



Berllan, Llandysul, SA44 5TN

Offers in excess of £400,000



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2



2



F



Berllan, Henllan, SA44 5TN

- 3/4 Bed detached house
- Sitting in around 0.6 acres of grounds
- Ample space for growing veg and having your own polytunnel
- Pretty rural village location
- Just over 20-minute drive to the beach and coast
- Original features & two wood burning stoves
- Beautifully landscaped, mature garden with woodland area
- Useful, split-level workshop and a summer house
- Only 4.1 miles to Newcastle Emlyn & 4.8 miles to Llandysul
- Energy Rating: F

About The Property

Nestled in the charming rural village of Henllan, this detached house, sitting on 0.6 acres of grounds, is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and two bathrooms, this property offers ample space for comfortable living. 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.

As you step inside, you'll be greeted by the character and charm that radiates throughout the house. Original features add a touch of elegance, while a veranda to the front invites you to relax and enjoy the surroundings.

Access to the property is through the front door into a hallway, with an understairs cupboard, stairs to the first floor and doors off to the lounge and sitting room. The lounge has a very pretty original fireplace with tiled and wood surround on a slate hearth and a woodburning stove. The sitting room has another fireplace with a wood burning stove and a door leading into the kitchen. The kitchen is fitted with matching wall and base units with wooden work top over, a ceramic 1.5 sink with drainer, a freestanding dishwasher, a "Rangemaster" electric oven and hob range with extractor over, space for a freestanding fridge/freezer, a built-in storage cupboard, space for a kitchen table, a stable door out to the garden, and steps leading up to the utility room. The utility is a practical room, with space and plumbing for a washing machine, shelving, stable door out to the side parking area, and a door into the shower room, which has a shower toilet and sink.

Offers in excess of £400,000



Details Continued:

From the landing on the first floor, doors lead to the master bedroom, with built in wardrobes and views over the garden, the family bathroom, with a bath (with electric shower over) a sink and a toilet, and to a room, which is currently used as a through room to give access to bedrooms 2 & 3. This room could be used as a home office, craft room, or with a bit of rearrangement with adding stud wall partitions it could be turned into a 4th bedroom. Bedroom 2 is a spacious single, or small double to the rear of the property with built in wardrobe, and bedroom 3 is a double, with a window overlooking the garden.

Externally:

Situated on 0.6 acres of land, the property is surrounded by an immaculate ornamental garden, a small woodland area, and a veg growing area. The main garden is found to the front and side of the property, accessed off the driveway. Paths lead up to the property and give access to the very pretty, original veranda, where you can sit, relax and enjoy the garden in any weather. The garden itself is a such a beautiful space, planted with an array of flowers, mature bushes and trees offering several areas to relax in and unwind. There are two patio areas, one outside the kitchen door, which is perfect for enjoying alfresco dining, and another to the side of the

workshop, next to a small ornamental pond. The lower half of the detached split-level workshop has ample space to store wood and a workspace, perfect for DIY enthusiasts. Additionally, a summer house in the garden offers a tranquil retreat for relaxation or entertaining. Nature lovers will appreciate the woodland area on the property, complete with steps leading down to the riverbank below. Imagine peaceful strolls along the river or picnics in the serene setting right at your doorstep. The very far side of the garden is an open lawn area which has ample space for growing veg, housing some chickens and living the good life.

Parking is a breeze with space for up to five vehicles, ensuring convenience for you and your guests. The driveway leads up to a parking space to one side and carries on to the top side of the property where there is more space for parking. Here you find access to the upper level of the detached workshop (perfect for storage or other uses), a gate to the side leading into the main garden, a door into the utility room, and a path that carries on up to the top garden area which is currently home to a greenhouse and has ample space for a small polytunnel and veg growing beds if desired.

Located in a rural village, this property offers the best of both worlds – a peaceful retreat with picturesque country walks while still being within reach of local amenities. Don't miss the opportunity to make this idyllic property your new home.

Hallway
7'9" x 4'11"

Lounge
13'8" x 9'10"

Sitting room
13'6" x 10'8" max

Kitchen
14'0" x 11'8" max

Utility Room
6'5" x 8'10" max

Shower Room
6'4" x 5'5"

Landing
4'10" x 8'3" max

Master Bedroom
10'7" x 12'6" (plus wardrobes)

Bathroom
5'8" x 7'9"

Through Room
16'9" x 14'4" max

Bedroom 2
10'0" x 6'9"

Bedroom 3
13'0" x 10'3" max

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: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains





HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Superfast / Standard - up to 66 Mbps Download, up to 16 Mbps upload . - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Limited Signal inside, 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 there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that they have rights of way over a neighbours drive to access their own driveway. here is a public footpath that runs up the drive, through their car parking area and out to a field beyond, this section is totally separate to the main garden.

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.

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.

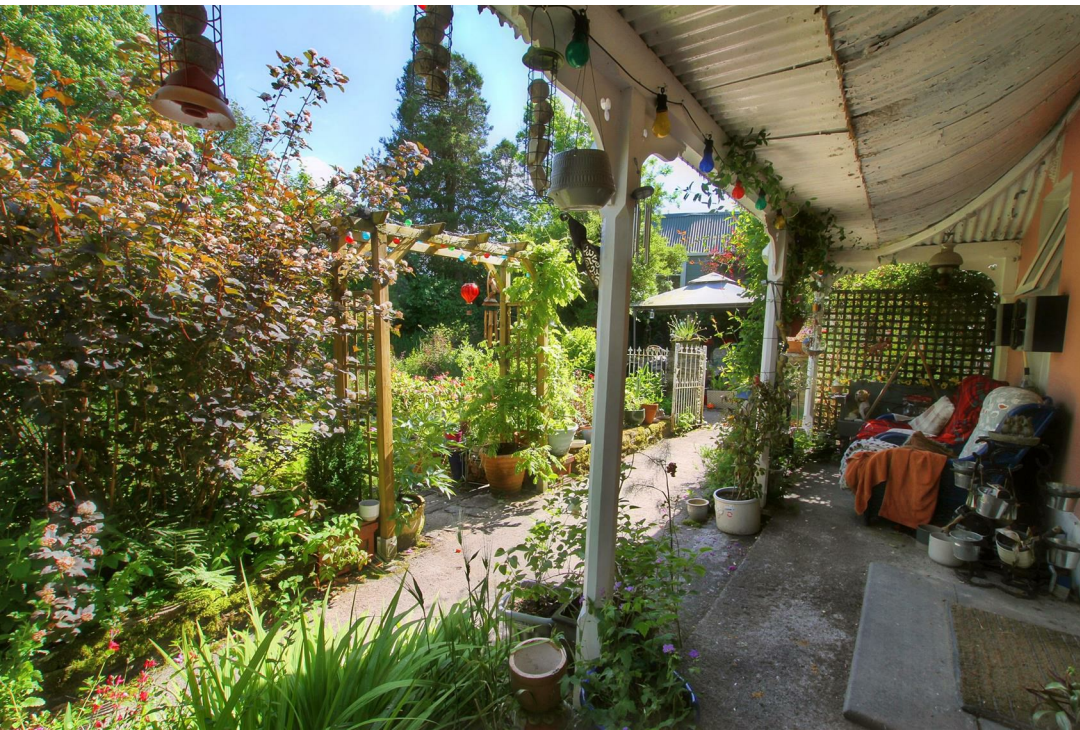
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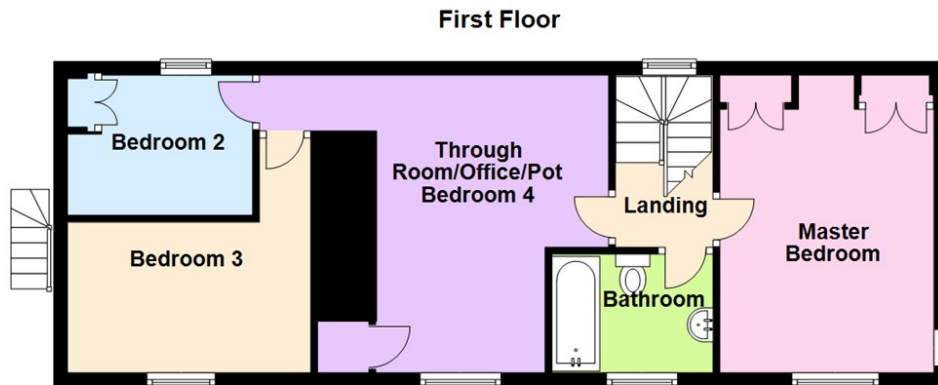
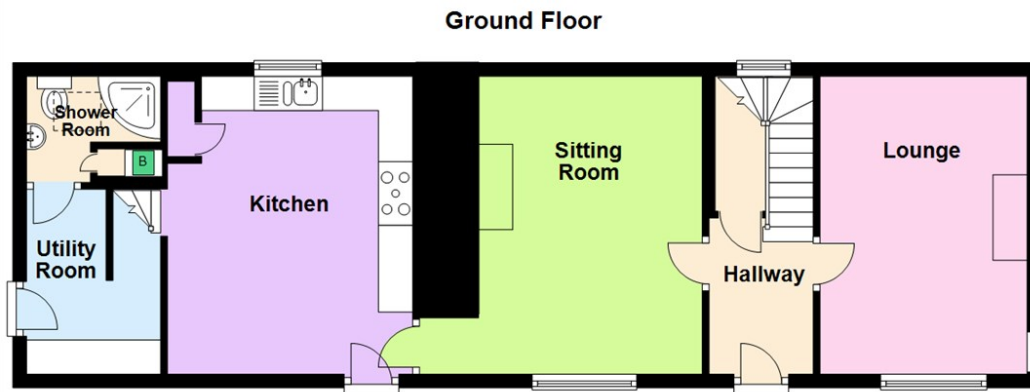


DIRECTIONS:


From Newcastle Emlyn travel on the A484, going through Pentrecagal and carry on until you see the left turning for Henllan. Go over the bridge and into the village, in the centre of the village turn right (by Celtic Wines) and follow this road until you enter Trebedw. Drop down the hill and just as you go around the right hand corner, you will see a driveway on your right, go down this and follow the drive to the end. Travelling on the main A475 road West from Llandysul direction, towards Newcastle Emlyn, keep on this road straight onto Horeb crossroads, through the next Village of Penrhiwllan, and take the first left hand turning for Henllan. Continue on this road for one mile. As you head over the bridge climbing to the village of Henllan, you will see a driveway on your left, go down this and follow the drive to the end. What3Words:

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(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.

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