Cnwc Y Wig, Abercych, Boncath, SA37 0LH

Offers in the region of £450,000

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CARDIGAN
BAY
PROPERTIES

EST 2021

Cnwc Y Wig, Abercych, Newcastle Emlyn, SA37

Offers in the region of £450,000

- Detached 4/5 bedroom farmhouse
- Around 1.43 acres in total
- Character features throughout
- Vegetable growing area and greenhouse
- Rural location near Abercych, Cenarth & Cardigan
- Separate former cottage with potential (STPP)
- Dutch barn with attached workshops
- Mature cottage gardens and ponds
- Woodland, orchard and chicken run
- Energy Rating: G

About The Property

Looking for a character-filled farmhouse with beautiful cottage gardens, useful outbuildings and a separate former cottage with conversion potential? This charming rural property near Abercych combines a 4/5-bedroom period home full of original features with around 1.43 acres in total, including woodland, orchard, workshops and a detached former cottage ripe for redevelopment subject to planning.

Tucked away along a small country lane in the West Wales countryside, this detached farmhouse has the sort of atmosphere that is becoming harder to find. Full of original details, colourful personality and gardens that have clearly been lovingly created over many years, the property feels wonderfully untouched in all the right ways. Together with the separate former cottage, useful outbuildings and productive gardens, this is a home with huge flexibility and plenty of future potential.

The farmhouse itself sits within around 1.2 acres and is approached via its own gated driveway leading to ample off-road parking beside the Dutch barn and workshops. To the front, the house faces the lane with a small enclosed courtyard garden and pathway leading to the entrance porch. Double doors open into the porch with slate flooring and then through into the welcoming hallway, where Victorian chequered tiled flooring immediately sets the tone for the rest of the house.

The sitting room to the front is packed with charm, featuring exposed beams, original built-in cupboards and a fireplace with a bespoke handmade wooden surround. The Victorian tiled floor continues through here and a door links directly into the kitchen.

Across the hallway, the lounge and dining room provide a lovely flowing reception space with exposed beams overhead and fireplace adding warmth and character. The lounge area has suspended wooden flooring and a fireplace with tiled hearth and wooden mantle, while the dining area features quarry tiled flooring and plenty of room for family gatherings or entertaining.

Details Continued:
The kitchen feels very much like the heart of the home. Quarry tiled flooring, bespoke wooden units and open shelving all work perfectly with the character of the property, while the solid fuel Rayburn not only adds atmosphere but also serves three radiators. There is space for a farmhouse table, plumbing for a dishwasher, useful understairs storage and even the original front door bell remains in place. From here doors lead into the scullery and rear hallway.

The rear hallway provides utility space with plumbing for a washing machine along with access out to the rear gardens, the pantry and ground floor bathroom. The pantry itself retains traditional slate and timber shelving, while the bathroom continues the cottage feel with a freestanding bath, electric shower and high-level flush WC with bespoke wooden seat.

One of the standout spaces in the house is undoubtedly the scullery. With its butler sink, coal storage and doors to both front and rear, it already has huge character, but the spiral staircase makes it even more unusual. The staircase rises to an upper storage level with access out to the rear garden before continuing, through a very narrow staircase, up into the clock tower.

The first floor offers four bedrooms arranged off a spacious landing. The two front bedrooms are both doubles and feature ornate fireplaces with decorative surrounds, while the two rear bedrooms overlook the gardens and work well as guest rooms, children's rooms or office space. A further staircase leads up to the attic floor where there is a loft room currently used as a double bedroom, additional bathroom and useful attic storage room.

Externally:
Outside, the gardens are every bit as impressive as the house itself. Immediately outside the rear door is a slate patio surrounded by colourful cottage planting, winding paths and mature

shrubs. Small bridges cross over water features and ponds, linking the various sections of the garden together and giving the whole setting a wonderfully established feel.

One side of the garden features a particularly attractive pond with a Japanese-style bridge beneath a mature weeping willow, while another area leads towards the productive vegetable growing space complete with greenhouse and fruit cage. Orchard areas, woodland paths and tucked-away seating spots all add to the feeling of exploring a secret garden.

The Dutch barn is another hugely useful addition, offering garage or workshop potential alongside two attached workshops, all with power and lighting. Behind this sits a garden store with butler sink and compost toilet, plus a chicken run and coop. Further up through the grounds are additional sheds, a timber garden building, remains of a unique treehouse and even a covered wood store with power and lighting.

Cottage
Across the lane sits the detached former cottage within its own grounds of around 0.23 acres. In need of full renovation but already connected to power, lighting and water, the building feels full of opportunity. The ground floor currently includes two reception rooms, one featuring a substantial inglenook fireplace, together with utility areas and storage rooms. Upstairs are two further rooms accessed via wooden stairs, which could potentially become bedrooms subject to any necessary planning or consents. The rear garden area is equally charming with mature hedging, fruit trees and a useful garden shed.

Agents Notes:
This is very much a property for somebody looking for originality, atmosphere and potential rather than perfection. Modernisation would certainly enhance parts of the home, but there is a real sense that the character here deserves to be preserved. It is the sort of place that feels as though time has slowed down a little, with every room and garden path offering something different to discover.

The rural location places the property within easy reach of Abercych, Cenarth, Cardigan and Newcastle Emlyn, with the wider Cardigan Bay coastline and West Wales countryside both easily accessible for days out, walking and exploring

INFORMATION ABOUT THE AREA:
The nearby villages of Abercych and Lancych offer a lovely rural setting surrounded by the West Wales countryside, with scenic walks, woodland the River Cych and the popular Nags Head pub all close by. Just a short drive away is Cenarth, a popular village well known for its waterfalls on the River Teifi, traditional pubs, café, village shop and thriving local community. The wider area provides easy access to Newcastle Emlyn, Cardigan Bay and the beautiful coastline of West Wales, making it a fantastic location for those looking to enjoy both countryside and coast.

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.

Main House

Porch

Hallway

Sitting Room

Lounge/Diner

Kitchen

Rear Hall

Pantry

Bathroom

Scullery

Store Room

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Second floor landing

Loft Room

Bathroom

Attic Storage

Detached former cottage

Utility space

Store room

Reception Room 1

Reception Room 2

Small landing area

Room 1

Room 2

Dutch Barn

Workshop 1

Workshop 2

Garden store room

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/ Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage, main house has a septic tank - (there is a cesspit currently in place for the old cottage, however this will need upgrading to a new drainage system/treatment plan if the cottage is renovated)
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Private water (borehole which is filtered by UV filters)
HEATING: Solid Fuel Rayburn which heats 3 radiatiors, open fireplaces
BROADBAND: Connected - TYPE - Superfast - up to 130 Mbps Download, up to 27 Mbps upload FTTP - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to 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)
BUILDING SAFETY - The seller has advised that there are some ponds in the grounds. There is an old disused shallow well, which is covered over. There is a narrow spiral staircase up to the clock tower, the stairs on the second floor go into the landing area, so care needs to be taken when exiting the bedroom and bathroom.
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: Low outside on the road only, not on this property's grounds.
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 information above carefully. Please ensure you watch the full walk through video tour before booking a viewing.

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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Front Door

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YOU MAY
TELEPHONE
FROM HERE

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DIRECTIONS:

From Newcastle Emlyn head out on the A484 until you reach the village of Cenarth. Turn left here just before the bridge and head into Abercych,. Turn left just after the bridge, keeping the Nags Head on your right hand side and carry on along this road until you pass the mansion on the left, shortly after this is a small cross roads, take the left turn here. Carry on down and over a bridge and up a steep hill, this property is the first on the left as you go up the hill around the bends. What3Words to driveway - ///welfare.stores.bookmark

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G	9	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Coral on 01239 562 500 or coral@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
www.cardiganbayproperties.co.uk

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