



Lon House, Llandysul, SA44 5NA  
Offers in the region of £460,000







# Lon House, Coed Y Bryn, SA44 5NA

- 4 bed detached house
- In a rural setting with no near neighbours
- Rewilded paddock area to the rear
- Rural but not isolated, only 5 min drive to local shops at Croeslan & Penrhiwllan
- 20 min drive to the coast
- Beautiful mature gardens of just under an acre
- Off road parking for up to 3 vehicles and car port to front
- Veg bed area and Greenhouse, + Orchard
- 4.9 miles to Llandysul
- Energy Rating: E

## About The Property

A charming, detached property situated in an idyllic rural location, with no immediate neighbours and a very pretty garden amounting to around 0.95 acres of grounds. The property is located within a lush green valley setting, nestled within a secluded spot on the outskirts of the rural village of Coed y Bryn.

Set amid the rolling hills and peaceful countryside of west Wales, the village of Coed-y-bryn has a very special appeal. Set around five miles from Newcastle Emlyn, with its ruined castle, and around 10 minutes from the coastline of Cardigan Bay, and all its pretty beaches and the coastal path.

The property is approached off a single-track country road, with a gate to the side leading to the wooden rear porch door. The porch is a useful boot and coat room, housing the oil-fired boiler which services the hot water and central heating for the property. A wooden stable door from here leads into the welcoming kitchen/breakfast room, with views to the rear over the pretty garden and fitted with a beautiful range of bespoke wooden units with wooden worktops over, a ceramic sink with drainer, a solid fuel ESSE woodburning stove with a hotplate, perfect for boiling a kettle, spaces for a free-standing cooker, a fridge/freezer and a washing machine (with plumbing in place), loft access, a door leading out to the rear garden and a door into the Dining room/study.

The diner/study is full of character and has oak wooden flooring, vaulted ceiling with exposed A frames, a porthole window on the gable end and wooden steps up into an open inner hall area. The hall area has oak wood floor, an internal window looking into the kitchen, stairs to the first floor, a door to the pantry, and two openings into the living room.

The living room has an impressive stone surround fireplace housing a wood burning stove on a slate hearth on one side and a feature stone surround fireplace on the other, exposed wood beams, oak flooring, and a door out to the front of the property.

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Details continued:  
A door leads from the inner hall to the walk-through pantry, with oak flooring, shelving and a door into the ground floor bathroom which has a bath with shower over, a toilet, a wash hand basin, tiled flooring and wooden door out to the side of the property.

On the first floor, off the landing, doors lead to four bedrooms and a bathroom. Bedroom 1 has windows to the front and sides, wooden flooring and a built-in wardrobe. Bedroom 2 (a single) has a window to the front, wooden flooring and exposed beams. Bedroom 3 has windows to the front and sides, a built-in wardrobe and wooden flooring, and bedroom 4 has wooden flooring, a built-in wardrobe, windows overlooking the rear garden. The family bathroom has a bath with a shower over, toilet, wash hand basin, wood flooring, and an airing cupboard housing the hot

water tank and a storage cupboard and a picture window overlooking the pretty rear garden.

Externally:  
Accessed off a country lane, the property has much to offer any wildlife and nature enthusiast being set in a valley with no immediate neighbours. As you approach the property you will find a wood store and a car port on the opposite side of the road with a small area of grass land below. To the bottom side of the property, there is a private access track which leads on to one of the neighbouring properties, which is not visible from this house. This property has rights of way across this track to access a parcel of land with a block paved area providing off road parking for 2 vehicles, a lawn area, a small garden pond, and steps leading down to a small outbuilding, originally an old pigsty, which makes a



useful storage shed. On one side of the house is a gate to additional parking space for another car and also gives access to the rear of the property. On the far side, off the shared driveway, directly behind the house, is a gate leading into the main garden, with a patio area behind the house and steps and paths leading up to a gently sloping rear garden. This area is planted with an array of pretty flowers, mature trees, plants and bushes in borders and areas of lawn. There is also a mix of fruit trees planted around the top side of the garden. The paths lead on through more lawn areas and through a mature hedge to a veg growing area with a very useful, and decent sized greenhouse, with veg beds. Further on to the right-hand side of the garden is another area, which has been rewilded over the years, but could be reclaimed to provide a larger garden area with more scope for growing your own produce, adding a polytunnel, more veg beds or another greenhouse if wished.

This really is a pretty property, full of character, in a lovely setting, viewing is essential to fully appreciate.

- Porch  
6'2" x 5'11"
- Kitchen/Breakfast Room  
25'7" x 10'1"
- Dining Room/Study  
14'2" x 12'9"
- Inner Hall  
14'4" x 13'2" max (inc staricase)
- Living Room  
27'4" x 13'2" (inc alcove)
- Walk-through Pantry  
12'2" x 5'2"
- Ground Floor Bathroom  
12'6" x 5'4"
- First Floor Landing  
6'11" x 10'11" max
- Bedroom 1  
13'3" x 8'11" max

- Bedroom 2  
9'1" x 6'10"
- Bedroom 3  
13'3" x 10'3" max
- Bedroom 4  
12'1" x 6'5"
- Bathroom  
9'11" x 6'6"

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

- COUNCIL TAX BAND: D – Ceredigion County Council
- TENURE: FREEHOLD
- PARKING: Off-Road Parking
- PROPERTY CONSTRUCTION: Traditional Build, with some timber framed single paned windows, some windows with secondary glazing, and some UPVC Double Glazed windows.
- SEWERAGE: Private Drainage
- ELECTRICITY SUPPLY: Mains
- WATER SUPPLY: Mains
- HEATING: Oil boiler servicing the hot water and central heating
- BROADBAND: Connected – TYPE – Standard – up to 4 Mbps Download, up to 1 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: There is limited to no mobile signal at this property which adds to its charm. 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 they have rights of way over the access drive to access their parking area. They will also be retaining a small







section of the land at the top right-hand side of the land where a member of the family has been laid to rest many years ago, they will not require any access to this land.

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 via our partners, Lifetime

Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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/07/24/OKTR

























**DIRECTIONS:** What3Words [///shook.blazers.tend](https://www.what3words.com/shook.blazers.tend) From Cardigan go to Newcastle Emlyn via the A484, passing through the villages of Llechryd and Cenarth. Turn left into Newcastle Emlyn, then left to go down the hill through the shops, go over the bridge and turn right at the mini-roundabout towards Lampeter. (A487) After about 3.6 miles you will pass the sign for Aberbanc where the road goes steeply downhill and round a bend. Shortly after the road straightens out, a sharp left-hand turn will come up just before the war memorial that's up on the right. Turn left here and you will see a signpost to Rhydlewys and Llangrannog. Drive up this hill for about 1.3 miles. There will first be trees, then bare banks. Pass a farm driveway on the right and take the first proper lane on the right, a house with a lamp-post in the front yard. As you turn right onto this lane, there will be three house signs, Penbeili Mawr, Cwmins and Pant. Drive 0.7 miles down the lane into the valley. Lôn is the second house on the left, a large white cottage with a green door and nameplate on wall. Turn left into the driveway that is on the corner of the house, and park on the brick parking pad. If you get to the ford, you will have gone too far. Go through the gate and ring at the side door.

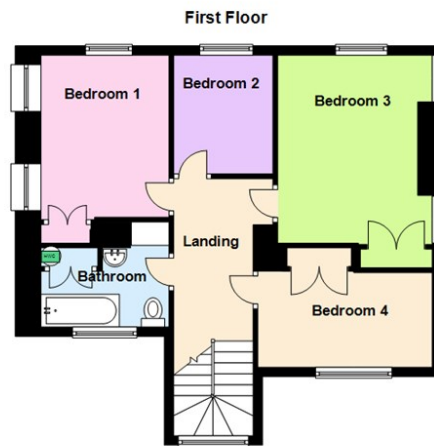
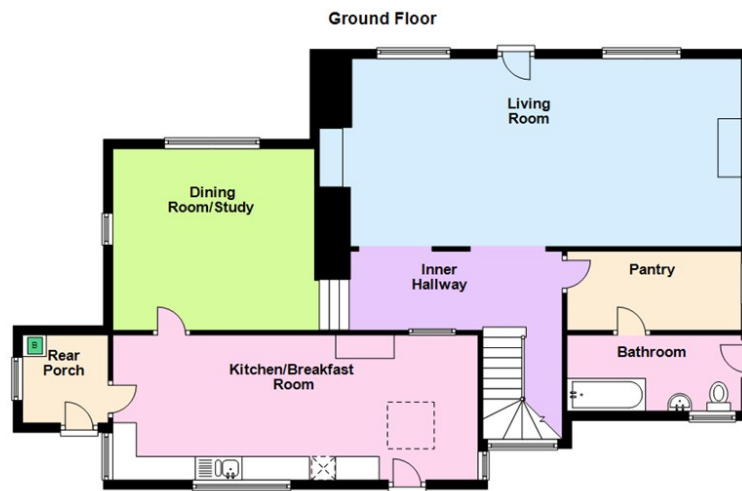
### INFORMATION ABOUT THE AREA:

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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)

