



Mews Cottage, South John Street, New Quay, SA45 9NP

Offers in the region of £299,950



CARDIGAN  
BAY  
PROPERTIES

EST 2021





# Mews Cottage, South John Street, SA45 9NP

- Traditional stone built fisherman's maisonette
- Sea views towards the beach and headland
- Open plan living and dining space, Kitchen opening from the main living area
- Two bedrooms and two bath/shower rooms
- Private enclosed rear patio garden
- Right opposite Dolau beach in New Quay
- Full of character and original features
- Selling the freehold for £1 and the asking price for the Leasehold.
- Loft room for occasional bedroom or office use subject to necessary consents
- EPC Rating : D

## About The Property

Looking for a character stone fisherman's cottage in the very heart of New Quay, directly opposite Dolau beach with sea views, original features and a private enclosed patio garden to the rear? This immaculately presented maisonette offers stylish furnished accommodation over three floors, including two bedrooms, two bath/shower rooms and a versatile loft room (accessed via a loft ladder), all in one of the most sought-after spots on the Cardigan Bay coast.

Set right in the heart of New Quay, opposite Dolau beach and with the shops, cafés, harbour and everyday amenities close at hand, this traditional stone built fisherman's cottage is in a superb position for anyone wanting to be fully connected to the coast and village life. It is one of those properties where the setting does a great deal of the work, but the cottage itself more than holds its own, with plenty of charm, a very good standard of presentation and the sort of character that suits its seaside location perfectly.

From the front, it appears hidden, only giving a sense of the cottage's history and character, but inside that continues with exposed stone walls, timber beams, deep window reveals and a layout that feels both practical and full of personality. The main living accommodation is arranged over two floors, giving a good degree of flexibility while making the most of the building's shape and features.

The first floor is home to the main day-to-day living space, where the living room and dining room connect well and create a sociable central area for the house. This room has a really attractive feel, helped by the exposed stonework, timber detailing and the wood-burning stove set within the impressive fireplace. It is a room with proper character.

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Continued:

The dining area sits naturally between the living room and kitchen, and French doors open straight out to the rear patio garden. That connection to the outside works particularly well here, bringing in good natural light and making the space feel easy to use for everyday living, meals with family and friends, or simple indoor-outdoor use in warmer weather.

The kitchen sits just off the dining area and is fitted with a good range of units and work surfaces, with a style that suits the cottage well. It feels smart and functional rather than overdone, and the colour contrast between the cabinetry and walls gives it a slightly more contemporary edge while still sitting comfortably within the older building.

Up on the second floor are the two main bedrooms and the bath/shower room

accommodation. One bedroom enjoys a lovely outlook towards the beach and New Quay head, which is a real selling point here. Being able to see the water and coastline from inside the cottage gives this room something extra and ties the property closely to its setting. The second bedroom is a useful twin room, ideal for guests, children or holiday use.

The bathrooms have been finished in keeping with the overall standard of the property. The en-suite has a more traditional feel, with a freestanding bath and exposed stone walling giving it plenty of character, while the shower room has a more modern style with good quality fittings. Together, they give the house a level of practicality that is often missing in older cottages.

On the top floor, the loft room adds another

layer of flexibility. This is a very useful space that could suit a range of purposes, whether as an occasional extra bedroom, home office, hobbies room or simple overflow sleeping space. It also adds to the overall sense that the property offers more than first expected from the front. This can only be accessed via a loft ladder, and should only be used as an attic space unless the necessary permissions and regulations have been given, there is restricted headspace in the attic.

Outside, the enclosed walled patio garden to the rear is a particularly appealing part of the house. It is private, easy to maintain and well suited to outside dining or just sitting out after a day on the beach. In a central coastal position such as this, having an enclosed outside space is a real advantage. It feels sheltered and practical, and complements the cottage well.

The property is offered furnished, with good quality fixtures and fittings, which adds further appeal for anyone looking for a straightforward move, a second home, or a holiday let style purchase in a strong coastal location. The overall presentation is very good, and the balance between original character and modern comfort has been handled well. In my view, that is what makes this cottage stand out most. It feels authentic without feeling hard work, and that is not always easy to find in period coastal homes.

New Quay remains one of the best-known coastal spots in West Wales, with its harbour, beaches, boat trips, places to eat and strong year-round appeal all helping to keep demand steady. For anyone specifically looking along the Cardigan Bay coastline, this position is hard to overlook. Being right opposite Dolau beach and within such easy reach of everything the village has to offer gives this cottage a real edge, whether the search is for a main home, a coastal base or an investment with lifestyle appeal as well as practicality.

This is a very attractive cottage in a prime New Quay position, combining sea views, character features, flexible accommodation and a private rear patio garden in one of the most appealing parts of Cardigan Bay. Early viewing would be a very sensible move.

#### 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.

The coastal village of New Quay offers many amenities such as a doctor's surgery, a large Primary school, a supermarket, a fire station, a lifeboat station (RNLI), pubs, cafes and restaurants and so much more, making New Quay an attractive place to live, with its beautiful scenery, harbour, dolphin sightings, sandy beaches and rugged coastline.

Entrance Hallway  
6'3" x 2'9"

Lounge  
17'2" x 16'0"

Dining Area  
7'10" x 15'0"

Kitchen  
7'9" x 14'4"

Landing  
5'9" x 8'5"

Bedroom 1  
19'9" x 8'0"

En-Suite  
7'4" x 9'1"

Bedroom 2  
14'2" x 7'0"

Shower Room  
7'4" x 6'1"

Attic  
27'3" x 12'2"





#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: B- Ceredigion

TENURE: FREEHOLD & LEASEHOLD : Purchasing the freehold of the building for £1, and The Mews is a leasehold for the asking price, it has a 999 yrs lease from 2019 with no service charges or ground rent applicable, there is another leased space below which is storage area for the shop, there are no services connected or windows in the storage area, which is only accessed via the shop. The owners solicitor is in the process of completing the updated lease document.

PARKING: No Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating and log burner in lounge

BROADBAND: Connected - TYPE - Standard \*\* - up to 50Mbps Download, up to 9.5 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 there is an easment in place to pass and repass on foot only across Glyn Square to main highway

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. Purchasing the freehold of the building for £1, and The Mews is a leasehold for the asking price, it has a 999 yrs lease from 2019 with no service charges or ground rent applicable, there is another leased space below which is storage area for the shop, there are no services connected or

windows in the storage area, which is only accessed via the shop. The owners solicitor is in the process of completing the updated lease document.

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.

TR/TR/03/26/OK/TR









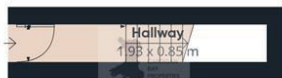




# **DIRECTIONS:**

From Cardigan head north on the A487 until you reach the village of Synod Inn. Turn left here on the A486 and continue down into the village of New Quay, travel down to the seafront past the harbour and around the corner the property is located on your left (before turning to the car park) a doorway just between the shops "The Corner Shop" & "Starfish" denoted by our for sale board.





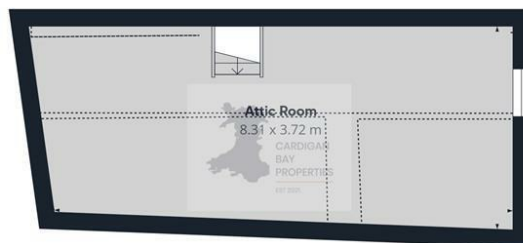
Floor 0



Floor 1



Floor 2



Floor 3



Approximate total area<sup>m</sup>

117.9 m<sup>2</sup>

Reduced headroom

22 m<sup>2</sup>

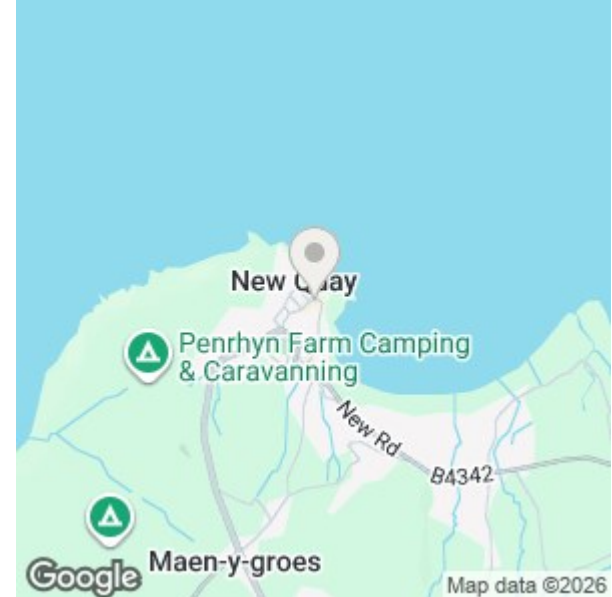
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### 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>                  | 56                      | 70        |
|                                             | EU Directive 2002/91/EC |           |

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@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.

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