

CARDIGAN
BAY
PROPERTIES
EST 2021

Trewylan, Sarnau, Llandysul, SA44 6QY

Offers in the region of £750,000

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- Edwardian five bedroom Country Residence
- Around 1.06 acres in total
- Sweeping tree-lined driveway approach
- Ample parking for multiple vehicles
- Gardens, summer house and former pigsty
- Plus, original two bedroom converted coach house
- Views across countryside towards Penbryn coast
- Fine period detail throughout the main house
- Double and single garage block
- Energy Rating: E & E



About The Property

Looking for a substantial Edwardian Country Residence with an original, converted coach house, beautiful period detail, around 1.06 acres and far-reaching views towards the coast at Penbryn? Trewylan is a very appealing package, combining a handsome five bedroom main house, a separate two bedroom coach house, generous garaging and gardens that give this part of West Wales a real sense of space and setting.

Trewylan is a well-proportioned Edwardian country house with a real sense of arrival, approached via a sweeping tree-lined driveway from a country lane. Set within around 1.06 acres, the property includes a five bedroom main house, a converted two bedroom coach house, garage block and established gardens, all enjoying views across the surrounding countryside towards the coast at Penbryn.

Dating from the early 20th century, the house retains many original features including encaustic tiled flooring, parquet floors, timber doors with panelling, coving, picture rails and fireplaces. Most windows have been upgraded to sash-style double glazing, helping with efficiency while keeping the overall character.

The main entrance is through a side porch leading into an impressive hallway with parquet flooring and a staircase to the first floor. From here, doors lead to the principal reception rooms. The library to the front works well as a sitting room or home office, while the lounge is a comfortable main living space with a bay window, fireplace and access through to the conservatory.

The conservatory sits to the front of the house with tiled flooring, glazing on all sides and doors opening out to the garden. The dining room has a more traditional feel with quarry tiled flooring, a wood burning stove and an original servant bell still in place, along with access to the kitchen and side hall.

Details Continued:
The kitchen is fitted with a range of units and retains its practical layout, with space for freestanding appliances and access out to the rear porch and courtyard. Beyond this are a series of useful rooms including a laundry room, utility, gardening room and additional store with WC, offering excellent space for day-to-day use, storage or hobbies.

The ground floor also includes a shower room and access to a cellar, which still houses the original (non-working) boiler and provides useful additional space.

Upstairs, the main landing leads to three principal bedrooms, all good-sized rooms with original fireplaces, along with an en-suite to the main bedroom. A separate bathroom and WC sit just off the landing, while a further corridor leads to two additional bedrooms, likely forming part of the original staff accommodation. This area offers flexibility for family use, workspace or guest rooms.

The Coach House
The Coach House is a valuable addition, offering a fully self-contained two bedroom property. On the ground floor is a kitchen with space for dining, a lounge/diner with wood burning stove and access to the garden, and a utility room with WC. Upstairs are two bedrooms and a shower room, with the second bedroom arranged as two connected spaces, allowing for use as a bedroom with dressing area or home office.

The Garages
The garages are arranged as one double and one single, linked internally and accessed via three up-and-over doors. Together they offer space for three vehicles along with general storage, workshop use or hobby space. Behind them is a lean-to greenhouse, another useful addition for anyone interested in growing produce or making the most of the garden.

Externally:
Outside, the grounds are a big part of the appeal. The sweeping gravel drive runs down to the house and around to the rear and on towards the Coach House, giving easy access and generous parking for both. A lawned area sits beside the drive with fruit trees and mature hedging, along with plenty of room for seating or further garden use. There is also a summer house and access to the garage block.

To the front of the house, the formal gardens suit the age and style of the property very well. These open into a wider lawned area bordered by established planting and mature boundaries. A path leads through to

another part of the garden with a former pigsty, raised pond and further mature beds and boundaries. From here the views open out nicely towards Penbryn and the sea beyond, which is a real bonus in this part of Cardigan Bay.

To the rear of the main house is a smaller courtyard with the former well still in place, though no longer in use. Beyond that, the grounds move naturally towards the Coach House garden, which is mostly lawn with a smaller courtyard outside the utility room door, a very usable spot for sitting out or dining.

Overall, Trewylan is a property with a lot more substance than first impressions alone might suggest. The main house has the scale, detail and layout expected of a Victorian country house, while the Coach House, garages, gardens and history all add to the sense that this is a complete holding rather than simply a house with extras. The coastal outlook towards Penbryn, the mature setting and the connection to the wider landscape of West Wales make it even more appealing.

For anyone looking for a period home with flexibility, original character, separate accommodation and a setting that still feels closely tied to the countryside and coast of Cardigan Bay, Trewylan is well worth a closer look. Please get in touch to arrange a viewing.

INFORMATION ABOUT THE AREA:
The area around Trewylan, near Sarnau and Llandysul, has long been shaped by agriculture and the woollen industry that once thrived throughout this part of West Wales. Set within gently rolling countryside, it offers a strong sense of space while still being within easy reach of the coast at Penbryn and the wider Cardigan Bay area, known for its beaches and coastal paths. Nearby villages and towns provide everyday amenities, while the surrounding landscape reflects a rich rural heritage, with historic holdings, small farms and traditional buildings still defining the character of the area today.

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.

Main House

Side Entry
5'10" x 4'11"

Hallway
9'1" x 14'10"

Library
19'3" x 13'8"

Lounge
14'9" x 18'8"

Conservatory
6'3" x 11'5"

Dining Room
13'11" x 14'9"

Kitchen
12'11" x 14'11"

Rear Porch
5'5" x 4'3"

Side Hall
10'10" x 6'10"

Shower Room
9'0" x 6'11"

Cellar
13'1" x 6'10" plus steps down

Laundry Room
7'10" x 6'11"

Utility 1
8'6" x 6'11"

Gardening Room
14'8" x 9'0"

Utility 2
8'5" x 6'0"

WC
6'9" x 3'3"

Main Landing
9'1" x 10'6"

Bedroom 1
1489'6" x 13'5" plus airing cupboard

En-suite
8'5" x 5'0"

Bedroom 2
19'3" x 13'10"

Bedroom 3
14'3" x 11'2"

Hallway
4'8" x 3'6"

WC
4'0" x 3'0"

Bathroom
7'8" x 9'2"

Corridor
10'5" x 3'3"

Bedroom 4
12'9" x 12'3"

Bedroom 5
26'1" x 7'0"

Coach House:









Hall
3'6" x 7'6"

Utility
5'4" x 7'7"

Kitchen
12'11" x 12'11"

Dining area
12'11" x 13'2"

Lounge area
13'0" x 13'1"

Landing
2'11" x 5'1"

Bedroom 1
12'11" x 12'4"

Shower Room
7'0" x 6'10"

Bedroom 2 dressing area/nursery
9'11" x 6'10"

Bedroom 2
12'11" x 10'5"

Bedroom 2 storage
2'8" x 11'3"

Double Garage
18'4" x 25'9"

Single Garage
18'4" x 13'0"

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

COUNCIL TAX BAND: G for the main house - E for the Coach House - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking/ Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: MAIN HOUSE: Oil boiler servicing the hot water and central heating & Wood burning stove - COACH HOUSE: Electric heating & wood burning stove
BROADBAND: Connected - TYPE - Superfast - up to 600 Mbps Download, up to 100 Mbps upload *** FTTP- PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to 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 . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there is an old well in the courtyard outside the rear of the main house.
RESTRICTIONS: The seller has advised that there are none that they are aware of. / details...(e.g. listed building, covenants, restrictions of use, use of land etc)
RIGHTS & EASEMENTS: The seller has advised that Ucheldir next door has rights to access next to the Coach house to carry out maintenance on their walls next to the Coach House. There is an historic mention on the deeds of Ucheldir having rights to draw water from the well but this was before mains water was installed to the properties.
FLOOD RISK: Rivers/Sea - High / Medium / Low / N/A - Surface Water: High / Medium / Low / N/A
COASTAL EROSION RISK: None in this location - OR High / Medium / Low
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of. / details...
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property. / details...
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. **ADD ANYTHING RELEVANT HERE**

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/03/26/OK






















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WELCOME





DIRECTIONS:

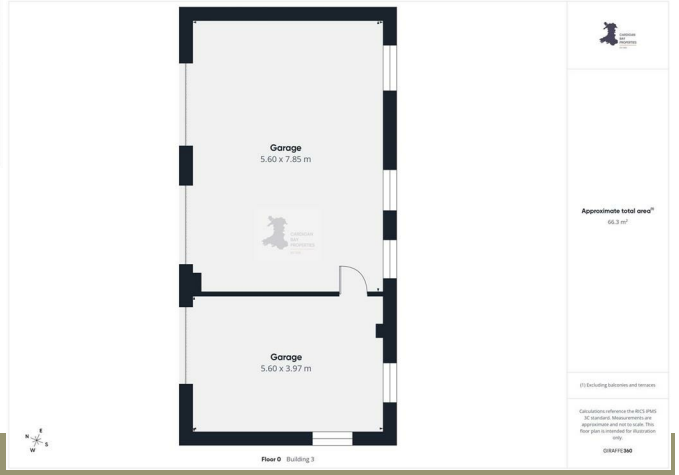
What3Words: ///lanes.blossom.beginning From Cardigan head north along the A487 and pass through the village of Tanygroes. Take the third left after leaving the village, sign posted Tresaith & Penbryn, go past the farm on the junction and around a corner and the driveway to this property is the first on the right.













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	48	
(21-38) F		
(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.

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