



CARDIGAN
BAY
PROPERTIES

EST 2021

Five Oaks, , SA45 9SJ

Offers in the region of £799,950



4



4



3



D



Five Oaks, New Quay, SA45 9SJ

- 4/5 bed detached house
- Sitting in approx 5.65 acres of land
- Enchanting woodland walks along the river
- Less than 5 minutes walk to Traeth Gwyn & Cei Bach Beach
- Less than 2 miles to New Quay
- 4 bathrooms and 2/3 reception rooms
- A mixture of woodland, paddocks, and gardens
- Wonderful and unusual features and aspects
- Walking distance to the beach and coastal path
- Energy Rating: D

About The Property

Nestled in the charming Parish of Llanina, near, New Quay, this enchanting property offers a unique opportunity for those seeking a coastal lifestyle with income potential. With 2/3 reception rooms, 4/5 bedrooms, and 4 bathrooms, this small holding (approx 5.65 acres) is perfect for those looking for space and comfort. One of the standout features of this property is its idyllic setting, within walking distance to the picturesque beaches of Traeth Gwyn & Cei Bach. Imagine taking leisurely strolls along the shore or enjoying picnics with loved ones against the backdrop of the serene coastline of Cardigan Bay, West Wales.

The nearby seaside village of New Quay offers many amenities such as a doctor's surgery, Primary school, a supermarket, a fire station, a lifeboat station (RNLI), pubs, cafes and restaurants and so much more, making New Quay an attractive place to live, with its beautiful scenery, sandy beaches and rugged coastline.

The property boasts a ground floor bedroom and bathroom, providing convenience and flexibility for its residents. Parking is a breeze with space for many vehicles, making hosting gatherings or having guests over a stress-free experience.

Entry to the property is via a glazed porch, with doors into the utility room, the main hallway and double doors to the side of the property. The utility room has fitted wall and base units, sink with drainer, space and plumbing for a washing machine, and a door out to the useful carport. The hallway has stairs to the first floor, a door to an inner hallway and doors off the lounge and kitchen. The kitchen is a beautiful, modern space with fitted wall and base units, built in waist level electric double oven and microwave, built in fridge and dishwasher, space for a dining table, a door into the conservatory and a door into the lounge.

The lounge has a feature stone wall housing the fireplace with a wood burning stove on a slate hearth, a door into the conservatory and a door to the hall.

Offers in the region of £799,950



Details continued:

The conservatory is a spacious room with windows overlooking the side and rear, with a door out to the front of the property. The inner hall leads to a bathroom with bath, double shower, vanity wash hand unit and toilet. Bedroom 4, with built in wardrobes and a cupboard housing the oil fired boiler that services the hot water and central heating. A sitting room/home office, which could be used as a 5th bedroom if needed, with built in office desks and cupboards.

On the first floor, off the landing are three double bedrooms, two with their own en-suites. Two bedrooms benefit from lovely views to the rear overlooking the paddocks and woodland, and one overlooks the side gardens and woodland. There is also a built in airing cupboard in one which houses the hot water storage tank for the solar hot water panels. There is also a shower room off the landing.

Externally:

Approached off a country road, and bounded on two sides by Afon Gido (River Gido), this property is perfect for nature enthusiasts. The land surrounding the property is a true gem. With level pasture land, paddocks, and charming woodland areas, this property is a haven for wildlife and offers endless opportunities

for peaceful walks and exploration. The Ceredigion Coastal Path skirts the roadside following one edge of the property, which then joins the coast at the beach of Traeth Gwyn. And the owners inform us that they have always liked the fact that you can walk to New Quay from their house (in 20 mins) without walking on the road (other than crossing it by the bridge at the end of their land). The tarmac driveway leads to a turning circle with flowers planted in the centre. There are lawns either side of the house and to the rear, with a useful garden shed with electric car charging point next to it.

To the rear of the property are two level paddocks with a timber built field shelter. The property has previously been a Camping and Caravan Certified Club, this space is double fenced allowing for ample space for keeping animals to one side, while allowing for the reinstatement of the C&CC site to allow for camping around the edge, with road side access onto the country lane. There is a single block shower/wet room on this section with a toilet and wash hand basin and shower, perfect for campers. A track continues from there down to another paddock where the static caravan is found:

Static Caravan:

The static caravan offers additional income in the form of holiday lets throughout the holiday season. With one double and two twin rooms, it sleeps up to 6 people and has an open plan lounge/diner/kitchen area with a shower room. Outside there is a small decking area with steps down to a lawn area with seating and BBQ/firepit space.

There is also ample space on this section to add another caravan (or two) subject to planning permission, if desired.

Externally continued:

From the house, a path leads to the woodland to the south of the house which runs along side the road up to a stunning little waterfall and pool area. Another path leads down from the side of the house to another useful garden shed, and on to a greenhouse with outside tap, ample growing space and an enclosed outside growing space to the rear. The path continues to a gate that leads down to the river which bounds the property along this edge of the land, and another gate leads to another section of the garden. From here double iron gates lead into a disused Sewerage pumping station that adds a touch of history and character to the property. This area is remarkable. The former plant areas have been creatively converted into raised and sunken vegetable beds, ponds and garden areas, providing a unique space for gardening enthusiasts to unleash their creativity. There is a useful timber shed with power and lighting and the original former engine room, now used as a workshop, with power and lighting. This section is enclosed with gates and wire fencing and really is an incredibly unique addition to the property. A gate leads into another enclosure with a wood store shed and two barns, (one currently used as another wood storage shed and one used as winter stabling for the Alpacas but would equally make useful barn for any livestock.) And a gate leads down to another section of the riverbank.

You end up now back in the Caravan Field, and from here a gate leads into the most stunning of woodlands. This beautiful woodland area, planted with a mixture of native trees, and carpeted through the spring with snowdrops, daffodils and bluebells, takes you all the way down to the Llanina Bridge at Llanina Woods. From here you can simply cross the road, and follow a short path through another woods, down to Traeth Gwyn Beach!

In conclusion, this versatile property in Cei Bach is a rare find, offering a harmonious blend of comfort, space, and natural beauty. Having been run as a part time B&B in the past and being in close proximity to the coast, don't miss the chance to make this property your own and experience the best of countryside living in this enchanting location while having the opportunity to earn some additional income.

Entrance Lobby

9'6" x 6'6"

Entrance Hall

24'11" x 5'6"

Kitchen/Breakfast Room

10'0" x 18'8"

Sitting Room

13'9" x 18'8"

Conservatory/Sun Room

19'8" x 14'1"

Inner Hall

11'10" x 3'4"

Sitting Room/Study/Bedroom 5

14'0" x 12'0"

Bedroom 4

16'8" x 10'9" max

Bathroom

6'8" x 12'5"

Utility Room

7'10" x 11'1"

Landing

8'0" x 5'9" max

Bedroom 1

21'11" x 11'9" max

En-Suite

5'2" x 5'11"

Shower Room

5'2" x 5'10"

Bedroom 2

10'5" x 11'6" max

En-Suite

6'9" x 6'11"

Airing Cupboard

2'6"n x 5'6"

Bedroom 3

11'1" x 11'9"

Storage room

6'6" x 7'2"

Car Port

13'1" x 10'9"

Garden Store Shed

20'0" x 10'2"

Green House

10'0" x 30'2"

Timber Framed Craft Shed

9'5" x 7'6"

Block Built Former Engine Room

7'0" x 11'11"

Barn 1

17'3" x 17'2"





Barn 2
17'10" x 36'11"

Field Shelter
11'10" x 11'10"

Outside Shower/Toilet
8'0" x 5'11"

Static Caravan

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: G - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Car Port. One electric car charging point.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating and also solar panels for hot water.

BROADBAND: Connected - TYPE - Standard up to 25 Mbps Download, up to 4 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: Signal Available , 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 are none that they are aware of.

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

RIGHTS & EASEMENTS: The mains sewerage pipe runs over ground down the garden of this property, across the old, disused sewerage pumping station which forms part of this property, and onto the new sewerage pumping station, across the river, beyond this property's boundary. Welsh Water have rights to access this property along the points of the mains sewerage pipe to maintain and repair if necessary.

FLOOD RISK: 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. The disused Sewerage pumping was abandoned in 1982 and is at the bottom of this property's land and

forms a very interesting area with the former plant areas now converted to raised and sunken veg beds and garden area. The new sewerage pumping station is found on the other side of the river away from the property. The Ceredigion Coastal Path runs alongside its boundary down the road to the coast (NOT through the land of this property). The property has had change of use to a B&B back in October 2015 and ran as a part time B&B from March 2016 until April 2022. Given its location, this property is perfect for use as a B&B or similar if desired. There is a small electricity transformer on a pole outside this property.

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.

HW/HW/04/24/OKTR















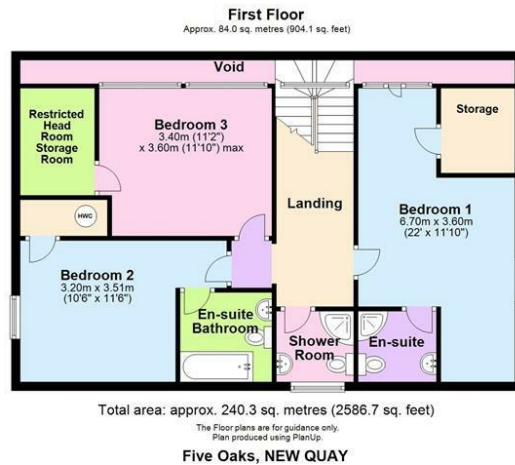
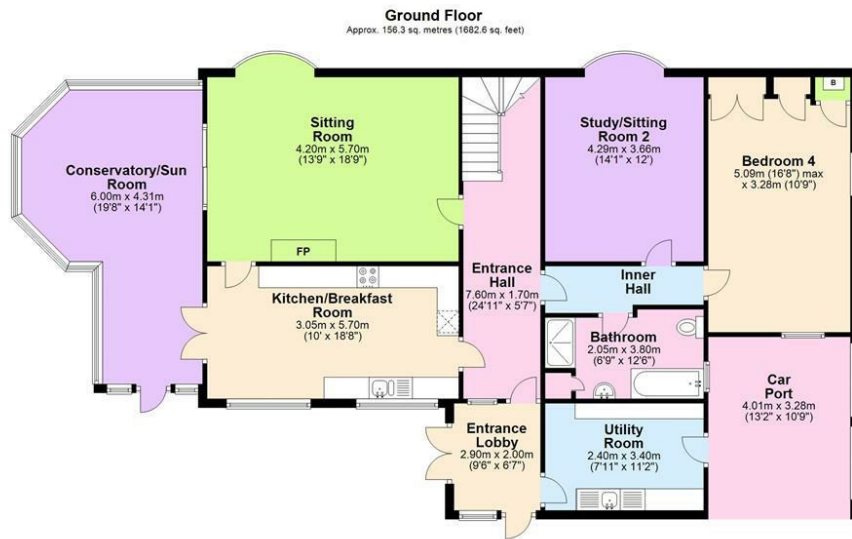
From Cardigan, head out northwards along the A487 for about 14 miles until you reach the village of Llanarth. Turn left here along the B4342 heading to New Quay. Follow this road into Gilfachrheda and take the second right heading to Cei Bach. Go past Wern Mill Caravan Park and carry on for short distance until you see the driveway to the property on your left hand side. You will have driven past some of the woodland (identified by wooden post and rail fencing) on your final approach to this property. What3Words:
///screen.insurers.hubcaps

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) A		90
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk



EST 2021