




Brynifor & Bryn y Gof, New Quay, SA44

6DA



CARDIGAN
BAY
PROPERTIES

EST 2021

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Boundary For Illustration & Guidance Only

Brynifor & Bryn y Gof, Penbontrhydyfothau, SA44

Offers in the region of £725,000

- 4 Bed stone house plus 1 bed attached stone cottage
- Perfect home/multi family living with attached income potential
- Attached 7.4 acre field
- Rural village, not overlooked
- Only 25 minute drive to Cardigan Town
- Currently both used as successful holiday lets
- Full of character and original features
- Coastal location, close to Llangrannog, Cwmttydu & New Quay
- Ample off road parking, and roadside access to the land
- Energy Rating: E

About The Property

Nestled in the charming village of Penbontrhydyfothau, near New Quay, this property is a true gem waiting to be discovered. Boasting not just one, but two properties in one, set within approx. 7.48 acres of land and grounds, this small holding offers a unique opportunity for a new owner.

With 3 reception rooms and 5 bedrooms spread across the pretty stone house (4 beds) and attached 1 bed cottage, there is ample space for comfortable living either as an income generating property, a multi-generational living, or the cottage to offer income to the residents of the main house. Steeped in history, this property showcases many original features including quarry tiled flooring, exposed beams, and a stunning kitchen fireplace with ovens - adding character and charm to the space.

One of the standout features of this property is the direct access it offers into the 7.48 acre field at the rear, perfect for leisurely walks and enjoying the stunning views of the surrounding countryside. Or for growing your own veg and keeping horses or other livestock.

Conveniently located on the edge of the hamlet of Penbontrhydyfothau which is within easy reach of Llangrannog, Cwmttydu, and New Quay beaches as well as the Ceredigion Coastal Path, this property is ideal for those who appreciate both rural tranquillity and coastal beauty. Llangrannog is a popular seaside village with its vibrant community, cosy pubs, and beautiful beaches, much loved by locals and tourists alike, while New Quay offers many amenities such as a doctor's surgery, a large Primary school, a supermarket, a fire station, a lifeboat station (RNLI), pubs, cafes and restaurants and so much more.

Entry to the main house is down a cobbled path to the pretty porch. Steps lead into the hallway, with stairs to the first floor, and doors into the living room, sitting room and kitchen/diner. The living room has an art deco 1930s fireplace as has the sitting room, perfect for warming up in the winter months.



Details Continued:

The kitchen/diner is fitted with matching wall and base units, a sink with drainer, space and plumbing for a dishwasher, space for an electric cooker, space for a fridge/freezer, and a door out to the rear of the property. The dining area has space for a table, a door into the under stairs storage, double doors into the sitting room, and a beautiful original fireplace range with an open fire and attached original ovens (the fireplace still works but the owners advise the ovens do not currently work). On the first floor, off the staggered landing, are two double bedrooms, two single bedrooms (one with some restricted headroom) and the family bathroom.

The attached cottage - Bryn Y Gof - is accessed via its own parking and gate, into the rear patio garden and down a couple of steps, through the door into the rear hall.

Here doors open into the attached garage, and into the open plan kitchen/lounge/diner. This characterful space is full of originality with a kitchen area with bespoke wooden kitchen cupboards and shelving with wooden worktops, a ceramic sink with drainer, space for a fridge and an electric oven. There is space to the side of the kitchen for a dining table, and the lounge area has a fireplace with a wood burning stove, a door out to the front of the cottage, and steps (these are steep) up to the open plan bedroom above. Accessed directly from the top of the steps, the double bedroom has a freestanding bath in one side allowing for ample bathing space, and a door with steps down into the en-suite shower room (with some restricted headspace).

Externally:

The property is approached off a country

road onto its own tarmac drive with parking for 3 vehicles. The drive gives access to the attached garage, and the two properties, with a pretty lawn garden area to the front surrounded with a beech hedging and box hedging following the cobbled path to the front door of the main house. The cottage has its own parking space above this area for one vehicle, perfect for holiday guests, or other family members to have their own access and independence into the cottage. There is further parking area above the cottage in the gateway into the field, with space for 1 vehicle, or perhaps 2 small cars.

The rear garden of the main house is a mix of spacious patio area (with access to the utility room (with sink and housing the oil-fired boiler that serves both properties, and the hot water tank and airing cupboard) and store shed found to the rear of the property). Steps lead down to lawn areas to the side, and through a small gate the larger area of the garden opens up, with a covered area, perfect for entertaining, on one side, and an opening into another lawn area with a small pond. Encompassed with mature hedging and trees offering privacy and security. There is a lockable gate into the adjoining cottage. From the far end of the garden is a timber gate which gives access out to the field.

Bryn Y Gof has an enclosed patio garden with a kissing gate out to the field, and steps down to the rear door.

The field can also be accessed via gates off the country road at the halfway point and the very top. The field is bordered by mature hedging and trees, offers fabulous views down over the valley, and has pathways cut through the meadow leading to a clearing in the top corner with a picnic bench and rope swing offers the perfect spot to escape from it all.

Currently operating as a holiday let, this property also presents the exciting opportunity to be transformed

into a permanent residence with income potential. Don't miss out on the chance to own this unique piece of countryside paradise with a touch of coastal magic.

Brynifor House

Porch
3'1" x 2'11"

Hallway
15'1" x 4'11" max

Lounge
11'0" x 13'0" + alcove

Sitting Room
12'11" x 8'0"

Kitchen/Diner
24'1" x 7'3"

Landing
6'3" x 16'0" max

Bathroom
7'2" x 8'3" max (some restricted head height)

Bedroom 1
9'4" x 7'2" (some restricted head height)

Bedroom 2
10'5" x 12'11" max, l shaped

Bedroom 3
8'3" x 5'10"

Bedroom 4
13'1" x 8'2"

Bryn Y Gof Cottage

Rear Hall
10'9" x 7'7" max

Open Plan Kitchen/Diner/Lounge
21'10" x 10'8" max

Bedroom area
14'9" x 11'11"

Shower Room
11'8" x 6'11"





Utility Room
6'8" x 4'8"

Store Shed
5'5" x 5'1"

Attached Garage
10'0" x 13'11"

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

COUNCIL TAX BAND: Previously an E however the
property currently benefits from small business rates
relief – Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build with original
Timber Framed Windows & some Crittall Windows

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central
heating

BROADBAND: Connected – TYPE – Superfast /
Standard available with speeds up to 1000 Mbps
Download, up to 220 Mbps upload available – 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 inside /
Signal Available outside (some limited), 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 seller has advised that there
are none that they are aware of.

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.

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/06/24/OK











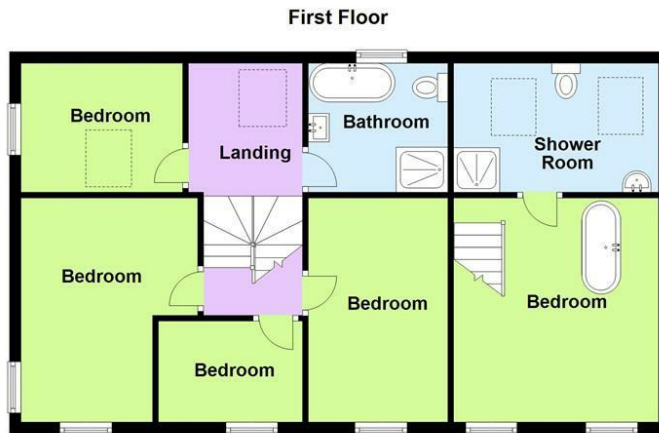




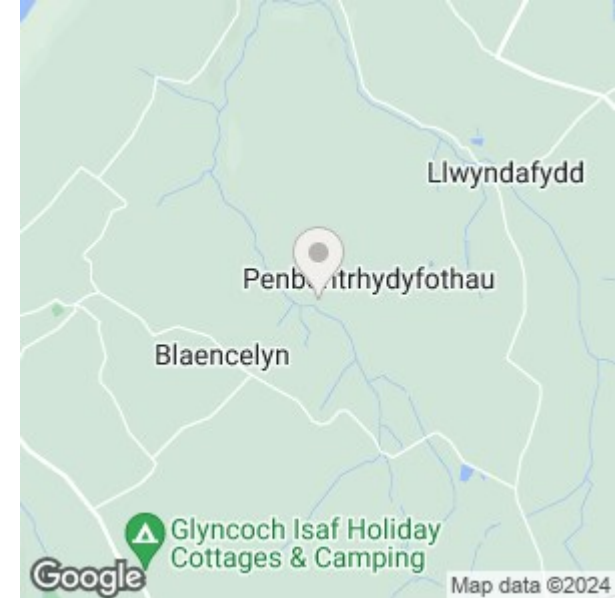
Head northwards out of Cardigan along the A487, and continue for about 13 miles passing the village of Plwmp. Turn left further along the A487 signposted for Cwmtudu, continue down this road for approx 2 miles and take the 2nd left this will take you into the hamlet of Penbontrhydyfothau, the house and cottage are the first property on the right hand side as you approach the village. If you reach the village sign you have gone too far.
What3Words ///compacts.bride.banks

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) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	44	
(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.

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