



Hephzibah, Newcastle Emlyn, SA38 9QB

£650,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021



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# Hepzibah, Beulah, SA38 9QB

£650,000

- Detached House
- Set in 1.40 acres
- Open plan dining room and kitchen
- Detached single garage
- Popular Beulah village location
- 4/5 bedrooms
- Spacious master bedroom with walk in wardrobe and en-suite
- Duck enclosure, polytunnel, garden shed & summerhouse
- Just a 10 min drive to Cardigan Bay coast
- EPC rating : D

## About The Property

Welcome to this exquisite 4/5 bedroom detached house set on a generous 1.4-acre plot, boasting meticulously maintained gardens and a paddock. Situated within the rural village of Beulah, near Newcastle Emlyn and the west Wales coast of Cardigan Bay. The popular market town of Newcastle Emlyn is only 4.4 miles away and has many pretty, artisan shops, cafes & restaurants, supermarkets, and primary and secondary schools. The larger market town of Cardigan is only 7.9 miles away and the stunning beaches and coastal path are a mere 10-minute drive away.

As you enter through the front porch, the inner hallway unfolds, providing access to various rooms on the ground floor. The lounge beckons through glazed double doors. This spacious room enjoys a dual aspect, offering picturesque views of the rear garden. A focal point is the multi-fuel stove, with a tiled hearth and wooden mantel, creating a cosy atmosphere.

The hallway also leads to the stairs, it has a feature large window that bathes the hallway in natural light, and under stairs storage space adds practicality ascending to the first floor. Bedroom 4, a shower room with a W/C, sink, and shower, Bedroom 5/Study all situated at the front of the home. The dining room seamlessly connects to the open-plan kitchen, forming a delightful social space. French doors from the dining area open onto a canopied decked area at the rear. The well-appointed kitchen is equipped with a range of base and wall units and a central island, an electric "Rangemaster" range with 6 hobs, an electric oven, a grill, and a plate warmer. Additional features include a built-in dishwasher, space for a fridge freezer, and a 1.5 sink and drainer overlooking the gardens to the rear. Continuing from the kitchen, you'll find a utility room with its own set of base and wall units, a round sink, and space for a washing machine and tumble dryer. A side door provides convenient access to the outdoors.



Continued:

Ascending the stairs, you're greeted by a landing area adapted for a seating space. The family bathroom room features a shower, a bath, W/C, and a sink. The master bedroom, with its dual-aspect windows, is remarkably spacious and includes a walk-in wardrobe with shelving and hanging rails. The master ensuite boasts a bath, shower over, W/C, and wash hand basin.

On the other side of the house, two additional generously sized bedrooms each featuring built-in cupboards, complete the upper level of this stunning residence.

Externally;

A gated sweeping access welcomes you to the driveway, offering parking space for four or more cars. A well-maintained lawn adorned with a variety of shrubs and trees graces the front of the house.

To the rear of the property, a landscaped garden unfolds, presenting ornamental sections and a delightful feature pond complete with a wooden bridge. The garden showcases a harmonious blend of lawned areas, shrubs, trees, and flower borders and beds, creating a picturesque environment.

There are several additional amenities

including a patio area, a canopied decked area, garden shed and a summer house, various seating areas provide a perfect spot to enjoy the tranquility of the surroundings. A large duck house and enclosure then lead you to the paddock, providing additional space and versatility. Positioned to one side of the paddock, a polytunnel offers opportunities for growing all year round.

The single garage, situated to the rear of the house, is accessible via the side, ensuring convenience for parking and storage needs. Overall, the external features of this property offer a wonderful blend of well-manicured grounds, functional spaces, and natural elements, creating a truly enchanting and inviting outdoor setting.

Entrance porch  
10'7" x 8'9"

Hallway  
23'8" x 14'5"

Lounge  
20'5" x 18'9"

Dining room  
14'6" x 10'3"

Kitchen  
15'0" x 14'11"

Utility room  
9'7" x 9'2"

Study/Bedroom 5  
10'3" x 9'1"

Shower Room  
10'7" x 3'5"

Bedroom 4  
15'1" x 15'6"

First Floor Landing  
14'7" x 14'2"

Shower room  
10'4" x 7'1"

Master bedroom  
19'4" x 15'0"

Walk in wardrobe  
14'9" x 4'8"

En-suite  
10'5" x 7'0"

Bedroom 2  
17'8" x 18'9"

Bedroom 3  
18'9" x 13'0"

SERVICES:

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

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil, Multi fuel stove

BROADBAND: Connected / Standard / FTTC - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE: Signal Available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to [https://](https://checker.ofcom.org.uk/)





checker . ofcom . org . uk)

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

IMPORTANT ESSENTIAL INFORMATION:

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

TAX BAND: F - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

BUILDING SAFETY - (Eg any unsafe cladding, asbestos etc) None that we are aware of.

RESTRICTIONS: (e.g. listed building, covenants, restrictions of use, use of land etc) Not to erect on the land hereby conveyed any buildings other than one private bungalow and garage and any other ancillary outbuildings (c) Not to carry on any trade or business upon the property hereby conveyed"

RIGHTS & EASEMENTS: "THE Purchaser hereby further covenants with the Vendor for the benefit and protection of the neighbouring land retained by the Vendor (a) Not to do or suffer anything upon the land hereby conveyed which may be or become a nuisance to the land retained by the Vendor (b) Not to erect on the land hereby conveyed any buildings other than one private bungalow and garage and any other ancillary outbuildings (c) Not to carry on any trade or business upon the property hereby conveyed"

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: N/A

ACCESSIBILITY/ADAPTATIONS: N/A

COALFIELD OR MINING AREA: N/A

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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a 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 a mortgage agreement in principle document if a mortgage is required.

VIEWING INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

VIEWING INFORMATION: Please ensure you read the Important Essential Information and the Services paragraphs which detail all the important facts you need to be aware of prior to viewing.

TR/TR/02/24/OK/TR















#### **DIRECTIONS:**

From Cardigan head northwards along the A478 until you reach the crossroads at Gogerddan, just before Tanygroes. Turn right here along the B4333 heading towards Newcastle Emlyn, and carry on until you reach the village of Beulah. In the center of the village turn right signposted for Neyadd Cross, and continue down the road, passing the old primary school, it is on the right side denoted by our for sale board.

#### **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.





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.



### 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>		<b>75</b>
(55-68) <b>D</b>	<b>66</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>	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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