



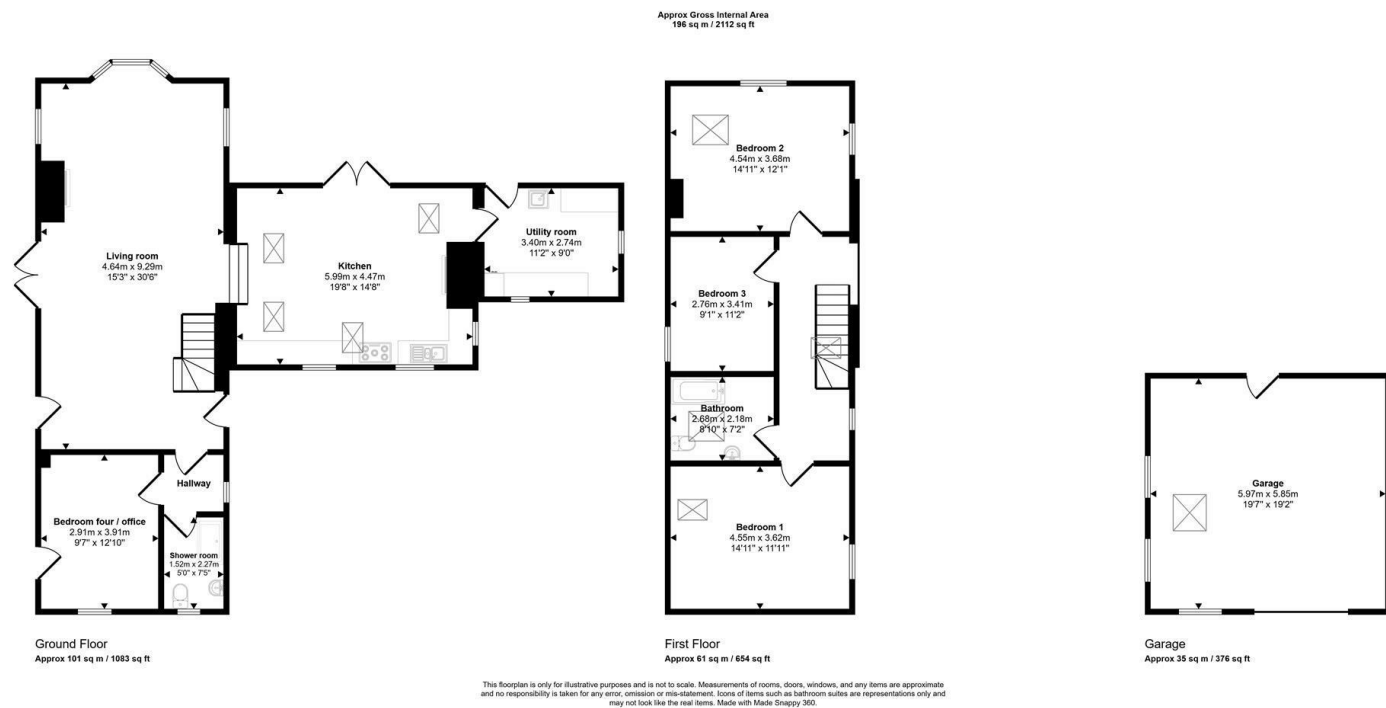
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*THE AGENT WITH THE  
LONDON CONNECTION*



**Picklestone House Brongest, Newcastle Emlyn, Ceredigion, SA38 9ET**

- Immaculately Presented Property
- Kitchen & Utility Room
- Off Road Parking & Detached Garage
- Sheds, Polytunnel & Chicken Coop
- Oil Central Heating
- Four Double Bedrooms
- River Boundary
- Modern Build: Character Design
- Approx 1.86 Acres of Grounds
- EPC Rating: D

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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**Price £685,000**



Situated within the rural village of Brongest, a short distance from Cardigan Town and Cardigan Bay Coastline, this striking and beautifully presented four bedroom country home is a unique find. Built in 2000 yet designed with the character and charm of a period property, it seamlessly blends timeless elegance with modern comfort. Set within approximately 1.8 acres of mature grounds with various areas of interest including a small woodland, polytunnel, and a detached garage / workshop. Whether you dream of a peaceful country retreat or a home that supports a self-sufficient lifestyle, this extraordinary residence offers the perfect balance of beauty, functionality, and serenity.

The house comprises internally: - A covered front entrance door leads directly into a beautiful open plan living room with tiled flooring and underfloor heating, a log burner with oak mantle and exposed beams on the ceiling. There are glazed French doors leading out to the garden and a bay window to the side. A handful of steps lead from this space directly into the kitchen, which features a spectacular vaulted ceiling and exposed A-frame beams along with a slate floor and feature oak beam which spans the entire width of the room above a wood burning stove.

There are a range of modern fitted units to one side and an ‘Everhot’ range for cooking, and space in the centre of the room for a long dining table - this is certainly an impressive setting for dining or socialising. Natural light spills into this space as there are Velux windows above, glazed French doors leading to the decked area outside and windows over looking the front driveway and grounds.

A door from the kitchen leads to the utility room, a practical space housing the boiler, washing machine, a Belfast sink and worktop and plenty of space for your country-life essential attire and footwear.

From the living room is an inner hallway to the downstairs shower-room and the fourth bedroom currently used as an office / study. The wooden staircase from the living room leads to the first floor unveiling an amazing galleried landing overlooking the heart of the home, the kitchen - while providing access to three beautifully appointed bedrooms and the family bathroom. Each room upstairs exudes warmth and character, featuring exposed A frame beams, wooden flooring throughout, wooden doors and windows with views out over the surrounding grounds.

Externally, the house is accessed from the main road via a gated gravel driveway with plenty of parking to the front and side of the house. The detached garage/workshop benefits from a roller door, doors and windows and a concrete floor with water and septic tank connection, power, lighting and a boarded loft - this practical space is useful for storage. Alternatively, it could be converted to an additional living space or annex if needed (STPC). A gate from the side drive and garage leads to the rear of the house where there is a decked area with access from the kitchen or utility room. The grounds surrounding the house are level and extend to approx 1.8 acres. The current owners have created various areas of interest throughout, conscientiously blending with the surrounding natural environment. Gravelled pathways connect the front entrance along both sides of the house to the rear garden. This is where a charming lean-to seating area runs along the garage overlooking a wonderful wildlife pond, teeming with a variety of wildlife throughout the year. The path continues to a timber shed converted into a sauna and an additional potting and storage shed for garden tools.

At the farthest reaches of the garden is an area perfect for growing - this area has a poly tunnel, growing frames and a chicken coop. Beyond this, the property’s boundary is an untamed wooded sanctuary with a pretty river boundary and ancient trees, a perfect safe haven for birds and wildlife, completing this truly magical setting.

Viewing is highly recommended to fully appreciate the countless details this exceptional property has to offer. Every element has been thoughtfully curated to enhance its timeless charm, resulting in a home that exudes warmth, character, and a sense of tranquil retreat.





DIRECTIONS

From our Cardigan office travel North East on the A487 passing through the village of Blaenporth then turn right at the Gogerddan crossroads, signposted to Newcastle Emlyn, proceed for a mile, on entering the village of Beulah, at the junction after the bus stop, turn left for Brongest and travel down into the village. Bear to the left at the point where the road splits and Picklestone House has a gated entrance on the left which leads to the property. What 3 Words Reference - ///weeded.probable.fewer

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' Ceredigion  
DRAINAGE: We are advised that this property is served by private drainage

ref: LW/AMS/02/25/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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AERIAL VIEW

