



Curlew Cottage, St. Dogmaels, Cardigan, SA43 3LL

Offers in the region of £170,000



**CARDIGAN
BAY
PROPERTIES**

EST 2021





Curlew Cottage, St. Dogmaels, St. Dogmaels, SA43

Offers in the region of £170,000

- Part of a historic Glanteif waterfront estate
- Two double bedrooms with sea and river outlooks
- Improvable kitchen and bathroom
- Shared driveway with allocated parking space
- Easy access to Poppit Sands, St Dogmaels and Cardigan
- Views over the River Teifi estuary
- Lounge/dining room with estuary views
- Small front courtyard seating area
- Optional additional garden land by separate negotiation of £15,000
- Energy Rating: E

About The Property

Looking for a character cottage with estuary views in a historic waterfront setting? Curlew Cottage offers two double bedrooms, a courtyard seating area and scope to improve, all within easy reach of Poppit Sands, St Dogmaels and Cardigan in West Wales.

Originally forming part of a much larger waterfront estate stretching between St Dogmaels and Poppit, Curlew Cottage sits within a fascinating and well-documented corner of Cardigan Bay. The estate was once owned by a succession of shipowners and sea captains, with the main house positioned to overlook the River Teifi as vessels departed for Europe and the Americas. Today, that historic setting still defines the appeal of this location, with the river curving gently around the peninsula below.

The original estate comprised five properties, including Curlew Cottage, which is attached to the side of Glanteifi House and the rear of Mallards House. Two other cottages to the side of Curlew Cottage are currently used as a holiday lets, highlighting the flexibility and mixed use within this small waterfront grouping.

Curlew Cottage itself offers a cosy and very improvable home, ideal for buyers looking for a manageable project in a genuinely special position.

On the ground floor, an entrance porch opens into a spacious lounge/dining room, with windows taking in views over the Teifi estuary. This room forms the heart of the cottage and includes the staircase to the first floor, with useful understairs cupboard, housing the oil-fired boiler. An archway leads through to the kitchen, fitted with base and wall units, sink with drainer and space for an oven. The kitchen would benefit from upgrading but provides a workable footprint for improvement.



Details Continued:

Stairs rise from the living room to the first-floor landing, which includes an airing cupboard housing the hot water tank and header tanks. Doors lead to two double bedrooms, both enjoying lovely outlooks across the estuary towards the sea. The family bathroom is fitted with a bath and electric shower over, wash hand basin and WC, and again offers scope for modernisation.

Externally:

Access is via a shared driveway from the country road, leading down to the parking area serving the three cottages and the side of the main house. Each of the cottages has the right to one parking space, as does the main house.

To the front of the cottage is a small courtyard, a real bonus in this setting and a great spot to sit with a morning coffee or an evening meal while looking out over the River Teifi below.

By separate negotiation of £15,000, there is also the option to purchase an additional block of garden land to the north of the property. This offers elevated river and sea views and includes a lawned area with a couple of fruit trees, creating a simple but appealing outdoor space away from the main house and parking area.

Curlew Cottage represents an opportunity to secure an affordable foothold in a historic waterfront setting

within Cardigan Bay, with clear scope to update and add value over time. Early viewing is recommended to fully appreciate the location and outlook

INFORMATION ABOUT THE AREA:

The wider area needs little introduction. The River Teifi is well known for boating and wildlife, including otters and a wide variety of birdlife. Poppit Sands is roughly a mile away, offering one of the most popular beaches in this part of West Wales. The village of St Dogmaels is also about a mile away and provides an award-winning gastropub, a community-owned pub in which the estate even holds a share, historic Abbey ruins with café, a working water mill, weekly farmers market and an active calendar of community events.

The market town of Cardigan lies around two miles away, offering a wide range of shops, cafes, restaurants and everyday services. Road links connect easily to Carmarthen and the A48/M4, providing access further across South Wales and into England.

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.

Porch

Lounge/Diner

Kitchen

Landing

Bedroom 1

Bedroom 2

Bathroom

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: C – Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking – One parking space in the car park is allocated to Curlew. Curlew has the right to access the car park via the north Glanteifi entrance drive. Curlew also needs to contribute ¼ towards the costs of repairing/maintaining the shared carpark/drive.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Sewerage Treatment Plant.

The Treatment Plant is owned by and is located in the grounds of Glanteifi and the deeds of Curlew specify that they need to bear 1/6th of the costs. Foul and rainwater drains from Mallards, Curlew, Grebe and Cormorant cross Glanteifi's land and flow into the Sewerage Treatment Plant or soakaway.

ELECTRICITY SUPPLY: Mains

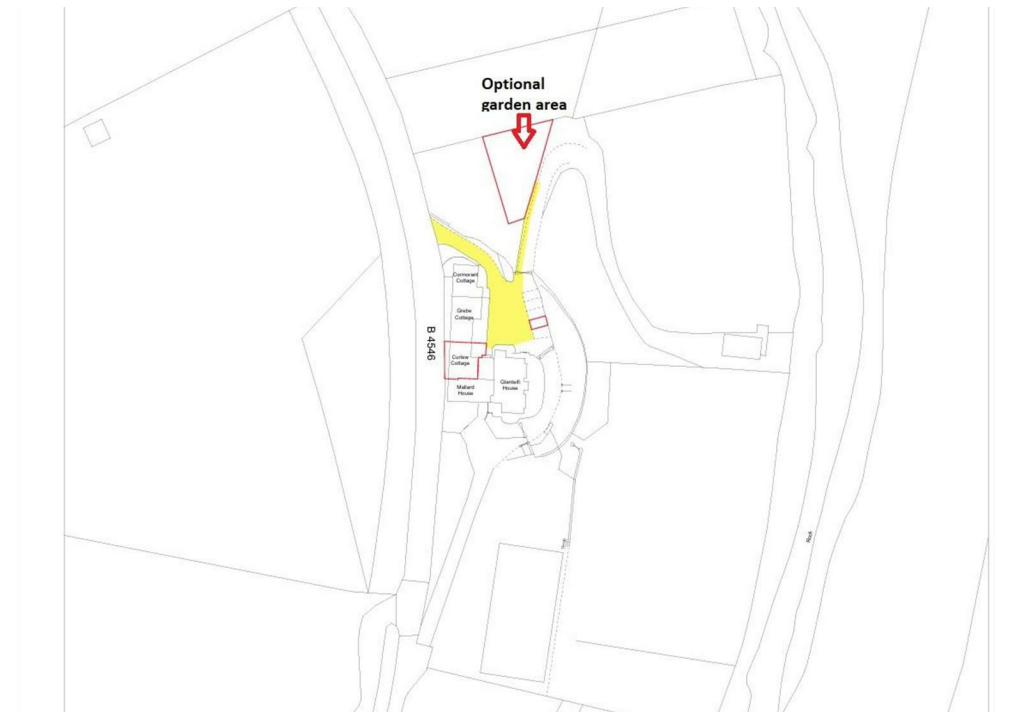
WATER SUPPLY: Mains

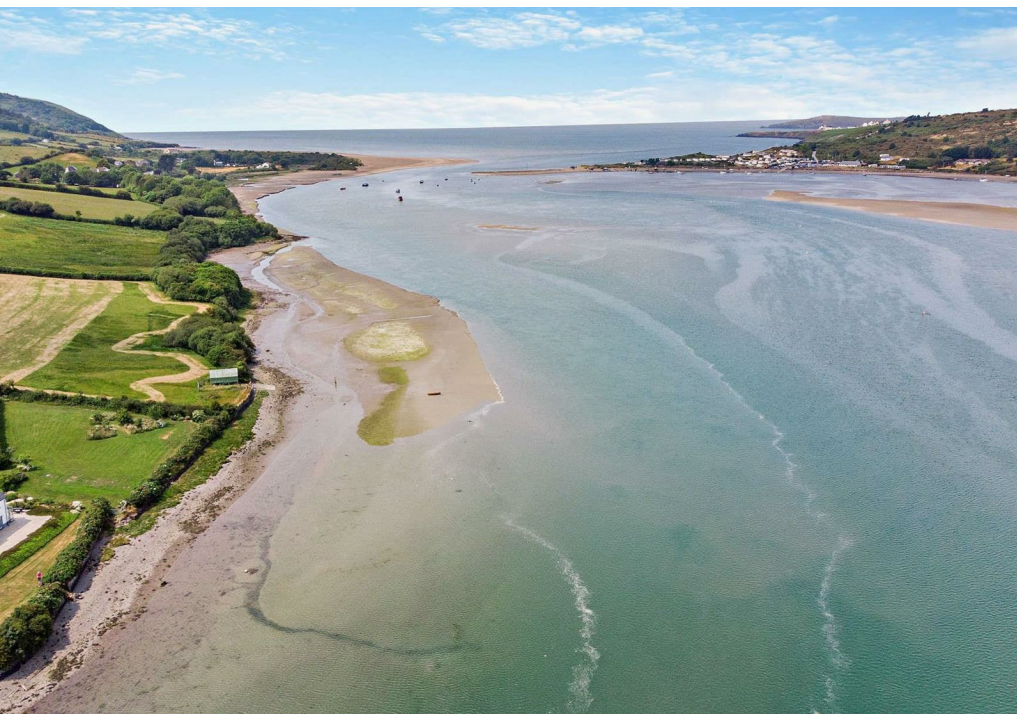
HEATING: Oil – the Oil Tank is located on Mallards House's land – there is right of access to the tank.

BROADBAND: Available in area – TYPE – Superfast & Standard available with speeds up to 43 Mbps Download, up to 8 Mbps upload FTTC, . – 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 are no issues that they are aware of.

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

RIGHTS & EASEMENTS: The seller has advised that Glanteifi, Mallards, Curlew, Grebe and Cormorant have reciprocal rights for pipes/wires to cross each others properties. Curlew has the right to access the car park via the north Glanteifi entrance drive and park one car in the car park. Curlew has the right to access its oil tank located on Mallard's land. The field to the north of Glanteifi's land (abutting the land that is available by separate negotiation with this house) has a right of access through the Glanteifi entrance to the field, via the car park.

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>

HW/HW/12/25/OK

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. Please read the above information carefully. There is an area of garden available by separate negotiation (please see the video tour for its location and size).

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.









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DIRECTIONS:

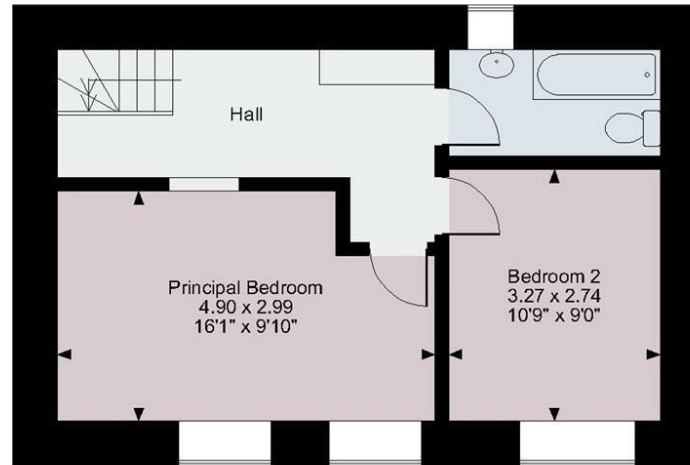
From Cardigan town head out over the old bridge and turn right for St Dogmaels. Travel all the way through St Dogmaels heading to Poppit Sands. As you leave the village you will see two gated entrances to Glanteif on the right-hand side, take the second entrance and drive down to the parking area directly in front of the cottages. What3words: ///restores.trucks.worm



Curlew Cottage, Cardigan
Main House gross internal area = 886 sq ft / 82 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Contact Claire on 01239 562 104 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		45
(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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