



Blaenwenllan Farmhouse & Cottages, Henllan, Llandysul, SA44 5TY

Offers in the region of £750,000



CARDIGAN
BAY
PROPERTIES

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Blaenwenllan Farmhouse & Cottages, Henllan,

- 3 bed detached and extended former farmhouse
- Each holiday let with its own hot tub
- Income generating business
- Stunning far-reaching country views
- Less than 20 mins drive to a Beach
- Former barn converted into 3 holiday let units
- Fantastic lifestyle change opportunity
- With 4.09 acres of mixed woodland/paddock and gardens
- 7 Mins drive to Newcastle Emlyn
- Energy Rating: House - D, Cottages: TBC

About The Property

LIFESTYLE CHANGE - An income generating property, with a farmhouse & 3 holiday let cottages, each with their own hot-tubs, nestled within around 4 acres of immaculate landscaped gardens and woodland in stunning countryside. The property also includes ample off road parking, 2 stables and barn, a useful workshop, service room and a laundry room, all beautifully presented and offering a wonderful family home and income.

Henllan is famed for its links with the woollen industry and the old railway station, which is the centre for the Vale of Teifi Railway Preservation Society, it is also home to Celtic Wines with a delightful gift shop, coffee room and adjoining garden centre. The popular market town of Newcastle Emlyn is only 3.8 miles away and offers quaint country shops, supermarkets, schools and more, and Llandysul is only 5.5 miles away. Meanwhile, the stunning beaches and coastal paths of Cardigan Bay are only a short drive away.

The main house has an entrance into the entrance hall and also the utility room, the most practical entrance is through the utility room. The utility room offers quality matching wall and base units with a butler sink, space and plumbing for a washing machine and dryer, built-in AEG Freezer, a broom cupboard and a door into the kitchen. The kitchen/breakfast room is fitted with high spec matching wall and base units with worktop over, and a movable matching island. A built-in AEG dishwasher and fridge, a microwave, space for a free-standing electric range oven and hob (the existing RANGEMASTER, is available by separate negotiation), pull-out larder cupboard, glass units, space for a breakfast table and double patio doors out to the rear patio and gardens. An opening and step down leads to the spacious lounge/diner, with an impressive sandstone fireplace with a wood burning stove fitted, a wood-panelled feature wall, double doors out to the side of the property, a door and step down to the conservatory, & a door into the hallway.

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Details Continued:

The hall leads to the ground floor bathroom and the entrance hall, with stairs up to the first floor. The bathroom is fitted with a modern toilet and sink vanity unit, a bath with shower over and an airing cupboard housing the hot water tank with solar iBoost. The entrance hall is currently used as the home office and has a built in desk under the stairs and a fitted antique cupboard.

On the first floor doors lead off the landing to three double bedrooms and the family shower room. The first bedroom has exposed beams and door leading out to a small balcony area offering beautiful views over the side gardens and open countryside. The other two bedrooms both benefit from built in wardrobes with the ones in the master being hand-built out of Ash. The shower room has a walk-in double shower, a vanity wash hand unit and a toilet.

The Holiday Let Cottages

All three cottages are named after the wood their kitchen units are made out of (Cherry, Ash and Oak), giving each a charming and unique feature. They are in one terrace row, formerly of the same barn, and each one is accessed from the front. Each one has an open plan ground floor with a fully fitted kitchen/diner on one

end, (with a fridge, electric oven with extractor over, sink with drainer, and bespoke kitchen units), and a lounge area on the other. Oak cottage also benefits from a conservatory. Each cottage has patio doors leading out to the rear garden area. On the first floors, each one has two bedrooms, with Cherry and Ash Cottages both having one double and one twin room each, and Oak cottage having a double and a single. (Oak also benefits from a balcony out of the master bedroom boasting the most spectacular, far reaching countryside views!) They all have shower rooms on the first floor with a shower, toilet and wash hand basin.

Outside Ash and Oak cottages are enclosed rear gardens areas, with a hot tub in each one, and Ash also houses the central heating boiler which services the hot water and central heating for all three cottages). Cherry cottage has a slightly larger garden space, with an enclosed part to the rear and then a path going up to the wood cabin that houses the larger hot tub for this cottage, with outside seating area which is an ideal space to admire the countryside views.

Directly behind the cottages is workshop which is split into three sections, a laundry room, which has a washing machine area with space for a tumble dryer,

base units with worktop and sink, space for a counter top freezer, ideal for guests, and a drying cupboard, ideal for wet beach gear to dry off. A service room which is use store linen for the holiday lets, with ample storage, wall and base units and space to iron bedding if needed. And a useful workshop, with two sections and ample storage above two mezzanine areas.

Externally:

Access to the property is off a minor country road onto a tarmac driveway, there is access to the stables and woodland/paddock to the side and entrance into the grounds of the property to the front. There is off road parking to the right which is used by the home owners, and the drive continues, passing pretty lawn and garden areas on both sides until reaching the main house to the left and holiday cottages to the front.

The front and side gardens are a mix of lawn, beautifully landscaped and well stocked flower beds and shrubs, with far reaching countryside views to the front, there is a former stone and slate pigsty that is now a lovely seating area with convenient storage, and to the rear of the hot-tub shed is a useful garden shed with water and power. There is a gate to the rear garden, and to the end of the cottages is a gravelled area which again offers stunning views.

A gate leads from the side of the house to the rear garden, giving access to the main house's utility room. From here steps lead up to the rear garden and a path leads round to the rear patio. The rear garden is another stunning space, beautifully maintained and landscaped to offer a pretty space to relax. The oil fired boiler is houses just outside the utility room, and the patio offers a great place to enjoy some outside dining and entertaining. Steps lead up from the patio to the lawn where there is a useful garden room, perfect for enjoying the last of the evening sun with a glass of your favourite tippie! And the lawn leads on up through a couple of wooden gates into the woodland and stable area.

The Woodland and Stables

This section is a mix of native and fir trees which the current owners have thinned out a little to offer their own horses space to roam and graze freely. There is a hard track that runs from the gateway off the drive up and around to the stables. The stables consist of 2 loose boxes and 1 open barn used as a field shelter, and feed shed with a concrete yard in between. There is also a woodstore to the front, which could be used as a hay store. There is also power and lighting and a water tap.

This space is particularly useful to anyone with horses or any other type of animal, or who would like to have the space to keep one (or two!)

This property really does have it all and offers a chance to live the good life while earning a living.

The Main House:

Utility Room
7'3" x 11'11"

Kitchen/Breakfast Room
23'7" x 11'10" max

Lounge/Dining Room
29'3" x 14'0"

Conservatory
9'7" x 14'6"

Inner Hallway
6'8" x 15'0" max, I shaped

Bathroom
12'6" x 7'1" max

Entrance Hall/Office Area
11'7" x 14'3" max

Landing
24'4" x 3'11" max

Bedroom 1
8'6" x 14'1"

Shower Room
6'11" x 9'9" max

Bedroom 2
12'7" x 10'7" max

Bedroom 3
10'6" x 14'5" max

CHERRY COTTAGE:

Open Plan Kitchen/Diner/Lounge
22'11" x 14'2"

Landing
5'2" x 7'8"

Bedroom 1
14'3" x 9'2"

Bedroom 2
8'0" x 10'4"

Shower Room
5'11" x 7'8"

ASH COTTAGE:

Open Plan Kitchen/Diner/Lounge
22'6" x 14'4"

Landing
8'7" x 3'10"

Bedroom 1
14'2" x 9'4" max

Bedroom 2
8'10" x 9'4"

Shower room
5'2" x 7'8"

OAK COTTAGE:





Open Plan Kitchen/Diner/Lounge
22'8" x 14'1"

Conservatory
10'11" x 12'10" max

Landing
8'7" x 5'0"

Bedroom 1
14'3" x 10'8"

Bedroom 2
8'5" x 9'0" max

Shower Room
7'0" x 5'8" max

Laundry Room
10'11" x 8'6"

Service Room
10'11" x 7'10"

Workshop 1
15'8" x 17'7"

Workshop 2
17'7" x 10'11"

Hot Tub Cabin (for Cherry Cottage)
12'11" x 12'11"

Garden Room
10 x 12 approx

Stable 1
10 x 12 approx

Stable 1 Garage
10 x 12

Field Shelter
10 x 14 approx

Field shelter tack room
10 x 6

Log store off field shelter
6 x 10

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 & Solar Electricity

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Superfast Wireless Broadband - up to 30 Mbps Download 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 none that they are aware of.

RESTRICTIONS: The seller has advised that The holiday let cottages are only to be used as holiday lets, they can not be used as residential dwellings and have a 28 day holiday let restriction in place.

RIGHTS & EASEMENTS: The seller has advised that the neighbours at the end of their driveway have rights to pass over the end of the drive to access their house.

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.

VIEWINGS: By appointment only. The holiday let cottages are only to be used as holiday lets, they can not be used as residential dwellings.

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/04/24/OK/TR













DIRECTIONS:

From Newcastle Emlyn head out on the B4571 for about 4 miles until you reach a cross roads signposted Brongest to the left, and Henllan to the right. Turn right here heading for Henllan. Follow this road for about a mile or so and you will see this property on the left hand side as you enter a small hamlet of houses. (If you get to the historic Georgian Bryngwenith Chapel on your left you have gone too far). What3Words [///buck.important.feeds](https://www.what3words.com/#!/buck.important.feeds) to the start of the driveway.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk



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