



Penlon Farm & Cottages, Llandysul, SA44 6AU

Offers over £850,000



CARDIGAN
BAY
PROPERTIES

EST 2021

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Penlon Farm & Cottages, Pontgarreg, SA44 6AU

Offers over £850,000

- Around 10.89 acres of farmland, orchard and woodland
- Close to Llangrannog beach and the Cardigan Bay coastline
- Multiple orchards with Welsh apple, pear and plum trees
- Private driveway linking the main house and cottages
- Lifestyle property with strong income-generating potential
- Four-bed farmhouse plus three self-contained holiday cottages
- Stunning Green Oak Conservatory with south-facing patio
- Range of useful outbuildings, stables and agricultural barn
- Productive vegetable garden with polytunnel
- Energy Rating: D, D, D, D

About The Property

Looking for a smallholding in West Wales with income potential, far-reaching rural scenery and a short drive to the Cardigan Bay coastline? This 10.89 acre farm with a character farmhouse, three self-contained holiday cottages, orchards and useful outbuildings offers a rare combination of lifestyle, space and opportunity.

Set in around 11 acres of meadows, orchard and woodland, this coastal smallholding in Pontgarreg offers a genuine lifestyle change in this much-loved corner of West Wales. With a character farmhouse, three self-contained holiday cottages, a range of useful outbuildings and land rising behind the property to views towards Cardigan Bay, it provides the kind of setting that is becoming increasingly hard to find so close to the coast. Llangrannog is just under two miles away, giving easy access to sandy coves, cafés, pubs and the celebrated Ceredigion Coast Path, while Brynhoffnant and its everyday amenities are only a short drive away.

The farmhouse has a warm, grounded feel, with traditional features running through the layout. The lounge sits at the heart of the ground floor, with its exposed stone fireplace, wood-burning stove and quarry-tiled floor setting the tone for the rest of the home. A doorway links to the office/inner hallway, which works as a separate workspace and also connects to the ground-floor WC. From here a further door leads into the striking Green Oak Conservatory. This room is a real highlight, designed to capture the sun throughout the day, with bi-fold doors opening to the south-facing patio. The vaulted ceiling, Velux windows, oak frame and multi-fuel stove give this space a lovely balance between comfort and practicality, working equally well for family gatherings, mealtimes or simply sitting with the patio doors open to the garden.



Details Continued:

Back in the lounge a door leads into the kitchen/diner, with ample space for a family dining table, and fitted with a rustic farmhouse kitchen with space for modern appliances and a Rayburn (not in use). A door from here leads to the boot room/porch, which in turn leads you out to the rear of the property.

Upstairs, the layout splits across two landings. There are three double bedrooms and one single. The main double benefits from a dual-aspect outlook and built-in wardrobes with sliding doors. The bathroom is a good size, fitted with a bath and separate double shower, finished with tiled walls and flooring and dual-aspect windows bringing in plenty of daylight.

To the rear is a useful laundry room and utility area, which houses the oil-fired boiler for the main house. Beneath a section of the main house, accessed from the rear is a small and very useful wine cellar.

The Three Holiday Cottages:

The three cottages sit alongside the farmhouse, each with separate access and parking, making them ideal for holiday let guests or overflow accommodation for extended family to visit. They have been thoughtfully redecorated and maintained, keeping a consistent style and standard.

Penally Cottage (Grey)

Recently updated, this cottage opens into a hallway and through to the living room, where a wood-burning stove and French doors set the tone for the rest of the layout. The kitchen is neatly fitted with new, contemporary units and integrated appliances. The upgraded ground-floor bathroom sits across the hall, and the dining room works well either as a dining space or a third ground-floor bedroom. Upstairs there are two double bedrooms with some reduced headroom to the sides and Velux windows. The garden is an enclosed mix of patio and lawn, ideal for holidaymakers returning from a day at the beach.

Carew Cottage (Yellow)

This cottage has an open, easy flow and has recently been updated, with a lounge area and wood-burning stove linking straight through to the newly installed kitchen, which has patio doors out to a private rear seating area. The inner hall leads to the shower room, and steps rise to a double bedroom with built-in storage. The outside space combines paving and a decorative slope, giving guests a simple but usable outdoor area.

Nevern Cottage (Green)

Entered through the kitchen, which has matching units, modern appliances and access to the bathroom with

corner shower, the layout rises into a bright living room with vaulted ceiling and patio doors to the front. Stairs lead to a mezzanine double bedroom. A further door opens to the dining room, and another leads to a twin bedroom. Outside, a small secure garden creates a pleasant seating and BBQ area, surrounded by established planting.

PARKING FOR THE COTTAGES: There is a gravel driveway off the lane that runs between the cottages that offer parking space for each cottage. This driveway also joins up the main house and its driveway offering an "in and out" driveway.

The Grounds and Land:

The property benefits from wide gravelled access linking the cottages and the farmhouse, forming an "in-and-out" driveway that works easily for family living and guest arrivals. A path from the drive leads to the utility room, laundry room and patio area. The patio is a sheltered, stone-paved space with a built-in BBQ and rotisserie, working well for outdoor dining and easy access to the conservatory.

Alongside the house is a useful collection of additional spaces, including a storeroom and a timber shed.

The land rises behind the property, accessed via the main driveway onto a central track. There is a useful level area to the side, perfect for veg growing or other uses. Further along is the main outbuilding range, including a substantial agricultural barn currently used for livestock, storage, hay and equipment. Doors lead through to stable areas, and behind the barn sits a shed set up as a comfortable 'man cave' with a wood-burning stove. A track runs to the side of the barn to the rear which leads to a productive vegetable garden with raised beds sits to one side, and a polytunnel provides extended growing space.

Beyond this point, the land opens into grassland and established orchards, containing Welsh cider apple varieties alongside pear and plum trees. The layout of the orchards creates pockets of interest, and the old track rising to the top fields offers a pleasant walk with open views across the surrounding countryside. From the highest point of the land, there are distant glimpses towards the sea in Cardigan Bay, reminding of the property's strong coastal position.

This smallholding brings together a character home, well-presented holiday accommodation, useful outbuildings and a generous spread of land, all within easy reach of Llangrannog and the wider West Wales coastline. A property offering this blend of lifestyle, income potential and coastal access is a rare opportunity. Early viewing is recommended.

Main House:

Lounge

14'4" x 17'0"

Office

8'5" x 9'8"

WC

4'1" x 8'3"

Green Oak Conservatory

19'8" x 22'9" max, l shaped

Kitchen/Diner

22'4" x 13'1" max

Boot Room/Porch

11'10" x 7'2"

Front Landing

5'0" x 8'5" max

Bedroom 1

14'1" x 8'7" max

Bedroom 2

6'2" x 7'4"

Bedroom 3

11'0" x 11'10" max - plus wardrobes

Second landing

5'7" x 2'11" max

Bedroom 4

14'1" x 12'1" max

Bathroom

12'7" x 8'4" max

Nevern Holiday Cottage:

Kitchen

10'9" x 9'8" max

Bathroom

5'4" x 5'7" max

Lounge

12'8" x 15'11"

Dining Room

7'4" x 8'3"

Bedroom 1

8'11" x 11'9"

Bedroom 2 (Mezzanine)

12'9" x 9'3" max

Carew Holiday Cottage:

Lounge/Kitchen/Dining

13'0" x 21'3" max (l shape)

Bathroom hallway

3'1" x 2'10"

Bathroom

4'3" x 8'5" max

Bedroom 1

10'5" x 11'10" inc wardrobe

Penally Holiday Cottage:





Living area
17'10" x 16'5" max

Kitchen
6'4" x 12'0"

Bathroom
7'10" x 5'3"

Dining room/Bedroom 3
10'7" x 9'0"

Landing
5'2" x 2'11"

Bedroom 1
10'10" x 14'5"

Bedroom 2
9'0" x 10'10"

Timber Shed by house
9'10" x 13'11"

Laundry Room
13'11" x 8'7" max

Store Room with Electric Meter
3'1" x 5'1"

Store Room next to Electric Meter
3'10" x 3'8"

Wine Cellar
8'4" x 14'2"

Agricultural Barn
21'1" x 56'1" max

Barn - Stable Area
15'4" x 44'5" max

Barn - Lean too
10'8" x 13'7" max

Cider Shed/Man Cave
9'0" x 15'7"

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

COUNCIL TAX BAND: E for main farmhouse - The three cottages
currently qualify for small business rate relief - Ceredigion 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 for the

main house - LPG Gas central heating in all three cottages, each one
has its own gas boiler. Gas tank is buried in the rear garden of the
main house.

BROADBAND: Ultrafast available - Max download speed - 1000 Mbps
Max upload speed - 220 Mbps PLEASE CHECK COVERAGE FOR THIS
PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE: Signal is available in the area but 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 three holiday-let
cottages have 28-day restrictions ie. they cannot be rented out to
the same guests for longer than 28 days in one go. They are available
all year round. They may be let out on viewing days so please refer to
our full walk-through video tours on each one.

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. 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. This is a smallholding with the land lying mainly behind the house, with one field to the side. Please see note above regarding holiday let restrictions. You are able to produce 7,000 litres of Cider and Perry from the apples in the orchards without having to be registered for the Alcohol Wholesaler Registration Scheme. For your own safety please ensure you have suitable footwear to walk the land otherwise access may be refused.

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/01/26/OK







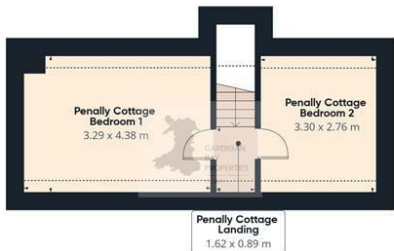
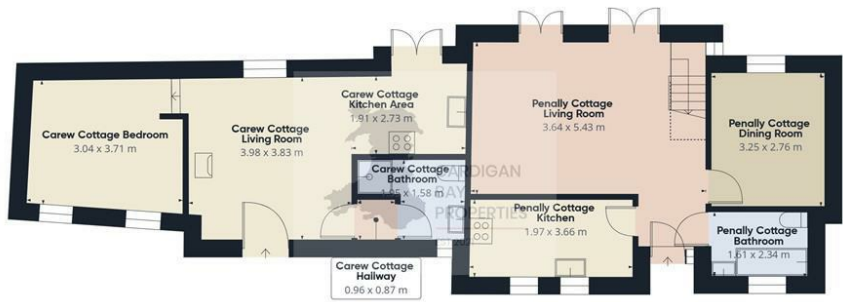




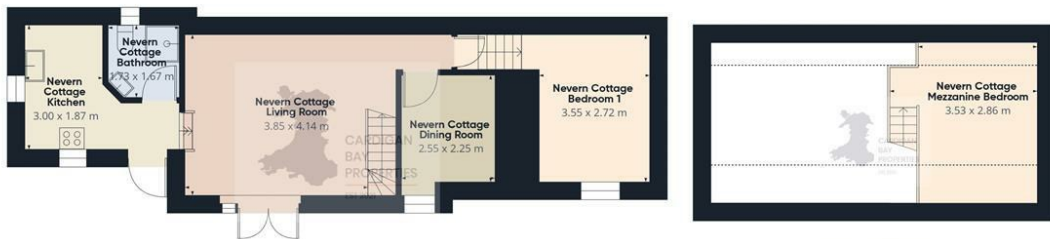
DIRECTIONS:

From Cardigan head northwards along the A487 for about 12 miles, until you reach the village of Brynhoffnant. Here turn left onto the B4334 heading for Llangrannog. As you drop down the hill you will come to a crossroads next to two houses, turn right here for Pontgarreg. Follow this road into Pontgarreg and you will see this property on the right hand side, with the driveway to the house first, the house is elevated above the road, and the cottages are right next to this drive with their own driveway. What3Words: [///fidgeted.hovered.youth](https://www.what3words.com////fidgeted.hovered.youth)





Floor 1 Building 1



Floor 1 Building 2



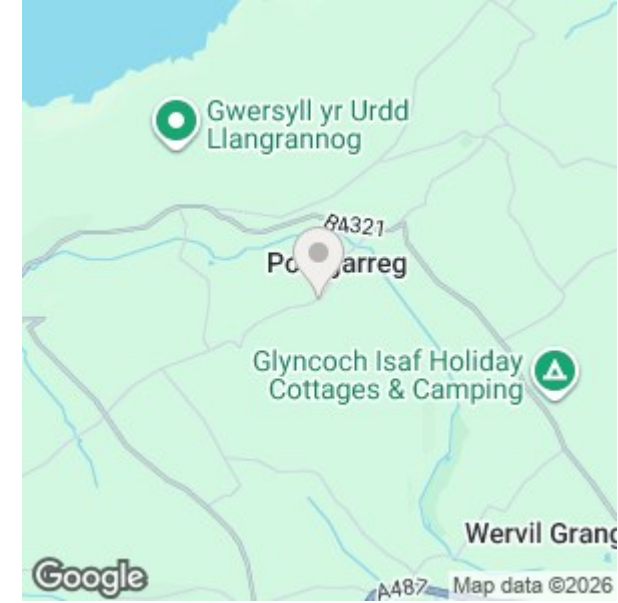
Approximate total area^m
164.9 m²
Reduced headroom
9.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(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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