



Erwan Fach, Blaencelyn, Llandysul, SA44

6DH



CARDIGAN
BAY
PROPERTIES

EST 2021

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Erwan Fach, Blaencelyn, Llangrannog, SA44 6DH

Offers in excess of £900,000

- A stunning, updated and modernised 5 bed house
- Panoramic and far-reaching spectacular sea views
- Ample off road parking
- Three stone barn ranges, ideal for conversion (STPP)
- Less than half hour drive to Cardigan
- Dating back to 1733 & retaining character features
- Enclosed gardens all round
- Around 6 acres of land and grounds with sea views all round
- Only 6.4 miles to New Quay
- Energy Rating: D

About The Property

Nestled on the rugged coastline of Cardigan Bay, boasting some of the most dramatic and spectacular sea views in the area and sitting just north of the picturesque village of Llangrannog, this stunning property offers a unique opportunity for those seeking a property of a lifetime.

Boasting just over 6 acres of land and gardens, no immediate neighbours, being down the end of a long track, a row of three stone barn ranges (ripe for conversion subject to planning permission), the most breathtaking of sea views, 3 reception rooms and 5 bedrooms spread across the property, there is ample space for comfortable living with plenty of possibilities. Conveniently located near Llangrannog, Cwmtdu, New Quay, and the Ceredigion Coastal Path, outdoor enthusiasts and nature lovers will find themselves in paradise. Llangrannog is a popular seaside village with its vibrant community, cosy pubs, and beautiful beaches, much loved by locals and tourists alike, while New Quay offers many amenities such as a doctor's surgery, a large Primary school, a supermarket, a fire station, a lifeboat station (RNLI), pubs, cafes and restaurants and so much more.

Benefitting from underfloor heating on the ground floor, the extensive modernisation and renovation carried out around 14 years ago ensure that the property offers contemporary amenities while retaining its charming character.

The main front door into the property opens into the hallway, with a built-in boot storage box, and doors into the lounge and the kitchen/diner. The dining area has ample space for a dining table and opens out into the modern kitchen, with beautifully fitted matching wall and base units, with an island in the middle with a breakfast bar. Modern NEFF appliances installed include an electric oven with hob and extractor, a waist-level electric oven, a combi microwave oven, a coffee machine, a space for an American-style fridge freezer, and a 1.5 sink with a drainer.



Details Continued:

From the kitchen, a door opens into the utility room, with fitted units and sink, space and plumbing for a washing machine and tumble dryer, a door out to the rear of the property and a door into the ground floor shower room. Fitted with a double walk-in shower, vanity wash hand basin and toilet unit this shower room is handy for washing off after a day on the beach.

The lounge is a stylish room with a beautiful, contemporary Fire Belly wood-burning stove, perfect for cooler nights, a door into the airing cupboard (which houses the hot water tank and underfloor heating manifolds), stairs to the first floor, and double doors into the sunroom. Arguably the best room of the house for views, with bifold doors opening out onto the decked patio, offering panoramic and spectacular views of the coastline and over to the locally famous Ynys Lochtyn. There is a useful storage room adjacent to the sunroom

On the first-floor landing, doors lead off to three double bedrooms, including the spacious master with en-suite shower room, and the family bathroom featuring a free-standing bath strategically placed to capture breathtaking sea views, luxury and relaxation. On the second floor is a landing area and doors to two further double bedrooms (with some restricted headroom).

Externally:

Access to the property is down a farm track (which this property has rights of way over), into its own gated driveway and on through to the gravelled front drive. The property, sits on just over 6 acres of land, encompassing two fields, three stone barn ranges - perfect for conversion subject to planning permission, enclosed gardens, and mesmerising panoramic sea views stretching out to Ynys Lochtyn and Llangrannog. The gardens are planted with mature plants and shrubs and an attractive well sits in the front drive. The two fields are stock-fenced and surrounded by mature hedging.

The stone barns are split into three, with ample storage space, or ideal for converting into extra living accommodation subject of course to obtaining the correct planning permissions. There is space to the rear of the barns which could be made into gardens for each unit if needed.

Whether you're captivated by the sea views, the potential for barn conversions, or the enchantment of the surroundings, this property offers a lifestyle that is as unique as it is inviting.

Entrance hall
6'0" x 6'7"

Dining Room
13'10" x 9'11"

Kitchen Area
14'9" x 13'2"

Utility Room
4'9" x 12'11"

Ground Floor Shower Room
6'7" x 10'1"

Lounge
20'11" x 13'0"

Airing Cupboard/Store Room
10'7" x 6'0"

Sun Room
16'3" x 8'9"

Store Room
8'11" x 4'5"

First Floor Landing
20'11" x 6'0" max

Bedroom 1
11'1" x 10'1"

Family Bathroom
12'10" x 10'3"

Bedroom 2
13'2" x 10'4"

Inner Landing
3'3" x 12'7"

Master Bedroom
15'0" x 13'5"

En-Suite
5'8" x 9'11"

Second Floor Landing
13'10" x 5'11"

Bedroom 4
14'1" x 13'2" max, inc dormer

Bedroom 5
10'4" x 14'0" max, inc dormer

Stone Barn 1
15'1" x 14'0" max

Stone Barn 2
39'4" x 15'1" max

Stone Barn 3
33'1" x 15'1" max

Storage Shed
18'1" x 9'11" max

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

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Superfast / Standard available with
speeds up to 1000 Mbps Download, up to 220 Mbps upload available
- PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

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

MOBILE SIGNAL/COVERAGE INTERNAL: Signal available via Wi-Fi calling
inside / Signal Available outside (some limited), please check
network providers for availability, or please check OfCom here -
<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that there are none that
they are aware of in the house. The barns have spray foam
insulation on the roof.

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

RIGHTS & EASEMENTS: The seller has advised that the property has
rights of way down a private track until its own gate, here the farmer
has a right of way to cross this property's track (about 20 yds) to
access his fields and cow barns.

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.

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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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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. There is an unused but working well in the front drive of the property, and the property benefits from right of way to a freshwater spring on adjacent farmer's land. This could be a "turnkey" sale of some of the furniture by separate negotiation if the purchaser was interested.

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/06/24/OK













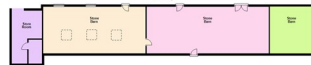
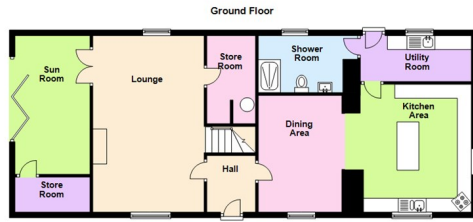
From Cardigan head north along the A487 until you reach the village of Brynhoffnant. Turn left onto the B4333 heading to Llangrannog. As you go down the hill you will come to a cross roads, turn right here heading to Pontgarreg and The Urdd. Take your first left (sign posted Yr Urdd) and follow this road all the way to the end. Turn right and carry on and take your first left. Go up the hill for almost a mile, passing a small farm shop, and carry on until you reach Gilfach Caravan Park. Take the road to the left here (straight on) and continue, passing the caravan park, for about quarter of a mile, until you see a farm track on the left hand side (What3Words ///stubble.doctor.baths). Go down this farm track all the way to the end and you will reach this property - What3Words to the yard -
///terms.seatbelt.petted.

INFORMATION ABOUT THE AREA:

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(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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