
8'2" x 7'10"

Log Store
17'0" x 7'10"









IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: F - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking/ Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage & Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating
BROADBAND: Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.
RESTRICTIONS: The seller has advised that The planning permission states: The 17 pitches hereby approved shall be used for holiday accommodation purposes only and shall not be occupied as a person's sole or main place of residence.The operators of the site shall maintain an up-to-date register containing the names and main home addresses of all occupiers of the pitches and the dates of their arrival and departure. The register shall be made available for inspection by the Local Planning Authority upon reasonable request.
The caravan and camping site shall accommodate no more than 17 holiday pitches at any one time, in accordance with the approved Proposed Block Plan.
The site shall be used solely for the stationing of touring caravans, motor-homes and tents for holiday purposes only. No static caravans, lodges, chalets or other permanent units of holiday accommodation shall be stationed or erected on the site.
The development hereby approved shall not be occupied until 31 March 2027 or until such time as the Local Planning Authority has received written confirmation from Dwr Cymru Welsh Water, whichever is sooner, that the upgrading of Cardigan Wastewater Treatment Works has been completed and is compliant with permit conditions and that it is able to accommodate the foul flows from the development. For full information on the planning consent given please search Ceredigion County Council using Application No: A260374
RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.
FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Property is on the side of the A487. There has been an incident at this property, please call our office so that we can discuss this with you prior to arranging a viewing. There are cameras outside this property.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity.

Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/HW/08/25/OK















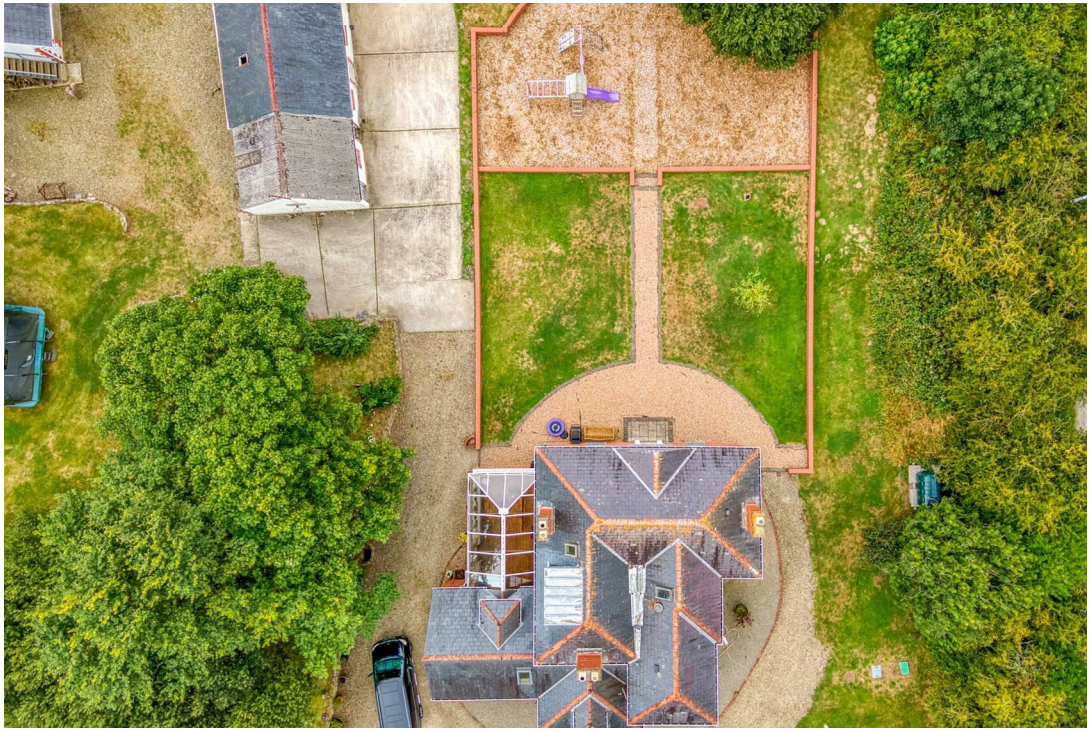







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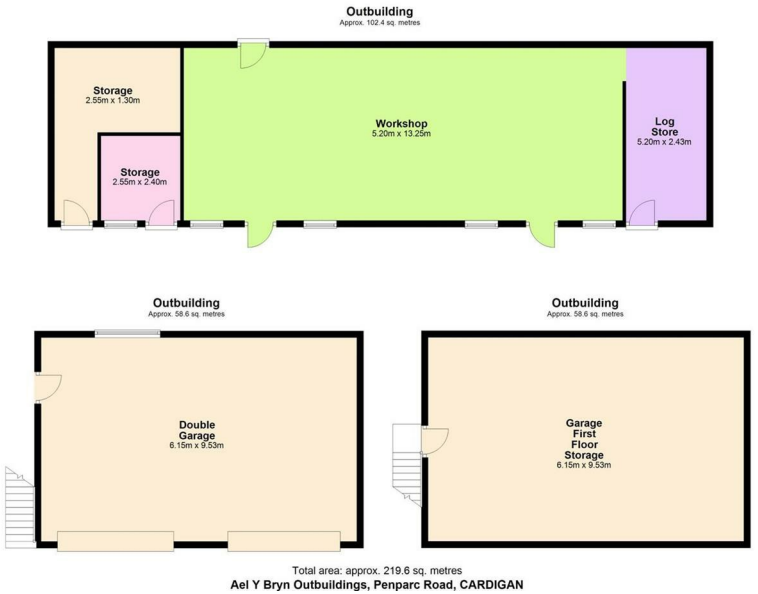
DIRECTIONS:

From Cardigan head north along the A487 until you reach the top of the By-Pass, the property can be found on the right-hand side, opposite the junction to Caemorgan Road, where it is signposted for the camp site. What3Words: ///trustees.glance.grudges











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ
T. 01239 562 500 | E. info@cardiganbayproperties.co.uk
www.cardiganbayproperties.co.uk

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