



**The Old School, Llandysul, SA44 6BN**

**Offers in the region of £525,000**



CARDIGAN  
BAY  
PROPERTIES  
EST 2021





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- Former village schoolhouse conversion
- Striking vaulted kitchen, dining and lounge space
- Driveway parking for four to five vehicles
- Wide access ramp leading to the front entrance
- Sought-after village location of Caerwedros near Cardigan Bay
- Four bedrooms, including vaulted upper-level room
- Original stone walls and period features throughout
- Separate workshop and office/leisure space accommodation
- Enclosed patio with stone paving and cobbled detail
- EPC rating : C

### About The Property

Looking for a character-filled former village schoolhouse with real presence, generous living space and standout original features, all within easy reach of the Cardigan Bay coastline? This thoughtfully converted stone property in the heart of Caerwedros combines vaulted interiors, practical accommodation and distinctive outdoor features to create a home that works beautifully in West Wales.

Formerly the village schoolhouse, this beautifully converted stone property sits in the heart of Caerwedros, a well-regarded rural village within easy reach of the Cardigan Bay coastline in West Wales. The conversion strikes a thoughtful balance between modern comfort and retained character, resulting in a home that feels distinctive, practical and full of personality, with the added benefit of a beautiful detached additional buildinga office/leisure space and a workshop.

The approach immediately sets the tone. A private driveway provides parking for four to five vehicles, bordered by exposed stone walls that echo the building's origins. The original red telephone box and village post box remain in place within the driveway, offering genuine character features that are increasingly hard to find. From here, a wide, gently sloping ramp leads up to the front door, giving straightforward access into the house.

Inside, the main hallway acts as the central spine of the home, linking much of the ground-floor accommodation. Exposed stonework, timber doors and carefully chosen finishes reinforce the sense that this is a building with a story, rather than a standard conversion. Three well-proportioned bedrooms sit on this level, all benefitting from solid dimensions typical of a former public building, along with a family bathroom and an additional ensuite bathroom off the master bedroom, with built-in wardrobes, this home supports everyday living with ease.



#### Continued

A neatly arranged utility room is tucked away off the hallway, providing useful storage and laundry space without encroaching on the main living areas. The overall layout flows well and feels considered, with each room clearly defined while remaining connected.

The heart of the home is the vaulted kitchen, dining and living space. This impressive room makes full use of the building's original volume, with high ceilings, exposed stone detailing and a strong sense of scale that works equally well for daily life and social occasions. The kitchen is arranged around a substantial central island with extensive worktop space and fitted

units, while the dining and seating areas sit comfortably alongside, anchored by a wood-burning stove that adds warmth and focus to the room.

Natural light enters through tall windows and glazed doors, reinforcing the connection between inside and out and highlighting the quality of the conversion. Despite its size and architectural interest, the room remains practical and easy to live in, rather than feeling showy.

Stairs rise to the upper level, where the fourth bedroom is located. Also vaulted, this room enjoys a degree of separation from the rest of the accommodation, making it particularly suitable as a

main bedroom, guest suite or home office. The proportions and ceiling height give it a distinctive feel, while still fitting comfortably into the overall layout of the house.

Outside, the property continues to impress. To the rear is a beautifully paved patio area laid with attractive stone slabs and original cobbled detailing, all fully enclosed and enjoying a good degree of privacy. The surrounding gardens are well landscaped and easy to manage, with clearly defined seating areas and established planting that softens the stonework and enhances the overall setting.

Separate workshop buildings and additional building could be used as a office/leisure space add a further layer of flexibility, whether for hobbies, storage or working from home.

Overall, this is a well-judged conversion that retains the character of its former life while offering a layout and level of comfort suited to modern living.

#### INFORMATION ABOUT THE AREA:

The property sits within the coastal village of Caerweddros, just under two miles from the Cardigan Bay Heritage Coast, where the All Wales Coastal Path gives easy access to some superb walking. The sandy coves at Cwmtydu are also around two miles away, while nearby villages including Cross Inn and Brynhoffnant, along with the ever-popular coastal town of New Quay, provide a good range of everyday amenities, cafes, pubs, restaurants, primary schooling and beaches. The larger market town of Cardigan lies roughly a 20-minute drive to the south.

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.

Hallway

22'5" x 8'1" max

Kitchen/Living Area

29'11" x 19'9"

w/c

3'2" x 2'8"

Bedroom 1

16'9" x 14'9" max (into cupboard)

En-Suite Bathroom Area 1

7'2" x 6'0"

En-Suite Bathroom Area 2

7'3" x 6'11"

Utility Area

13'4" x 4'11" max (l shape)

Bedroom 2

9'9" x 8'4"

Bathroom

7'11" x 7'3"

Inner Hallway

8'0" x 6'10" max (into cupboard)

Bedroom 3

14'1" x 12'3"

Bedroom 4

14'3" x 11'10" (restricted head space)

Additional building

Kitchen/Office/Leisure Area

15'0" x 9'3" max

Shower Room

7'11" x 3'11"





## Workshop

### Workshop Room 1

13'2" x 13'10"

### Workshop Room 2

13'2" x 8'6"

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E - Ceredigion

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity and battery

WATER SUPPLY: Mains

HEATING: Oil

BROADBAND: Connected - TYPE - Standard \*\*\*add in speeds eg - up to 2 Mbps Download, up to .03 Mbps upload \*\*\* FTTC, ADSL, - 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 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 is lateral living at 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.

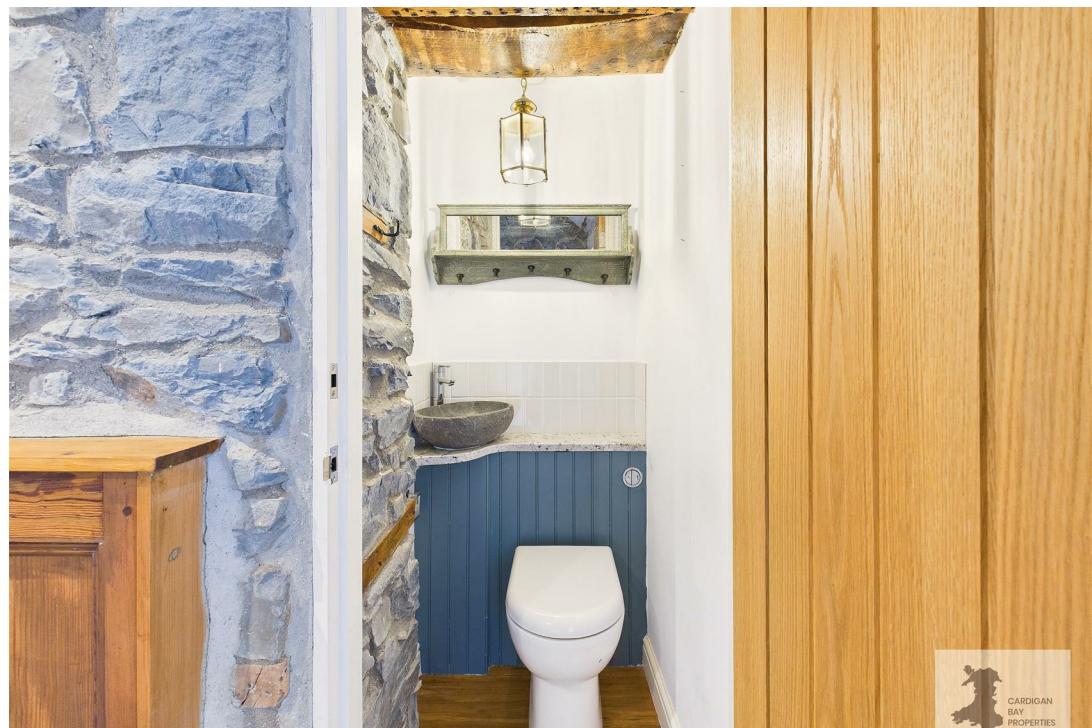
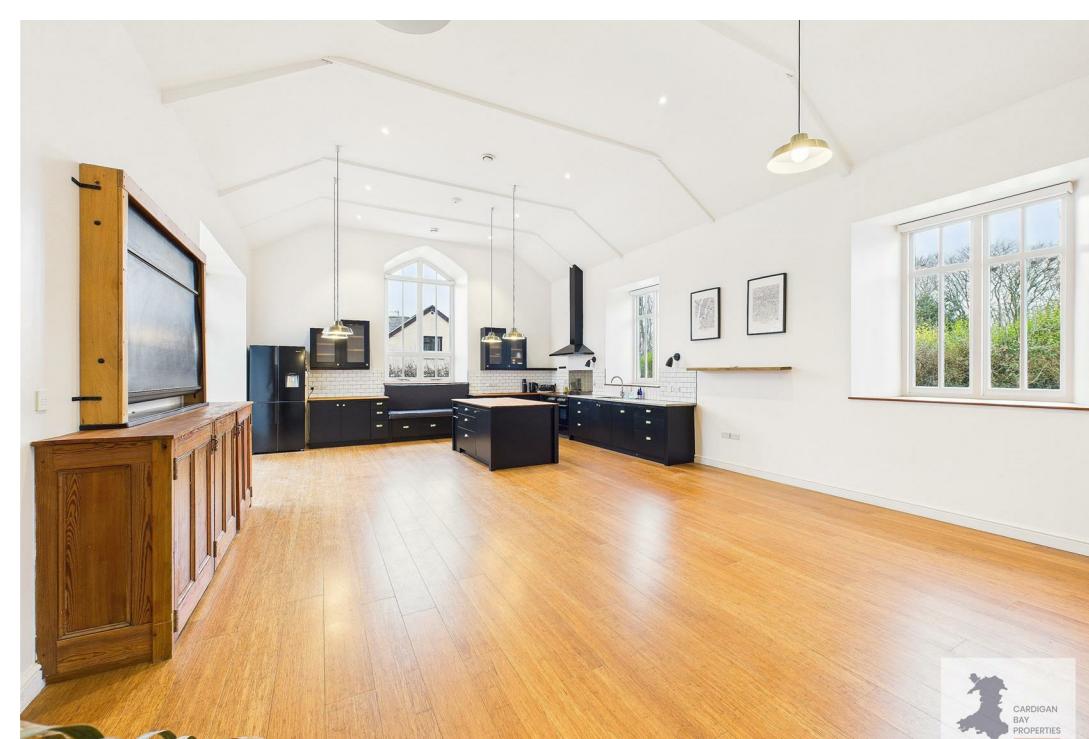
VIEWINGS: By appointment only. Built in 1852 and converted 2014 to 2018

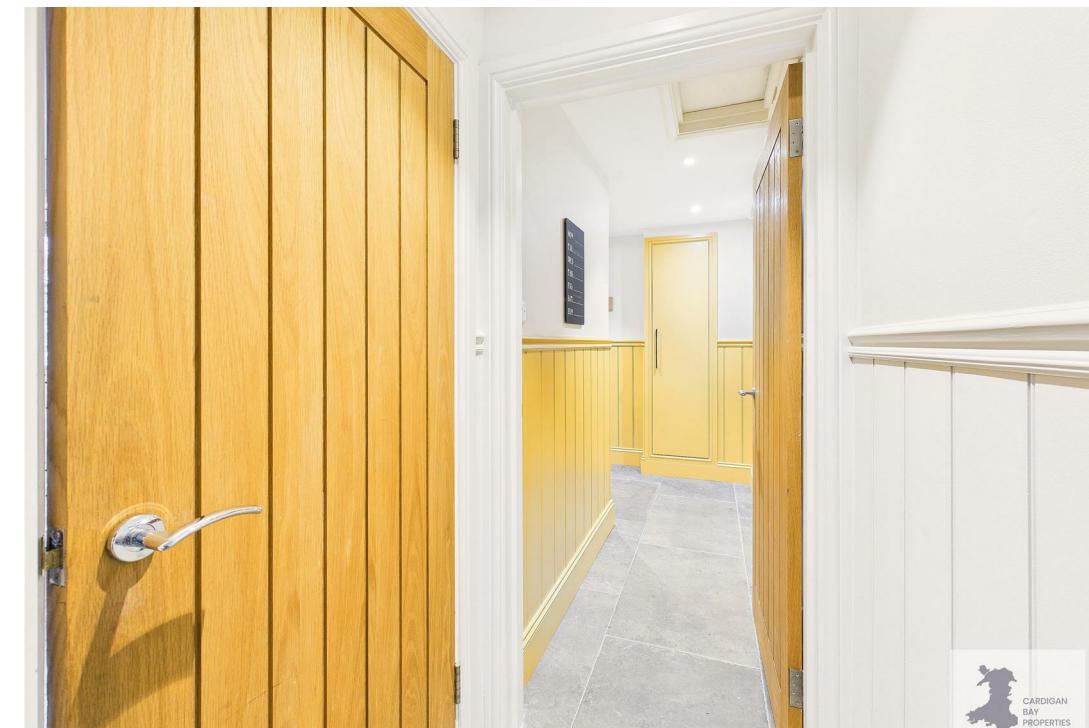
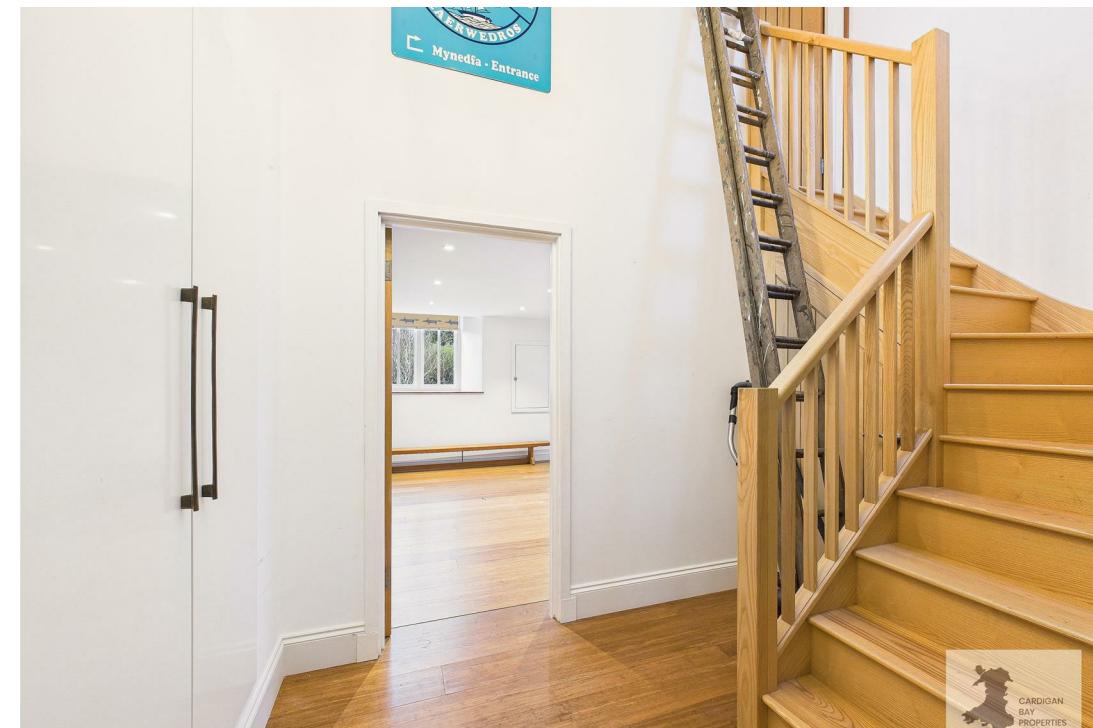
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

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.

TR/TR/02/26/OK/TR













#### DIRECTIONS:

Travel up the A487 from Cardigan for approx 14 miles, passing the village of Plwmp. Continue on and take the left at the crossroad, just next to the small church. Continue down into the village of Carewedros, and the property is located on the right before the crossroads, denoted by our for sale board.

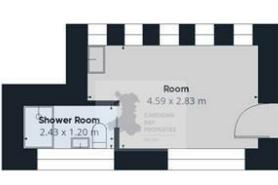




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.



Approximate total area<sup>(1)</sup>

219.5 m<sup>2</sup>

Reduced headroom

2.8 m<sup>2</sup>

(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	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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