



**Abrahams Cottage, Nr. Aber-Arad, Newcastle Emlyn, SA38 9JA**

**Offers in the region of £380,000**



**CARDIGAN  
BAY  
PROPERTIES**

EST 2021





# Abrahams Cottage, Nr. Aber-Arad, SA38 9JA

- Character stone barn conversion
- Two spacious double bedrooms
- Ground floor utility room with WC
- Substantial agricultural shed with excellent storage/workspace
- Tucked away down a private track near Newcastle Emlyn
- Approximately 3.9 acres of gardens and pasture
- Open-plan living, dining and kitchen
- First-floor balcony overlooking the gardens
- Extensive parking and courtyard
- EPC rating : F

## About The Property

Character Barn Conversion with 3.9 Acres & Substantial Agricultural Building Near Newcastle Emlyn

Looking for a character barn conversion with land, useful outbuildings and plenty of space to enjoy the countryside?

Set down a private track just outside Newcastle Emlyn, this beautifully converted stone barn sits within approximately 3.9 acres and includes a substantial agricultural shed, making it an ideal choice for those seeking a rural lifestyle with versatility.

Tucked away at the end of a track just a short drive from Newcastle Emlyn, this attractive stone barn conversion combines traditional character with modern comforts, all set within approximately 3.9 acres of gardens and pasture. Alongside the house is a substantial agricultural building, providing excellent storage or workspace and opening up opportunities for those with livestock, machinery, hobbies or smallholding ambitions.

Built from traditional stone and finished with exposed beams, original stone walls and timber flooring, the property has retained plenty of its original charm while creating a practical home for modern living.

The main entrance opens into an impressive open-plan living space where the lounge, dining area and kitchen flow together naturally. Distinct changes in floor levels subtly define each area, creating separate zones while maintaining an open feel throughout.

The sitting area provides a comfortable place to relax with exposed stonework and a pellet stove creating a cosy focal point during the cooler months. Beyond, the spacious dining area easily accommodates family meals and entertaining, while the fitted kitchen offers solid timber worktops, a range of base units, integrated electric oven, electric hob, dishwasher, sink overlooking the gardens and space for a freestanding fridge freezer.

Also on the ground floor is a generously sized utility room with WC, offering additional storage, laundry facilities and everyday practicality.

# Offers in the region of £380,000



Continued  
Stairs lead to the first-floor landing where exposed roof timbers continue the property's character. There are two generous double bedrooms, both enjoying vaulted ceilings with exposed beams and plenty of natural light, with the master bedroom also having direct access to the balcony. The family shower room has been attractively finished with a modern suite, walk-in shower, wash basin and WC.

Outside, the property continues to impress.

A generous gravelled courtyard provides extensive parking and turning space, while an external staircase leads

to the first-floor balcony stretching across the front of the property. This elevated seating area offers an ideal spot for morning coffee or summer evenings overlooking the surrounding gardens.

The gardens wrap around the back of the barn with established trees, mature shrubs and winding pathways creating sheltered seating areas and a pleasant setting around the home.

Beyond the gardens lie approximately 3.9 acres of level pasture, suitable for grazing, recreational use or simply enjoying the surrounding countryside. The land is easily accessible from the yard and offers excellent potential for

those wishing to keep animals or pursue a smallholding lifestyle.

One of the standout features is the substantial agricultural building positioned alongside the house. With excellent access, generous internal space and concrete flooring, it offers tremendous flexibility for machinery storage, workshop use, livestock housing or a variety of rural business and agricultural purposes, subject to any necessary consents.

Despite its tucked-away position, the property remains conveniently placed for Newcastle Emlyn, offering a range of independent shops, cafés, supermarkets, schools and everyday amenities. The beautiful Cardigan Bay coastline and beaches of West Wales are also within comfortable driving distance, making this a home that combines countryside living with easy access to the coast.

#### 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.

#### Kitchen/Dining Room

18'0" x 15'0"

#### Lounge

16'7" x 14'11"

#### W/C / Utility Room

13'3" x 6'5" (I shape)

#### Landing

8'5" x 8'1"

#### Bedroom 1

14'4" x 15'2"

#### Bedroom 2

11'8" x 15'1"

#### Bathroom

8'7" x 6'9"

#### Agricultural Shed

90'2" x 72'2"

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: F- Carmarthenshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Agricultural Shed Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage, owned by this property but shared with the neighbour with shared responsibility for clearing etc

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains sub-metered from the mains supply via the farm

HEATING: Wood pellet Biomas boiler for the heating and immersion heater

BROADBAND: Connected \*\*\* - up to 20 Mbps Download, up to 1 Mbps upload \*\*\* Mobile Internet. - 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: 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](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that the agricultural shed roof is made from cement asbestos sheets





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

**RIGHTS & EASEMENTS:** The seller has advised that they have a right of way down the track, and while there is no formal agreement for shared maintenance, all of the properties located down the track help look after it.

**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.

**VIEWINGS:** By appointment only. Please read the above information carefully. Please watch the full walk-through video tour on our YouTube channel before arranging a viewing – <https://www.youtube.com/@cardiganbayproperties>

**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>

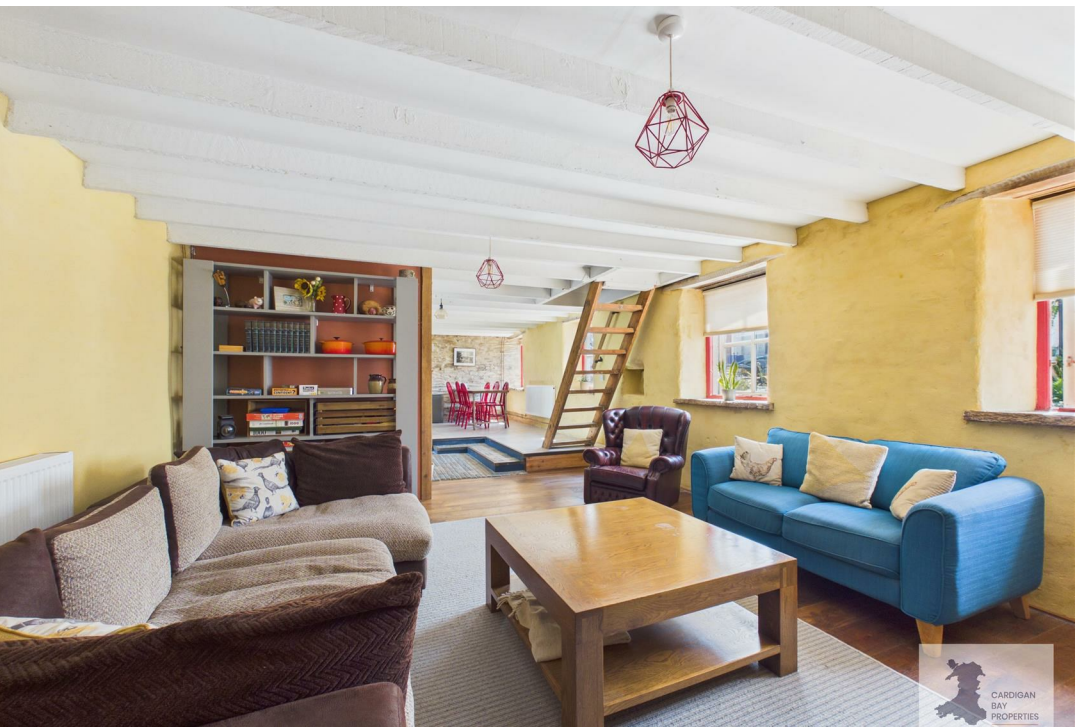
SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

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/07/26/OK/TR









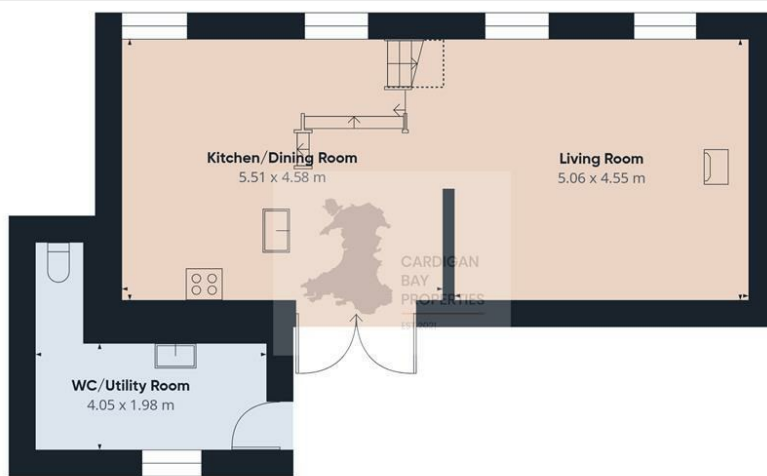




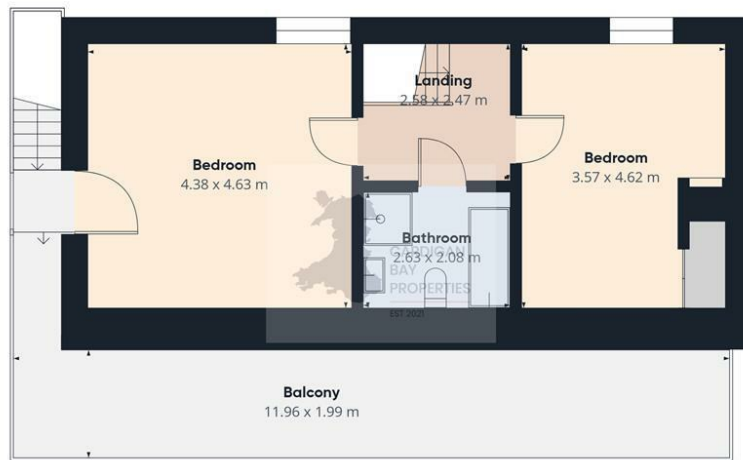
## DIRECTIONS:

From Cardigan, travel into Newcastle Emlyn on the A484, in Newcastle Emlyn, turn right onto the B4333, passing the milk factory on your left, then take the next left, passing "Chadzys" on your left and continue up the hill for approx. 1 mile, then turn left down the track (name of property at top of track), continue down the track and turn left at the T junction. As you enter the yard, the property is located on your left just past the large agricultural shed. What3words property : ///sleeper.exotic.swan What3words to top of lane : ///decently.bubbles.glue





Floor 0



Floor 1



Approximate total area<sup>01</sup>  
106.6 m<sup>2</sup>  
Balconies and terraces  
26.1 m<sup>2</sup>  
Reduced headroom  
0.8 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 |                         | 100+      |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | 21                      |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

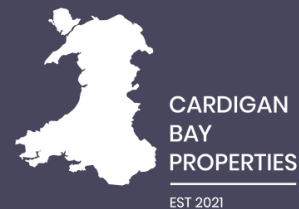
Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

**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.

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

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)



EST 2021