

CARDIGAN
BAY
PROPERTIES
EST 2021

Felin Ban Old Barn, Felin Ban Farm Estate, Cardigan, SA43 1PG

Offers in the region of £599,950

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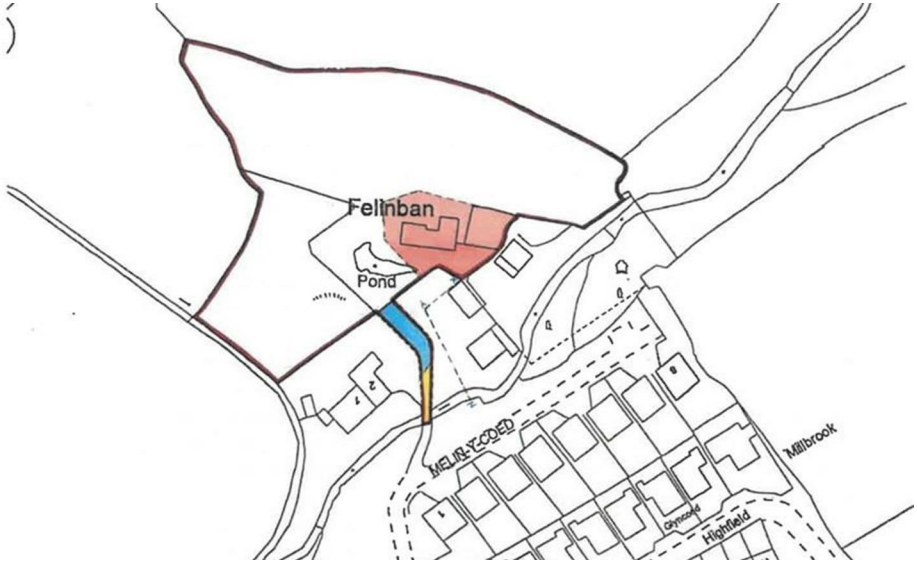
- Character barn conversion with traditional beams and stonework
- Wildlife pond with willow tree, home to moorhens and pollinators
- Private water supply and solar panels (offering almost off grid living)
- Vegetable garden with raised beds, sheds, and greenhouse
- Just a mile from Cardigan town and close to Cardigan Bay coastline
- Over 2 acres of gardens, paddock, orchard, and rewilded land
- Farmhouse kitchen, Five bedrooms including ground floor master with en-suite
- Timber-clad cabin with power, ideal for studio or workspace
- Private spring-fed water system shared with neighbours
- Energy Rating: C



About The Property

Searching for a character-filled barn conversion in West Wales, sitting in 2.09 acres with space to grow, wildlife-rich grounds, private water supply and solar panels (offering almost off grid living,) and easy access to Cardigan Bay? This distinctive home offers self-sufficiency, sitting in over two acres of gardens, with veg growing area, green houses, orchard, paddock and beautiful wildlife pond (complete with resident moorhens), all just a short walk from the popular market town of Cardigan.

A rare opportunity has come to market in the form of this character-filled barn conversion, part of the historic Felin Ban Farm Estate in West Wales. Combining privacy with practicality, the house is set within over two acres of gardens and land that bring together mature planting, productive growing spaces, wildlife habitats, and plenty of scope for further ideas. Just a mile from Cardigan town centre and within walking distance of the Cardigan Bay coastline, it blends rural calm with everyday convenience.

The approach alone sets the scene. A private bridge crossing the Mwldan River, shared with only five neighbours, leads to a gated entrance with private driveway. Mature trees, sweeping lawns, and a wildlife pond framed by a graceful weeping willow create a countryside idyll just a mile from Cardigan's bustling shops, schools, and cafés.

The barn conversion itself carries warmth and character. Timber beams, stonework, and vaulted ceilings run throughout, while practical touches make the house easy for family living. From the front porch, a broad hallway with galleried landing overhead creates an immediate sense of openness. At the far end, the lounge is a welcoming focal point with wood-panelling, a stone fireplace, and wood-burning stove, with sliding doors to the rear garden and direct access into the conservatory. This conservatory, with tiled flooring and open views across the pond, provides a light-filled extension of the living space.

Details Continued:
Alongside, a study with parquet flooring doubles as a library, offering a flexible area for work or reading. The farmhouse kitchen is fitted with solid units and includes both a gas-fired AGA range for heating and cooking as well as an additional AGA cooker. A dishwasher can be fitted with ease, and a gas boiler provides efficient hot water and heating. From here, a utility room and adjoining garden room provide further practicality, including space for freezers, tiled flooring, storage, and housing for the solar power battery and meter.

Also on the ground floor is the main bedroom. Generous in scale and complete with built-in storage, exposed beams, and its own en-suite bathroom, it adds convenience and comfort. The en-suite includes a shower, twin vanity basins, WC, and bidet. A further WC is also located on this floor.

The first floor holds plenty of flexibility, with four bedrooms arranged around the galleried landing. The largest bedroom offers scope for a private en-suite if required, while two further doubles and a single make it well-suited for family or guests. The family bathroom includes a bath with shower over, WC, and wash basin. Storage is ample, with cupboards and under-eaves areas making use of every corner.

Externally:
The two-acre grounds are a highlight in themselves. The pond and weeping willow create a striking front garden feature, while lawns sweep around to the front, side and rear where a productive vegetable garden takes shape. Raised beds, a greenhouse, and sheds provide all that is needed for

growing, while beehives dotted around the site add to the biodiversity. Beyond the cultivated sections, paths wander through rewilded areas where pollinators thrive. Tiered ground at the rear holds a former paddock, now adding to the land's versatility.

Additional features include a timber-clad cabin with two rooms, complete with power and lighting, ideal for hobbies, studio space, or home working. A private pump house with UV filtration supplies spring-fed water to this property and five others, underlining the sense of self-sufficiency.

Mature trees, orchard planting, and natural boundaries enhance both privacy and character, creating a countryside idyll without isolation. Cardigan's supermarkets, schools, shops, and cafés are within a mile, while the coastline of Cardigan Bay offers beaches, coastal paths, and wildlife within easy reach.

This is more than just a home – it's a lifestyle opportunity. Whether you're seeking; a smallholding in West Wales, a family home with land; a character property with development potential; or simply a peaceful retreat close to the sea, this unique barn conversion offers it all. With land, privacy, wildlife, and space to grow, it is a rare find in a truly sought-after location.

INFORMATION ABOUT THE AREA:
Situated in a sought-after area of the popular market town of Cardigan, West Wales, within easy access to all this market town has to offer including both the primary and secondary schools, health care facilities including a community hospital, a cinema and theatre, and access to both traditional and modern retail. Also within easy driving distance to the Cardigan Bay coast with all its many pretty, sandy beaches and stunning coastal path.
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
6'5" x 6'6"

Hall
20'11" x 18'8" max, l shaped

Lounge
17'7" x 22'3"

Conservatory
12'7" x 9'6"

Study
10'11" x 9'7"

Kitchen
13'1" x 14'4"

Utility
4'0" x 8'4"

Garden Room
2513'1" x 11'6" max - l shaped

WC
4'5" x 6'3"

Master Bedroom (Ground Floor)
16'7" x 14'10"

En-suite
11'0" x 5'5"

Landing
20'1" x 22'2" max, l shaped

Bedroom 2
18'6" x 21'0" max

Bedroom 3/Office
7'11" x 9'7"

Bedroom 4
13'2" x 10'10"

Bedroom 5
13'3" x 14'10"

Bathroom
7'6" x 10'0"

Cabin Room 1
8'5" x 15'6"









Cabin Room 2
15'6" x 7'7"

Water Pump House
8'3" x 4'4"

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, double glazed timber framed windows, and timber doors.
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains with solar panels and battery storage.
WATER SUPPLY: Private water - The property benefits from spring fed water, which is filtered, it is then used to provide water to 5 other properties nearby, who all contribute to the cost of electric and maintenance of the system.
HEATING: Gas (Mains) boiler servicing the hot water and central heating and a gas fired AGA range for room heat and cooking. Wood burning stove in the lounge.
BROADBAND: Connected - 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 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 The property owns the small bridge and road leading to this property, the other 5 houses on this section have rights of way over the bridge and road.
FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A - although the owners have informed us that the small bridge you cross to access this property has flooded in the past. This only affected the bridge and did not come near this property.
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there is none that they are aware of.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property although there is a ground floor bedroom with en-suite.
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. Please read the essential important information carefully prior to arranging a viewing. Property is a deceased estate and is being sold by the executors who have limited knowledge of the property. Please ensure you watch the full walk-through video tour prior to viewing. There is security cameras present at this property. There are also several bee hives around the grounds so care must be taken when viewing, especially by those with allergies to bees.

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/08/25/OK

































DIRECTIONS:

From Cardigan town centre head up the main street northwards, turn left opposite Aldi Supermarket onto Greenland Meadow and follow all the way to the end. Turn right at the T junction and stay on this road until you see the turning into Cnwc Y Dintir. To the left of this turn you will see a road down to Melin y Coed, take this left turn and then take your first left which takes you over a small bridge (take care as the bridge has no sides) and you will see this property's drive way directly in front of you. Park here and walk through the gate into the grounds. What3Words to the bridge: ///generated.diets.playoffs What3Words to the drive: ///renders.king.centrally





Ground Floor



First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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	

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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