



Bethsaida., High Street, St Dogmaels, SA43 3EQ

Offers in the region of £550,000

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CARDIGAN  
BAY  
PROPERTIES

EST 2021







# Bethsaida., High Street, SA43 3EQ

- 7 Bed Mid Terraced Property
- 7 En-Suite Bath/Shower Rooms
- Designed as 5 Bed B&B with Owners Living Accommodation
- Off Road Parking for up to 3 Cars
- Only 7 Minute's Drive to Poppit Sands Beach
- Stunning Converted Chapel
- Additional Plot Of Land (Ideal Plot STPP)
- Tastefully and Sympathetically Converted Seven Years Ago
- Central Village Location in Popular St Dogmaels
- Energy Rating: C

## About The Property

A stunning, beautifully converted chapel, together with a separate piece of land (which could make an ideal potential building plot, STPP) situated in the ever-popular estuary village of St Dogmaels on the West Wales coast of Cardigan Bay. This property is currently set up as a 5 Bed B&B business located on the ground floor, and the owner's 2-Bed living accommodation on the first floor, offering luxury living with income potential, but it could be changed to one spectacular primary residence if desired.

St Dogmaels is a much sought-after village, with a great community and local amenities, such as a village shop, primary school, village pub, cafes, restaurants, art galleries, the St Dogmaels Abbey, mill and so much more, with additional larger amenities in the popular market town of Cardigan, which is only 1.5 miles away. St Dogmaels is also a short drive to the wonderful sandy beach, Poppit Sands and the Pembrokeshire coastline and coastal path around Cardigan Bay.

The current owners transformed this beautiful property from a chapel into its current form in 2015, retaining and repurposing many of the original features, incorporating them into the design so that the history and architecture remain as much as possible whilst creating a comfortable and contemporary living space.

The property is approached from the road with access up a small ramp or steps from the front, to the two, double front doors, both of which open up into their own, wood-panelled and stained-glassed entrance halls. Both entrance halls have stairs to the first floor, a ground floor W/C on the left, and a useful storage area to the right. Both entrance halls open into the inner ground floor hall giving access to the B&B area.

Once in the B&B area a corridor leads you left and right to two double, en-suite guest bedrooms. With beautiful original stained glassed windows. The corridor carries on through a fire door, into the impressive pulpit area.

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The original chapel pulpit remains and has been turned into an attractive seating area for guests to sit, read and relax, with a very useful storage cupboard underneath. Accessed via steps to both sides of the hall. A vaulted ceiling showcasing one of the two skylights allows an abundance of natural light to flow into this space which in turn enhances the impressive woodwork and architecture. From the pulpit hall, you access two further double bedrooms (with en-suites, one being an accessible wetroom), and a single en-suite bedroom. To the right of the pulpit is a dining area, ideal for accessibility.

To either side of the pulpit, at the far end are doors that, on the left, lead into the B&B kitchen area and the boiler room housing the central heating boiler, hot water tank, and manifolds for the underfloor heating. Whilst to the right-hand side is the utility room with fitted units, space and plumbing for a washing machine, and a door out to the rear of the property (which gives access via steps up to the rear garden). From the pulpit, two staircases lead up to the galleried dining room designed as the B&B dining area, with patio doors leading out to the rear garden.

On the first floor, accessed from either entrance hall, is the owners living space. This area has been carefully designed to offer a very comfortable, two-bedroom (both en-suite) accommodation, with original stained glass windows and benefiting from a spacious, open-plan living room/dining area, with a vaulted ceiling showcasing the second of the impressive skylights, and bi-folding doors into a fitted kitchen which overlooks the pulpit below. The kitchen benefits from fitted wall and base units, with an integrated dishwasher, electric hob and oven, and space and plumbing for a washing machine. The master bedroom also benefits from a dressing room.

Throughout this property, the original stained glass windows remain, which offer a vast amount of natural light with spectacular colours shining through on beautiful sunny days. The property benefits from mains gas central heating, with the ground floor fitted with underfloor heating (except for under the pulpit), and the whole building is run on a heat recovery system (separated for upstairs and downstairs). It also benefits from a sprinkler system, fire alarm and CCTV system, fire doors fitted to all ground floor bedrooms, B&B kitchen and utility, and on top of the stairs to owner's living area.



This property not only benefits from a garden to the rear but also from an additional plot of land, one door up from the property, on the same side of the street, which offers lots of exciting possibilities. This area is currently set up to offer the house 2/3 parking spaces with an additional wild garden area at the rear, subject to the necessary planning consent this could potentially be developed into a building plot, or extended to create additional parking, storage etc.

This really is a beautiful property, and the level of care, attention to detail and love that has gone into its renovation is obvious to anyone who views it. It not only offers its new owners a stunning place to live in a vibrant village on the West Wales Coast but also offers a way to generate income while supporting the local economy.

En-Suite  
3'7"x 6'1" (1.10mx 1.87m )

Airing Cupboard  
7'4" x 2'9" (2.24m x 0.86m )

**VIEWING INFORMATION:** As this is a former Chapel covenants apply which means you are not able to gamble or sell alcohol from the property, however, you can serve alcohol if you are providing an evening meal. Parking is one house up from this property. Bethsaida has right of way to











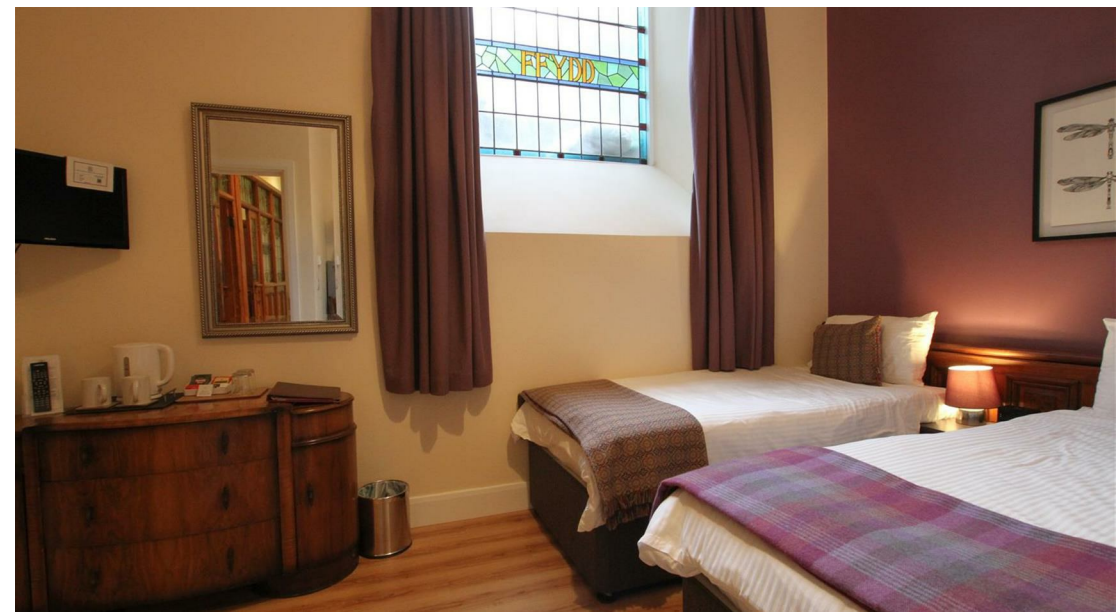
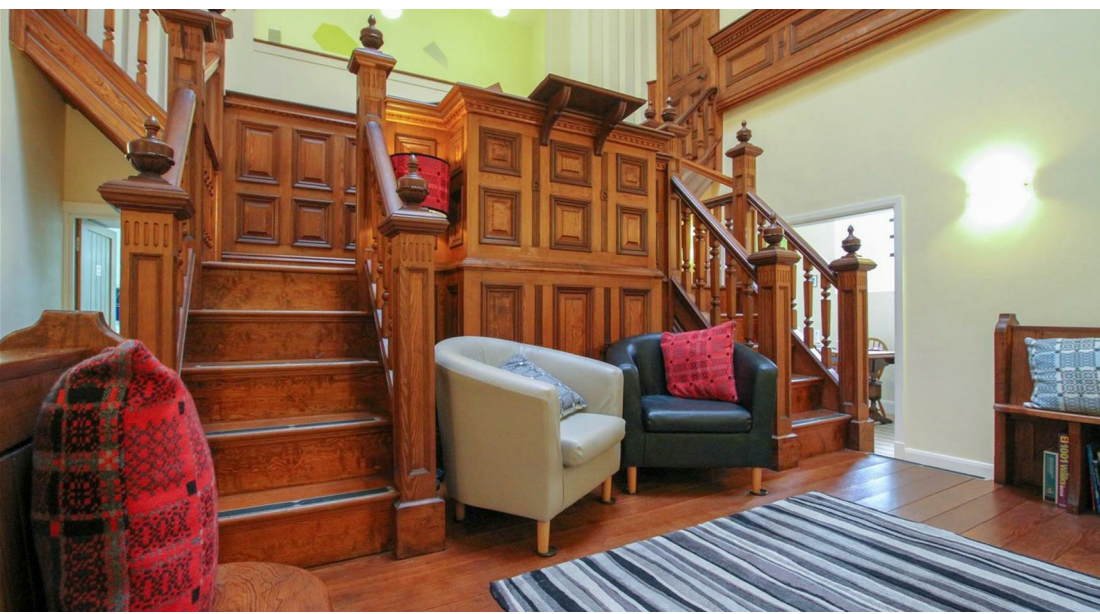
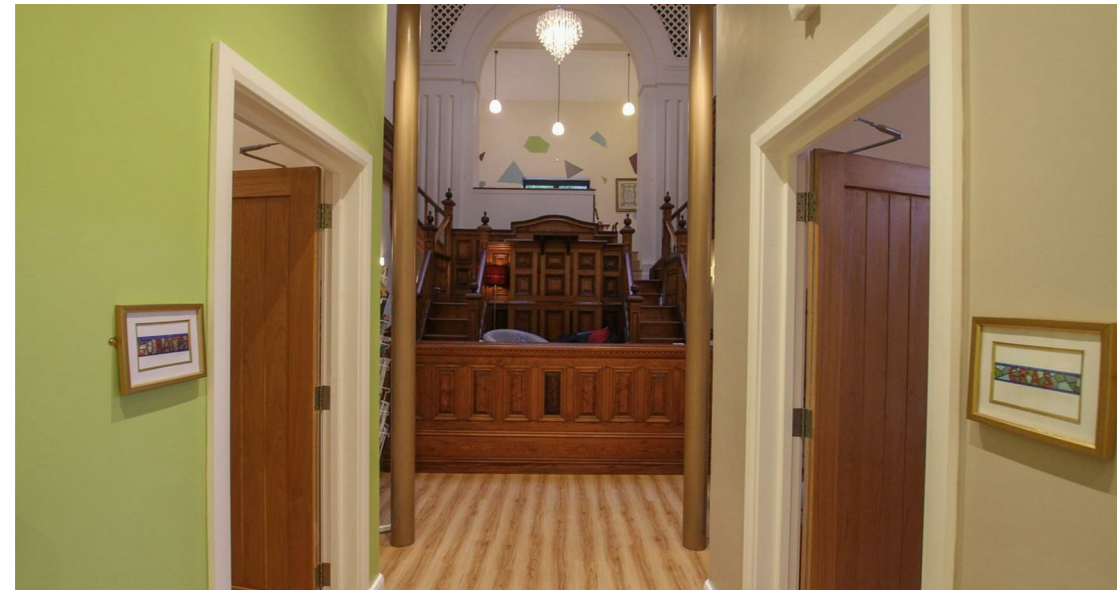
## Directions

Head out of Cardigan over the old bridge and turn right for St Dogmaels. Carry on into the village, and up the high street. Go straight on at the first turning (do not carry on round the right-hand bend for Poppit Sands) and you will see the property a short way up the hill on your right-hand side.

## 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.







#### 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>		
(55-68) <b>D</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>	72	79
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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