



CARDIGAN
BAY
PROPERTIES

EST 2021

Bridell House, Cardigan, SA43 3DE

Offers in the region of £440,000





Bridell House, Bridell, SA43 3DE

- Historic home dating back to the 1700s
- Four bedrooms, one with w/c
- New, modern kitchen/dining area
- Garage split into utility area and workshop
- Set in the rural village of Bridell, handy for Cardigan and Cardigan Bay
- Around 0.34 acres with secluded, enclosed rear gardens
- Three reception rooms with period features and two multi-fuel stoves
- Downstairs shower room plus modern family bathroom upstairs
- Parking for up to four vehicles
- EPC rating: D

About The Property

Looking for a historic home with character, generous gardens and flexible family space? This former 18th-century Inn in Bridell offers 4 bedrooms, three reception rooms, a garage/workshop, and beautifully kept grounds extending to around 0.34 acres.

This historic home sits in the rural village of Bridell and carries a sense of place that comes from a building with genuine longevity in the area. Dating back to the 1700s, it once served as an Inn attached to the former Coach House and still holds the character, proportions and charm expected of a period property in this part of West Wales. The house offers four bedrooms, three reception rooms and a garage/workshop, all set within around 0.34 acres of well-kept, secluded gardens that stretch out behind the house with a strong sense of privacy.

The entrance is at the side of the property, adjacent to the garages, where a step brings you into a practical hall with room for coats and shoes. From here a door opens into the sitting room, which acts as the hub of the home. The character comes through clearly in this space, with the original inglenook fireplace set on a slate hearth and fitted with a multi-fuel log burner, exposed beams overhead, and windows to the front. Built-in storage runs along one wall, and the room links smoothly to the kitchen, lounge and dining area, offering a layout that suits both day-to-day living and larger family gatherings.

The lounge sits to the front and offers another relaxed living space. Features include exposed beams and a multi-fuel stove set into a stone and slate surround. It gives the room a warm, grounded feel, and combined with the sitting room creates a balanced set of reception spaces for various uses.

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Details continued:

To the rear, accessed via double doors, the kitchen/diner has been recently updated to form a practical and pleasant family area. New, modern units, matching wall and base storage, double butler sink, built in dishwasher and recycling store, space for a 5 ring electric cooker range and space for an American style fridge freezer (both available by separate negotiations), a stylish Oak worktop and peninsula breakfast bar sit alongside space for food preparation, cooking and socialising all flowing beautifully into the dining/seating area, which is a light-filled space with sliding doors leading out to the raised patio. Additional windows frame the garden and make this room bright throughout the day, giving a good view across the lawn, detached seating zones and mature planting.

A door leads from the dining area into the inner hallway, connecting to the ground-floor shower room and the garage/utility area. The recently fitted shower room includes a double shower, WC and wash hand basin with storage, with tiled sections around the shower and sink. This is a welcome addition for families or visitors staying over. From the inner hallway, a door and step-down leads into the first part of the garage, now arranged as a utility and storage area. There is space for laundry appliances, an up-and-over door to the front and a stable door to the garden at the rear. An internal door brings you into the second garage section, currently used as a workshop where the oil-fired central heating boiler is also housed. This area has a window to the back and its own up-and-over door.

Details continued:

Upstairs the landing includes a triple-glazed Velux window to the rear, fully opening and fitted with a blackout blind and insect screen. Cottage-style wooden doors lead into the four bedrooms and the bathroom. Bedrooms three and four sit at the back of the house, both with dormer windows overlooking the garden. Bedroom three also has a frosted gable-end window and is currently arranged with two single beds. Bedroom four includes useful under-eaves storage and is currently used as a workspace. Bedrooms one and two are positioned at the front. Bedroom one is a very comfortable double room, currently supporting a super-king bed and full furniture. Bedroom two supports a king-sized bed and includes built-in cupboards and a freshly fitted WC, with toilet, wash hand basin and window.

The main bathroom has also been modernised and now offers a clean, comfortable layout with a separate bath, curved double shower, WC and wash hand basin with storage beneath. A frosted window brings in natural light.

Externally:

Externally, the house sits off an A-road with a grassed verge between the property and the roadside. To the front is a raised slate pathway with steps up to the former front door, showing a hint of the property's original layout before the addition of the side hallway and double garage. Parking is generous, with space for up to four vehicles in front of the garages, and the further gravelled area to the side.

A secure side gate leads into the main garden, which is slightly elevated with steps up from the rear pathway. The garden is a real highlight of the property, with a well-kept lawn, zoned seating areas, pockets of planting, stone walling and a sense of privacy created by mature shrubs, hedging and trees. It suits both relaxed outdoor time and more structured planting projects. There is a storage shed, a sizeable log store and the oil tank positioned discreetly to one side.

At the end of the garden a path leads into an additional rear plot with a shed, fruit trees and a pond with a water feature. This is a lovely area ideal for growing produce or simply enjoying the quiet backdrop of neighbouring fields. It adds an extra layer of outdoor interest and rounds off the overall space well.

Bridell is close to Cardigan, Cardigan Bay and the wider countryside and coastline of West Wales, making the location practical as well as scenic. This home blends its historic past with comfortable modern touches, all set within gardens that bring a real sense of calm and space.

A character home with thoughtful updates, generous outside areas and strong village roots, offering a great lifestyle in this sought-after part of West Wales. Early viewing is recommended.

INFORMATION ABOUT THE AREA:

Bridell is set amid beautiful Welsh countryside, just a short drive from the bustling historic town of Cardigan with all modern and boutique amenities, GPs, schools etc and the charming town of Crymch with its shops, eateries, schools and GP surgery. It's also within easy driving distance from the magnificent coastline of Cardigan Bay with its many sandy beaches and footpaths here in West Wales.

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.

Entrance Hall
7'7" x 3'8"

Sitting Room
17'10" x 14'2" (max)

Lounge
14'9" x 14'6" (max)

Dining Room
12'7" x 15'1" (max)

Kitchen
8'1" x 17'11"





Inner Hallway

3'11" x 4'0"

Shower Room

11'5" x 8'11" (max)

Garage (Utility Side)

8'11" x 16'1"

Garage (Workshop Side)

8'0" x 16'1"

Landing

16'10" x 8'8" (max)

Bedroom 1

14'2" x 11'9"

Bedroom 2

10'5" x 14'2" (max)

WC (for bedroom 2)

5'7" x 3'10"

Bedroom 3

8'2" x 11'9" (max)

Bedroom 4

8'2" x 11'11" (max)

Bathroom

7'5" x 7'10" (max)

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Superfast - up to 50 Mbps Download, up to 10 Mbps upload, FTTC. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to [https://checker](https://checker.ofcom.org.uk/)

[. ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to [https://checker](https://checker.ofcom.org.uk/) . 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 there is a Chancel Repair Liability on this property, from the neighbouring old church which the new owners will need to take out an indemnity insurance to cover against.

RIGHTS & EASEMENTS: The seller has advised that there is a gate to access the end of the property.

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.

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.

VIEWINGS: By appointment only. The property is located set back from the A478 road from Cardigan to Tenby. There is a Chancel Repair Liability on this property, from the neighbouring old church which the new owners will need to take out an indemnity insurance to cover against. The property is near an old church with a graveyard. There is a gate to access the end of the property.

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/12/25/OK









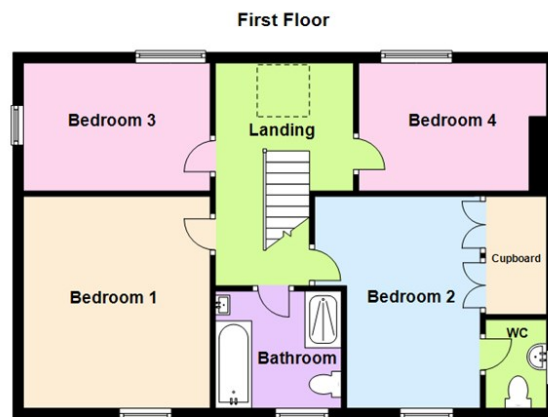
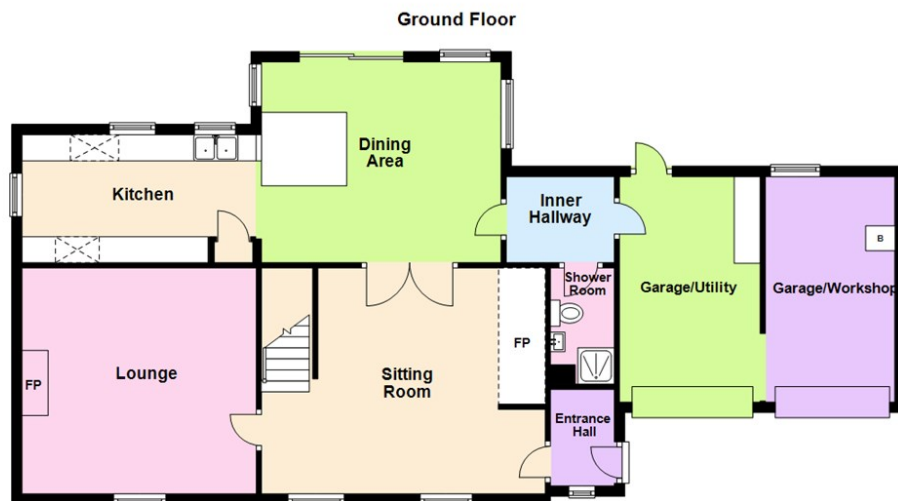




DIRECTIONS:

From Cardigan head out on the A478 heading for Crymych and Tenby. Go through the next village of Penybryn and as you leave the village and enter Bridell. Go past Bridell Manor on the left, round the corner and this property is the second property on the right-hand side, just set back off the road on a small cut-through road (the first of the row of semi-detached houses).





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Lynne on 01239 562 500 or lynne@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.

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