



Yr Hen Efail, Cwm Cou, Newcastle Emlyn, SA38 9PB

Offers in the region of £385,000



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- 3-bedroom character home with attached former smithy.
- A-rated energy efficiency with air source heating and solar panels.
- Well-equipped kitchen with Bosch appliances, Rangemaster range, and pantry.
- Close to the coast and amenities
- 7.4 Miles to Aberporth beach
- 0.33-acre plot with lawns, veggie beds, fruit trees, and greenhouse.
- Cosy lounge with inglenook fireplace and multi-fuel stove.
- Attached former smithy with original fireplace, mezzanine, and power.
- 1.5 miles to Newcastle Emlyn town
- Energy Rating: A

About The Property

Looking for a character-filled home with plenty of outdoor space and energy-efficient features? This three-bedroom property, with its attached former smithy, energy-efficient systems, and well-maintained garden, offers a comfortable and practical living space close to Newcastle Emlyn and the coast of Cardigan Bay in West Wales.

This charming three-bedroom property, with its unique character and attached former village smithy, offers a great balance of period features and modern conveniences. Situated in a highly convenient location just a short drive from Newcastle Emlyn and the nearby coast, this home is perfect for those looking for space, character, and practicality.

The property sits on a generous 0.33-acre plot, providing ample outdoor space, including a well-designed cat enclosure that allows pets to enjoy the outdoors safely (this could be removed by the owners if not needed by the new owners). The home also benefits from energy-efficient features such as air source heating and solar panels, contributing to an A-rated energy efficiency—a rare and desirable feature in a property of this type.

Entering the property through the porch, there’s easy access to a convenient ground-floor W/C before moving into the lounge. The lounge is a cosy space with a large inglenook fireplace, complete with a multi-fuel burning stove set on a slate hearth and a wooden beam above. This central feature creates a warm and welcoming atmosphere, perfect for relaxing in the colder months. Stairs from the lounge lead to the first floor, while a door opens into the kitchen.



Details Continued:

The kitchen is a well-equipped, functional space with matching wall and base units, topped with a wooden worktop. It includes integral Bosch fridge and freezer, as well as space and plumbing for a washing machine. The kitchen also boasts a high-end Rangemaster Professional + range with a five-ring gas hob and double electric oven, with a granite sink and drainer by Rangemaster. Exposed beams add character to the room, while a walk-in pantry provides useful storage. A door from the kitchen leads into the conservatory, which has self-cleaning glass and fitted blinds, ensuring a bright and comfortable space year-round. The conservatory opens out to the rear garden via patio doors, creating a smooth flow between the indoor and outdoor spaces.

Upstairs, the landing leads to three double bedrooms, each offering comfortable space for family living. One bedroom features an airing cupboard housing the Generation 6 Samsung Jules hot water tank and heat pump, a modern system that helps maintain energy efficiency throughout the home., and another features a built-in wardrobes and pretty views over the rear garden and surrounding countryside. A study, and the family bathroom, which is well-equipped, featuring a double shower with a Mira electric shower, a WC unit, and a wash-hand vanity unit.

Externally:
Outside, the property benefits from both front and rear access. To the front, there's access to the former smithy, a historic building with an original fireplace and a useful mezzanine area. This space could easily be adapted for a variety of uses, such as a workshop, studio, or additional storage. To the side and rear of the property, a driveway provides parking for up to four vehicles. There is also a timber shed for storage, and at the bottom of the garden, a Dunster House Log Cabin with power and lighting is ideal for a home office or additional leisure space.

The garden itself is a true highlight, featuring well-maintained lawn areas, vegetable beds, raised beds, and fruit trees. For those with a green thumb, there is also a small polytunnel and greenhouse for growing plants and produce year-round. In the middle of the garden, the cat enclosure offers a unique feature—a "Catio" that leads from the kitchen window via overhead and underground tunnels to an enclosed area, fenced using Protecta Pet fencing, comes with a pond, climbing frame, and a shed for shelter. It's a practical and thoughtful addition, ensuring that pets can enjoy the outdoors in a secure, comfortable environment. This could be removed by the owners if not needed by the new owners, which would open the garden up for space to grown more veg, installing a polytunnel etc.

With its combination of character, modern energy-saving features, ample outdoor space, and versatile outbuildings, this property offers great potential for a variety of uses, whether for family life, hobbies, or home working. Its location, just a short drive from Newcastle Emlyn and the

coast, provides easy access to local amenities, schools, and transport links.

Porch
5'2" x 7'10" max

WC
3'1" x 5'4"

Lounge
13'6" x 25'9"

Kitchen
9'11" x 20'2"

Pantry
5'8" x 3'6"

Conservatory
9'0" x 11'9"

Landing
9'8" x 14'3" max, u shaped

Bedroom 1 (Master)
14'4" x 12'0"

Bedroom 2
7'4" x 10'6"

Bedroom 3
9'11" x 10'2"

Study
6'5" x 5'9"

Bathroom
9'7" x 5'10"

Former Smithy
24'10" x 12'9"

Wooden store shed
19'5" x 11'7"

Dunster House Log Cabin
12'5" x 9'1"





IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity

WATER SUPPLY: Mains, Water stop cock in front of next door property on what is original boundary line.

HEATING: Air Source Heating & Multi Fuel Burning Stove

BROADBAND: Connected TYPE - Fiber - up to 500 Mbps Download, - 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 the roof of the old Smithy could be made from asbestos, this has not been tested or confirmed.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

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.

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.

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. Property is just off the main B4333. The front boundary line was not clearly defined when the owners purchased. A longtime neighbour / resident confirmed the boundary line has always followed the line of the original hedge, A gate has been erected within that line and the owner can sign a stat dec to confirm 12 years uninterrupted use if needed. The owner has informed us that they have seen evidence of some pipistrelle bats in the attic.

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/11/24/OK













DIRECTIONS:

From Newcastle Emlyn head out on the B4333 heading towards Aberporth. As you reach the village of Cwm Cou and go around the bend you will see a small tuning on the left down a no through road, turn left here and the property is immediately on your right.

What3Words: ///skid.qualifier.photos





For Identification Purposes Only.
Plan produced using PlanUp.

Yr Hen Efail, Lon Drewen, Cwm Cou, Newcastle Emlyn

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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