



Brynifor & Bryn y Gof + Land, New Quay, SA44 6DA

Offers in the region of £650,000



**CARDIGAN
BAY
PROPERTIES**

EST 2021



5



2



3



E



Brynifor & Bryn y Gof + Land,

- Two properties: 4-bed main house and attached 1-bed cottage
- 7.48 acres of land, ideal for animals or growing your own produce
- Original features including exposed beams and a working kitchen fireplace
- Spacious living areas with three reception rooms
- Potential for multi-generational living or a holiday let business
- Separate access to the cottage with its own parking
- Idyllic garden space with mature trees and a pond
- Direct access to the field with walking paths and stunning views
- Convenient location close to beaches, coastal paths, and local amenities
- Energy Rating: E

About The Property

Looking for a rural home with a touch of coastal magic? This property offers a unique opportunity with two homes, 7.48 acres of land, and endless possibilities for family living or income potential.

This charming property, located in the tranquil hamlet of Penbontrhydyfothau, offers a rare opportunity to enjoy rural living with a coastal touch. Set in around 7.48 acres of land, this smallholding includes two separate homes: a spacious stone house and an attached cottage, both full of character and original features. Whether it's used as a family home, for multi-generational living, or as an income-generating property, the possibilities are endless.

The main house, a pretty stone-built property, offers plenty of space with four bedrooms and two reception rooms, making it ideal for comfortable family living. Original touches, such as quarry-tiled floors, exposed beams, and a striking kitchen fireplace with ovens, add warmth and character to every room. The kitchen and dining area features ample space for family meals, with a working fireplace (original ovens no longer in use) adding a rustic touch. There's a separate utility room with plumbing for washing machines and space for storage. The upstairs includes two double bedrooms, two single bedrooms (one with some restricted headroom), and a family bathroom. The property's rear garden, with its patio area and extensive lawn, is perfect for outdoor entertaining or simply enjoying the beautiful views of the surrounding countryside.

Next to the main house is Bryn Y Gof, a one-bedroom cottage that is perfect for guests or could easily be used as a rental property for additional income. The cottage is full of original charm, from the bespoke wooden kitchen cupboards to the wood-burning stove in the lounge area. The open-plan living space flows into a spacious bedroom upstairs, with a freestanding bath in the room and an en-suite shower room.

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Details Bryn Y Gof Continued:

Outside, the cottage has its own private garden and parking space, offering independence from the main house.

Externally:

The property's 7.48-acre field is a true highlight. Accessed from both the main house, the cottage and via two gates off the road, the field offers an idyllic escape with panoramic views of the valley, perfect for leisurely walks, growing your own vegetables, or keeping animals. The field has a series of walking paths, leading to a tranquil clearing with a picnic bench and a rope swing – an ideal spot for relaxation. The field is bordered by mature hedging and trees, providing privacy and security.

The location is equally appealing, being just a short drive from the popular beaches of Llangrannog, Cwmttydu, and New Quay. With its coastal beauty and rural serenity, the area offers the best of both worlds, with easy access to the Ceredigion Coastal Path and vibrant local communities. New Quay is just a short drive away, offering a range of amenities, including shops, restaurants, and a primary school.

With ample parking, a garage, and a selection of outbuildings, this property also offers practical advantages. The tarmac driveway accommodates several vehicles, while the mature gardens surrounding both the main house and the cottage add to the

appeal. The potential for this property is huge – whether looking for a countryside escape or an income-generating venture, this is a rare opportunity to own a piece of rural paradise.

Brynifor House

- Porch
3'1" x 2'11"
- Hallway
15'1" x 4'11" max
- Lounge
11'0" x 13'0" + alcove

- Sitting Room
12'11" x 8'0"

- Kitchen/Diner
24'1" x 7'3"

- Landing
6'3" x 16'0" max

- Bathroom
7'2" x 8'3" max (some restricted head height)

- Bedroom 1
9'4" x 7'2" (some restricted head height)

- Bedroom 2
10'5" x 12'11" max, l shaped

- Bedroom 3
8'3" x 5'10"

- Bedroom 4
13'1" x 8'2"

Bryn Y Gof Cottage

- Rear Hall
10'9" x 7'7" max
- Open Plan Kitchen/Diner/Lounge
21'10" x 10'8" max

- Bedroom area
14'9" x 11'11"

- Shower Room
11'8" x 6'11"

- Utility Room
6'8" x 4'8"

- Store Shed
5'5" x 5'1"

- Attached Garage
10'0" x 13'11"

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

COUNCIL TAX BAND: Previously an E however the
property currently benefits from small business
rates relief – Ceredigion County Council
TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking
PROPERTY CONSTRUCTION: Traditional Build with
original Timber Framed Windows & some Crittall
Windows

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and
central heating

BROADBAND: Connected – TYPE – Superfast /
Standard available with speeds up to 1000 Mbps
Download, up to 220 Mbps upload available –
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: No Signal
inside / Signal Available outside (some limited),
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 there are none that they are aware of.

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.

HW/HW/06/24/OK













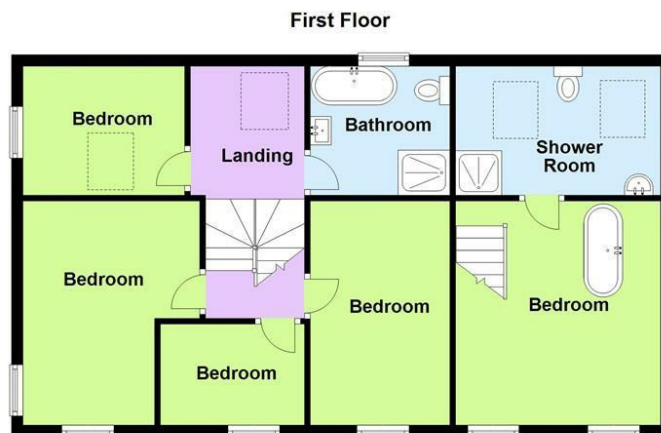
DIRECTIONS:

Head northwards out of Cardigan along the A487, and continue for about 13 miles passing the village of Plwmp. Turn left further along the A487 signposted for Cwmtudu, continue down this road for approx 2 miles and take the 2nd left this will take you into the hamlet of Penbontrhydyfothau, the house and cottage are the first property on the right hand side as you approach the village. If you

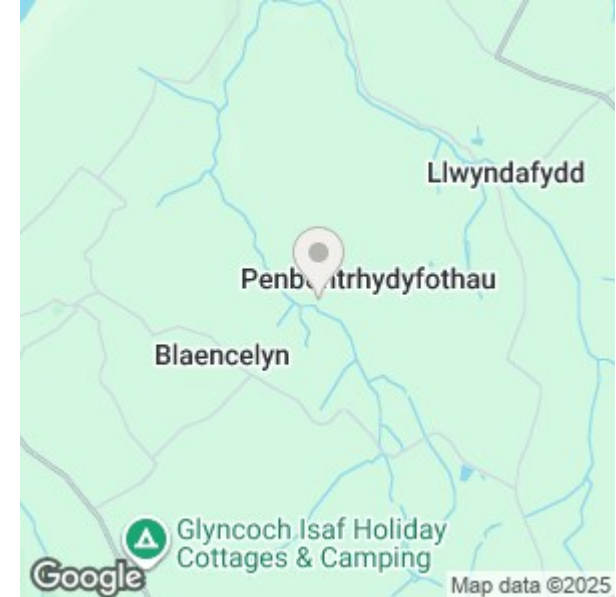
reach the village sign you have gone too far. What3Words

///compacts.bride.banks





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	44	
(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.

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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