



CARDIGAN  
BAY  
PROPERTIES

EST 2021

**Cormorant Cottage, Cardigan, SA43 3LL**

**Offers in the region of £230,000**



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# Cormorant Cottage, St. Dogmaels, SA43 3LL

- End-of-terrace waterfront cottage
- Upside-down layout maximising the outlook
- Lounge/diner with double aspect river views
- Courtyard seating area to the front
- Optional additional garden land by negotiation of £25,000
- Elevated views over the River Teifi estuary
- Double bedroom with walk-in wardrobe
- Separate fitted kitchen
- Parking via shared driveway
- Energy Rating: D

## About The Property

Looking for a characterful waterfront cottage with elevated views over the River Teifi and a layout designed to make the most of its setting? Cormorant Cottage offers an upside-down arrangement, parking, optional extra garden land and an exceptional position close to St Dogmaels, Poppit Sands and Cardigan Bay in West Wales.

Cormorant Cottage forms part of what was once a substantial waterfront estate occupying a remarkable position between St Dogmaels and Poppit, with the River Teifi curving around the peninsula below. Historically owned by shipowners and sea captains, the estate house sat perfectly placed to watch vessels heading out towards Europe and the Americas, and that strong maritime connection is still very much part of the atmosphere here.

Now one of five original properties within the estate, Cormorant Cottage sits as an end-of-terrace home and enjoys a slightly elevated position with open views across the estuary. The design makes clever use of its setting, arranged as an upside-down house so that the main living space takes full advantage of the outlook across the water towards Cardigan Bay.

The ground floor begins with a useful entrance porch leading into the reception hall, where there is space for coats and everyday storage. Just off the hall is a cloakroom with WC, shelving and space and plumbing for a washing machine, keeping practicalities neatly tucked away. The double bedroom is also on this level, a comfortable room with a built-in walk-in wardrobe and a window looking out towards the river. Accessed externally is a useful storage room which houses the oil-fired boiler and provides further space for outdoor/beach equipment.

## Offers in the region of £230,000



Details Continued:

Stairs rise from the hall to the first-floor landing, where the layout really comes into its own. The lounge and dining area is a bright, well-proportioned room with windows on two sides framing wide views over the Teifi estuary. It's easy to imagine this space set up simply, allowing the changing river, boats and wildlife to do most of the talking. A separate kitchen sits alongside, fitted with matching wall and base units, an electric hob with extractor, built-in oven, fridge and dishwasher, and a practical layout that keeps everything within easy reach.

Also on this level is the bathroom, fitted with a bath and shower over, WC and

wash basin, with a Velux window bringing in natural light. There is also useful access to loft storage, always welcome in a cottage setting.

Externally:

Outside, access is via a country lane leading onto a shared driveway serving the main house and three cottages. Each cottage, including Cormorant, benefits from the right to one parking space. To the front of the property is a small courtyard area, a lovely spot for a table and chairs where time can easily be spent watching the tide move through the estuary.

There is also an option, by separate negotiation, to purchase an additional block of garden land to the north of the

cottage, available for a separate asking price of £25,000. This area enjoys excellent river and sea views and includes lawned sections, fruit trees, a garden shed and several old railway carriages which would require repair or removal. For those wanting more outdoor space away from the main house, it offers genuine potential for growing produce, relaxing, or creating a simple seating area overlooking the water.

Cormorant Cottage suits buyers looking for a manageable waterfront home with character, history and a setting that continues to draw people to this stretch of Cardigan Bay.

Viewing is strongly recommended to fully appreciate the position and outlook.

#### INFORMATION ABOUT THE AREA:

The wider setting is a big part of the appeal. The River Teifi is well known for boating and wildlife, with regular sightings of birds and otters. Poppit Sands is around a mile away and provides easy access to the coast, while the village of St Dogmaels, also about a mile away, offers a strong community feel with its award-winning gastropub, community-owned pub, historic Abbey with café, working water mill, weekly market and a wide range of local activities.

Cardigan, roughly two miles away, provides a full range of shops, cafés, restaurants and services, while road links connect easily with the wider West Wales area, Carmarthen and the A48/M4 beyond.

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  
4'8" x 7'4"

Hallway  
17'2" x 6'11" max + storage cupboards

Bedroom  
12'11" x 10'8"

Walk-in storage  
3'10" x 5'9"

Utility/WC  
6'5" x 5'9"

Landing  
4'5" x 9'7" max

Bathroom  
8'1" x 6'0" max

Lounge/Diner  
19'1" x 14'7" max

Kitchen  
11'9" x 5'9" max

Store Room  
19'7" x 6'3" max

#### IMPORTANT ESSENTIAL INFORMATION:

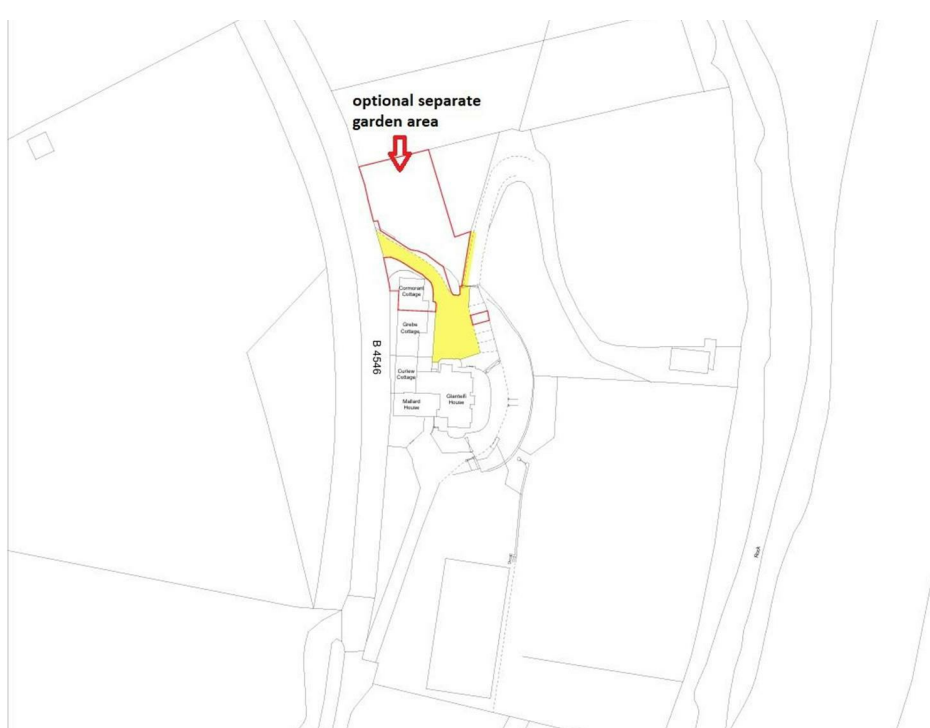
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: Was a band C in 2006 but has been eligible for small business rates relief since then as run as a holiday let – Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking – One parking space in the car park is allocated to Cormorant, Cormorant has the right to access the car park via the north Glanteifi entrance drive. Cormorant also needs to contribute ¼ towards the costs of repairing/maintaining the shared carpark/drive.





PROPERTY CONSTRUCTION: Traditional Build  
 SEWERAGE: Private Sewerage Treatment Plant. The Treatment Plant is owned by and is located in the grounds of Glanteifi and the deeds of Cormorant specify that they each need to bear ¼ of the costs. Foul and rainwater drains from Mallards, Curlew, Grebe and Cormorant cross Glanteifi's land and flow into the Sewerage Treatment Plant or soakaway.

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil

BROADBAND: Available in area - TYPE - Superfast & Standard available with speeds up to 43 Mbps Download, up to 8 Mbps upload FTTC, . - 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 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 Glanteifi, Mallards, Curlew, Grebe and Cormorant have reciprocal rights for pipes/wires to cross each other's properties. Foul and rainwater drains from Mallards, Curlew, Grebe and Cormorant cross Glanteifi's land and flow into the Sewerage Treatment Plant or soakaway. See notes above regarding the shared driveway. The field to the north of Glanteifi's land (abutting the land that is available by separate negotiation with this house) has a right of access through the Glanteifi entrance to the field, via the car park.

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. 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 above information carefully. There is an area of garden available by separate negotiation (please see the video tour for its location and size).

**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/12/25/OK









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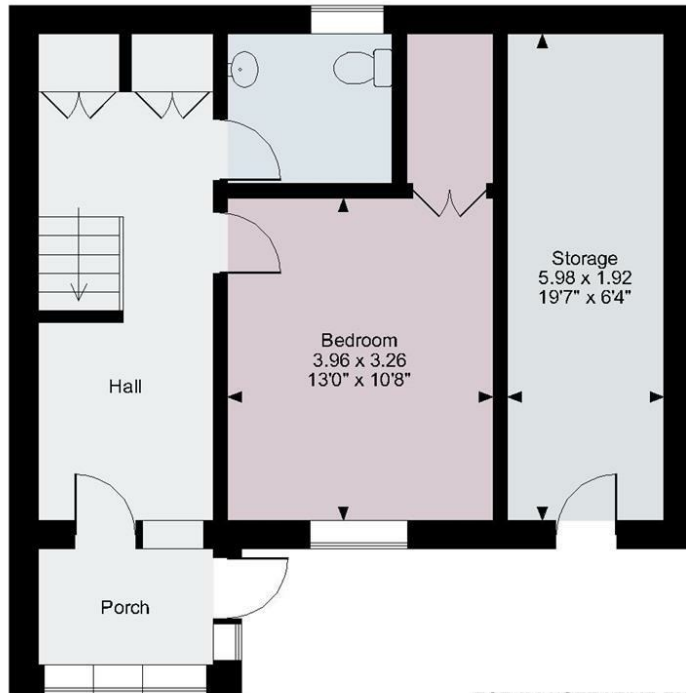


### DIRECTIONS:

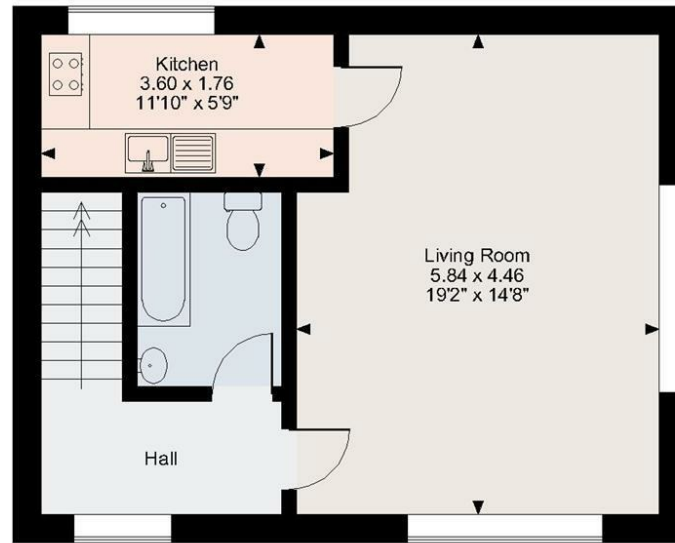
From Cardigan town head out over the old bridge and turn right for St Dogmaels. Travel all the way through St Dogmaels heading to Poppit Sands. As you leave the village you will see two gated entrances to Glanteif on the right-hand side, take the second entrance and drive down to the parking area directly in front of the cottages. What3words: [////plugs.troll.dreamer](https://www.what3words.com/plugs.troll.dreamer)



**Cormorant Cottage, Cardigan**  
Main House gross internal area = 871 sq ft / 81 sq m  
Storage gross internal area = 124 sq ft / 11 sq m



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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.

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