



Blaenmergi, Bridell, Cardigan, SA43 3DH

- Five / Six Bedroom Detached Farmhouse
- Separate Outbuilding W/ Planning Permission
- Traditional Features Throughout
- Semi Rural - Close to Cardigan Town
- Oil Central Heating
- 1 Bedroom Detached Holiday Let
- Private Garden Approx 0.3 Acres
- Wonderful Country Views
- Further Outbuilding
- EPC Rating: E

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If you are looking to lead a semi-rural, self-sustainable lifestyle, whilst augmenting your income with an established holiday business, this is the home for you!

Situated down a shared track in the beautiful rural setting of Bridell in North Pembrokeshire on the outskirts of Cardigan Town, with picturesque views of the surrounding countryside and a short drive to the coast, the property sits within approximately a third of an acre and includes wonderful planted gardens, an immaculately presented one-bedroom holiday let which has an open-plan living space and patio with panoramic countryside views. There is a separate outbuilding with full planning permission to convert to a further one-bed residential accommodation and a brick-built outbuilding suitable for storage or as a workshop.

The house has many traditional features including exposed beams, sash windows and an inglenook fireplace, a rustic farmhouse kitchen and five bedrooms, with the option to add a sixth bedroom on the ground floor.

The main house internally comprises ; a central hallway which links the front entrance to the rear with a fully enclosed porch to the rear, from here there is a downstairs W/C and separate utility room housing the oil-fired boiler and includes a wet room shower. The dining room could also be utilised as a sixth bedroom and it has direct access to the utility/shower room next door. The farmhouse kitchen is fitted with a range of wooden wall and base units, a Belfast sink and an oil-fired Aga used solely for cooking, there is an AEG electric cooker, space for a fridge / freezer and plumbing exists for a dishwasher if needed. There is a window overlooking the front garden and one to the side allowing plenty of natural light in.

The living room is a great space for entertaining, it is approx. 8m in length and has space for a three-piece suite and features a large inglenook and wood burning stove sitting on a tiled hearth. Uniquely, most rooms on the ground floor enjoy approx. 9 foot tall ceiling heights.

The staircase leads up to the first floor which splits into two, to your left is a landing that leads to the five bedrooms, four of which are double bedrooms. The second, fifth and Master bedroom all overlook the garden with views over the countryside, the Master and fourth bedroom have handy pedestal handwash basins. Leading from the right of the split staircase is a shower room with corner shower cubical and part tiles walls, and the master bathroom which has freestanding bath, walk-in shower cubicle and airing cupboard.

Externally, the house is set within approx. a third of an acre, there are two driveways either side providing plenty of parking for multiple vehicles with a further detached workshop / garage benefiting from power and lighting.

The formal garden is found to the front and side of the house, there is a variety of planted flowers, shrubs and established trees, a polytunnel, greenhouse, chicken coop, feature pond and paved seating area. Steps lead from the house down to the outbuildings and The Old Dairy holiday let with a level lawned area in the centre. A gravelled walkway connects the holiday let to the front parking area and just to the side is a wooden summerhouse and seating area overlooking the neighbouring field and countryside beyond.

The Old Dairy has been let as an Air Bnb for the past 18 months and is finished to a high standard, with an open-plan living area, vaulted ceiling, exposed beams and rustic Indian Sandstone flooring throughout, this space is light and airy, yet warm and inviting. There is a double bedroom, a utility space with storage and a wet room with walk in shower. The open plan living area and kitchen is L-shaped, the kitchen fitted with a variety of appliances and there are glazed double doors which lead seamlessly out from this space onto the rear patio where you can take in the impressive views of the surrounding countryside, greeting the occasional local herd of cows or sheep!

There are two further outbuildings, one brick built and approx. 18m in length, suitable for storage or as a workshop, the further outbuilding which is attached to the main house, covers two storeys and has three rooms with full Planning Permission and Building Regs granted for conversion into a one bed residential accommodation. (A copy of the planning document can be provided upon request.)

In summary, this property offers unique and diverse accommodation suitable as a family home or it could be adapted for multigenerational living whilst providing a supplemental income, surrounded by picturesque Pembrokeshire landscape and its' nearby coastline.

Viewing highly recommended !



DIRECTIONS

Head out of Cardigan along the A478 towards Tenby. As you go through and out of Bridell turn right off the main road (heading for the Dyfed Riding Centre). Follow this road and carry on round the corner going left up the hill (passing the junction on the right where it branches off down a no through road for Dyfed Riding Centre). Continue on this road for 1.1 miles until you see a white walled entrance on your right signed posted to the property, take this turning and continue past the 1st house on your right down the tarmacked road, then you will see the house on your right. What 3 Words Reference - ///surfer.skews.equipping

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
 TENURE: We are advised Freehold
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 COUNCIL TAX: Band 'F' Pembrokeshire

Please note this property is served by private drainage

Ref: LW/LW/01/12/DRAFT

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AERIAL VIEW



