



Tanybryn, Nr Penbryn Beach, Llandysul,

SA44 6QN



CARDIGAN  
BAY  
PROPERTIES

EST 2021



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# Tanybryn, Nr Penbryn Beach, Sarnau, SA44 6QN

Offers in the region of £375,000

- 2 bedroom home
- Chalet style cottage
- Set in approx 2.11 acres
- Paddock with stunning sea views
- Coastal, 0.6 miles to the beach
- Walking distance to Penbryn Beach,
- Shell of caravan in garden
- Located up a no through lane
- Off road parking
- EPC rating ; E

## About The Property

This is a unique opportunity to acquire this small chalet-style cottage near Penbryn Beach. Set within 2.11 acres, this charming property is nestled up a scenic track, just a stroll away from the breathtaking Penbryn Beach. The cottage itself boasts a cosy chalet-style architecture, exuding a warm and inviting atmosphere.

Penbryn is arguably the most striking of the beaches along this stretch of West Wales coastline. It is completely unspoiled and a haven for wildlife. It is owned and managed by the National Trust which has taken great pains to protect the surrounding natural habitat. As a result, there has been little land development and the existing houses in the Penbryn and Penmorfa valley have been there since the 1800s and early 1900s (and earlier). This locality offers a tranquil and relaxing rural lifestyle.

As you approach the property, you'll be greeted by the sight of mature gardens and trees, adding a natural beauty to the surroundings. The landscape not only enhances the aesthetic appeal of the cottage but also offers a tranquil setting.

One of the standout features of this property is the generous 2-acre paddock that accompanies it. This spacious outdoor area provides many possibilities, whether you envision it as a space for gardening or a playground for family and pets. The paddock offers a unique and versatile element to the package.

The proximity to Penbryn Beach adds another layer of appeal, allowing for easy access to the sandy shores and the soothing sound of the ocean. Whether you're looking for a permanent residence, a vacation home, or an investment opportunity, this setting provides a perfect balance of tranquillity and coastal living.

The track leading to the cottage ensures a sense of seclusion, offering a retreat from the hustle and bustle of everyday life.



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Upon entering this charming property, you're greeted by a delightful canopied area, creating an inviting south-facing patio space perfect for enjoying alfresco dining or simply relaxing outdoors. As you step through the entrance, you find yourself in the lounge, characterized by a feature stone wall that adds a touch of rustic charm to the space, with a picture window overlooking the front, providing a scenic view.

Adjacent to the lounge is a convenient shower room, this space includes a sink and an electric shower within a cubicle. A door off the shower room leads to a separate W/C.

Continuing through the lounge, you gain access to the galley kitchen, thoughtfully designed with a range of base and wall units. The kitchen features a stainless steel sink and drainer, along with ample space and plumbing for a washing machine. A free-standing electric oven, grill, and hob complete the kitchen setup, catering to your

culinary needs.

From the kitchen, a doorway leads to Bedroom 1, a double bedroom with a window overlooking the rear of the property. This layout provides a sense of privacy while maintaining a convenient flow between living spaces.

The second bedroom is accessed through an internal hallway connected to the lounge. This hallway not only provides access to the second double bedroom but also offers plenty of storage and hanging space, ensuring that practicality is well integrated into the design.

Externally

The property is located up a single track that then turns into your parking area. There is space for 2 cars, and the grounds are set to the left and behind the home, with a range of mature trees, shrubs and flowers. hidden in the garden is an old 1960s caravan and would be a great opportunity to replace and have additional living space on the grounds. The paddock is then

located up behind the garden area and runs parallel to the track up the hill. This land is a wonderful asset with beautiful views down to the sea.

Overall, this unique opportunity combines the charm of a chalet-style cottage, the serenity of mature gardens and trees, the versatility of a 2-acre paddock, and the allure of a prime location near Penbryn Beach. It's a chance to embrace a lifestyle that seamlessly blends comfort, natural beauty, and coastal living. And if the chalet style is not quite what you are looking for then it is an opportunity to purchase a property that is ripe for development (subject to planning )

#### About Penbryn

The beach itself is a mile long stretch of sandy shores split in two by the river Hoffnant, which ends its journey, down the steep valley, here. To the right of the river is a beach backed by sand dunes and high cliffs and at low tide it is possible to explore the cave and walk around to the second bay, which is even more stunning than the main beach as it feels like entering a paradisaal haven, almost like stepping back in time. To the left of the river the dunes give way to high cliffs and a longer stretch of beach that end in rocky pools, excellent for exploring.

Penbryn Beach is not a built-up seaside village, its facilities include a car park, toilets, and a café. The walk down to the beach from the car park is about a quarter of a mile. There is a turning circle at the bottom of the road for dropping off and picking up. Once you've parked, at the top of the hill, you can either walk straight down the road or take the path that winds down through the woods through Cwm Lladron (Robber's Valley). The beach is well known for its history of smuggling!

Other walks through the woods include a tramp away from the shoreline and up towards one of the oldest churches in Wales; the medieval parish church of St. Michael, a Grade I listed building, dating back to the 13th Century.

The area is serviced by a Primary school in Brynhoffnant, a short drive away, and the Secondary school for the area is either Cardigan Secondary School or Ysgol Bro Teifi in Llandysul. Also in Brynhoffnant you can find Hoffnant Stores, attached to the petrol station, Y Bryn ar Bragdy is a newly refurbished brewery and restaurant offering food and

on-site brewed beers. At the nearby Gogerddan Garage, in Tanygroes, you will find a local Post Office and mini supermarket.

Penbryn is also on the Coastal Way – the spectacular coastal path that runs 180 miles along the Cardigan Bay coastline from North Wales, through Ceredigion and down to Pembrokeshire. To the south approximately 10 miles distant is the attractive market town Cardigan and a similar distance to the north and east are the towns of Aberaeron & Newcastle Emlyn.

Lounge  
17'1" x 10'8"

Inner Hallway  
6'3" x 4'10"

Kitchen  
12'0" x 6'2"

Shower Room  
5'7" x 5'6"

WC  
5'8" x 2'5"

Window to side.

Bedroom 1  
9'10" x 8'10"

Bedroom 2  
9'11" x 8'2"

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: A – Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater for hot water

TELEPHONE: Landline cable to the property.

BROADBAND: Connected – TYPE – Standard \*\* speeds TBC – up to 3 Mbps Download, up to 0.5 Mbps upload – 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: No Signal indoors but Signal Available outside, and WIFI calling possible , 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 is none that they are aware of.

RESTRICTIONS: The seller has advised that there is none that they are aware of

RIGHTS & EASEMENTS: There is historic vehicular access to the property from the publicly maintained highway which is enjoyed along the former parish road, which is approximately 50 meters in length to the property. The track is a bridle path. The property has the right of drainage to a septic tank shared with the neighbouring property Bryntelor, and to receive the mains electricity and water services through and across that property, the costs of the septic tanks and drainage is shared with the neighbour

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.

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 all of the above Important Essential Information as this details all the important facts you need to be aware of prior to viewing. There is an easement in place to enable you to access the side of the property for maintenance and shared drainage with the neighbour to the septic tank located to the side of the entrance to the lane, There is a historic right of way up the track to access the property and the land to the rear, The track is a bridle path. There is an old spring water well located

to the right of the gate to the field, Access to the field is sloping.

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.

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.

TR/TR/03/24/OK/TR















Owners picture of beach



Owners historic picture from field. 01-01-2006 23:19



Continue northwards along the A487 from Cardigan, through the village of Tanygroes, and after the village turn left at the staggered crossroads signposted for Penybryn, continue to the end of the road, at the cross road go straight across, the property is located just before the turning for Penbryn Beach, 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.



## Ground Floor



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         | 100       |
| (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>                            | 39                      |           |
| (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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