



**Blaenhoffnant Isaf, Brynhoffnant, Llandysul, SA44 6ED**

**Offers in the region of £575,000**







# Blaenhoffnant Isaf, Brynhoffnant, Llangrannog,

- 3 Bed detached smallholding
- Including 2 Shepherd's Huts
- Veg plot, polytunnel and chicken run
- Close to village shop and pub with restaurant
- Only 11 miles to Cardigan town
- Sitting in around 3.46 acres
- Two paddocks and one rewilded paddock
- Full of original features and character
- Less than a 10 min drive to Llangrannog & Penbryn beaches
- Energy Rating: E

## About The Property

This captivating property sits at the end of a no-through road on the outskirts of Brynhoffnant and offers a unique opportunity for those seeking a tranquil rural lifestyle. Steeped in character, this small holding boasts original features and sits amidst approximately 3.46 acres of picturesque grounds and land. Complete with two Shepherd's Huts which have been rented out in the past to generate additional income.

The property itself is a testament to timeless elegance, having been lovingly updated over the years using traditional lime methods. And is surrounded by its own land and offers ample off-road parking.

The rural village of Brynhoffnant lies along the main route between the popular towns of Cardigan and Aberaeron and benefits from a local primary school, petrol station/local shop and a newly refurbished pub/restaurant which hosts its own brewery. The village is only a short drive away from the stunning coastline of Cardigan Bay in west Wales the vibrant coastal village of Llangrannog and the National Trust beach at Penbryn.

Access to the property is via a stable door into the lounge/diner, with exposed stone limewashed walls, wooden flooring, a beautiful fireplace with a wood-burning stove, a door into the kitchen and a door into the sunroom. The sunroom (currently being updated) has windows all around which give lovely views over the gardens, double French doors out to the patio, and a wood-burning stove. These two rooms provide ample space for relaxation and entertainment.

The kitchen is fitted with bespoke handmade oak and beech kitchen units that add a touch of luxury, with a butler sink, space for a 6-ring gas-fired Rangemaster (or similar) cooker range, and a space for a Rayburn (not included in the sale), a tiled floor, space for a breakfast table, a door which accesses the stairs to the first floor, a door to the boot room, and a corridor with a door to the WC/utility room.

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Details Continued:

The boot room is a useful side entrance into the property offering a practical space for muddy boots and coats after a day out on the land. This space has windows all around and houses the oil-fired boiler which serves the hot water and central heating. The ground floor W/C/Utility has a toilet, sink, and space and plumbing for a washing machine and space for a tumble dryer.

On the first floor, off the split-level landing are three bedrooms (two doubles (one en-suite) and one single) a family bathroom and ample under eaves storage to the side. The bathroom has been recently upgraded and fitted with a toilet, a vanity unit sink

and a freestanding bath, there is also a very pretty feature fireplace. Bedroom 1 has a built-in wardrobe and wooden flooring, Bedroom 2 has fitted wall hanging space, another storage cupboard and an en-suite (please note this room has some restricted headroom). The en-suite is fitted with a toilet, shower and sink and has a useful built-in cupboard. Bedroom 3 is a good-sized single.

There is some work needed on the house in places, most notably the wooden windows and the boot room, this has been reflected in the asking price.

Externally:

Accessed off the B4334 down a



no-through road, the drive to the property goes along a track onto its own and opens up into a yard with ample off-road parking for several vehicles. There are a carport, wood store, workshop and storage sheds to the side of the parking. Paths lead up to the rear lawn, and down the other side, through a gate to the side of the property to give access to the boot room, and onto the front of the property and front garden.

Outdoor enthusiasts will be delighted by the two paddocks that come with the property, one of which features two charming shepherd's huts, with one set up to sleep four and the other set up with a kitchen and shower room, which are perfect for generating additional income (they require a little maintenance), and a young orchard with various fruit trees and would offer guests a lovely setting surrounded by nature. Access to the second paddock takes you past the veg plot, polytunnel, and chicken run, which offer the opportunity to embrace sustainable living, which is bounded by the River Hoffnant on one side. The well-maintained lawn gardens to the front and side and front patio provide a serene spot to enjoy the outdoors. The front garden also has a pond which is fed by rainwater, and just off the path to the front is a gate to a third smaller paddock which has been rewilded by the current owners and offers a delightful space for the wildlife to enjoy.

With parking for up to 8 vehicles, this property effortlessly combines convenience with countryside living. Whether you're looking to escape the hustle and bustle of city life or simply yearning for a place to call home, this enchanting property in Brynhoffnant is sure to captivate your heart.

Lounge/diner  
28'7" x 14'0"

Sunroom  
19'8" x 11'3"

Kitchen  
19'11" x 11'2" max

Boot Room  
6'8" x 17'8"

WC/Utility  
10'1" x 6'3"

Landing  
7'9" x 8'0" max

Bedroom 1  
13'8" x 12'1" max

Bedroom 2  
22'7" x 13'0" max, l shaped

En-Suite  
7'4" x 5'3"

Bedroom 3  
10'6" x 8'0"

Bathroom  
14'0" x 9'1"

Workshop  
28'3" x 16'8"

Carport  
21'10" x 17'6"

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

COUNCIL TAX BAND: F - Ceredigion County  
Council  
TENURE: FREEHOLD







**PARKING:** Off-Road Parking/ Garage Carport  
Parking, please note that very large vehicles would not be able to access parking area due to restriction of the track size

**PROPERTY CONSTRUCTION:** Traditional Build with Timber Framed Windows

**SEWERAGE:** Private Drainage

**ELECTRICITY SUPPLY:** Mains

**WATER SUPPLY:** Mains

**HEATING:** Oil boiler servicing the hot water and central heating and/or Multi fuel boiler stove with heatstore

**BROADBAND:** Connecte – TYPE – Ultrafast available – up to 1000 Mbps Download, up to 220 Mbps upload via FTTP. – PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE –

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

**MOBILE SIGNAL/COVERAGE INTERNAL:** The owners inform us that mobile signal can be accessed at very specific points on the land. Mobile service connects via the router and service is provided that way, please check network providers for availability, or please check OfCom here – <https://checker.ofcom.org.uk/> (Link to <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 the property is accessed via a track, a small section of which is shared with a neighbouring property with shared maintenance (this section of the track is owned by a neighbouring property with full right of way and access)

**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.

**OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:**

**LAND TRANSACTION TAX (LTT):** You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

**BUYING AN ADDITIONAL PROPERTY:** If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property.

**MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS:** As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their



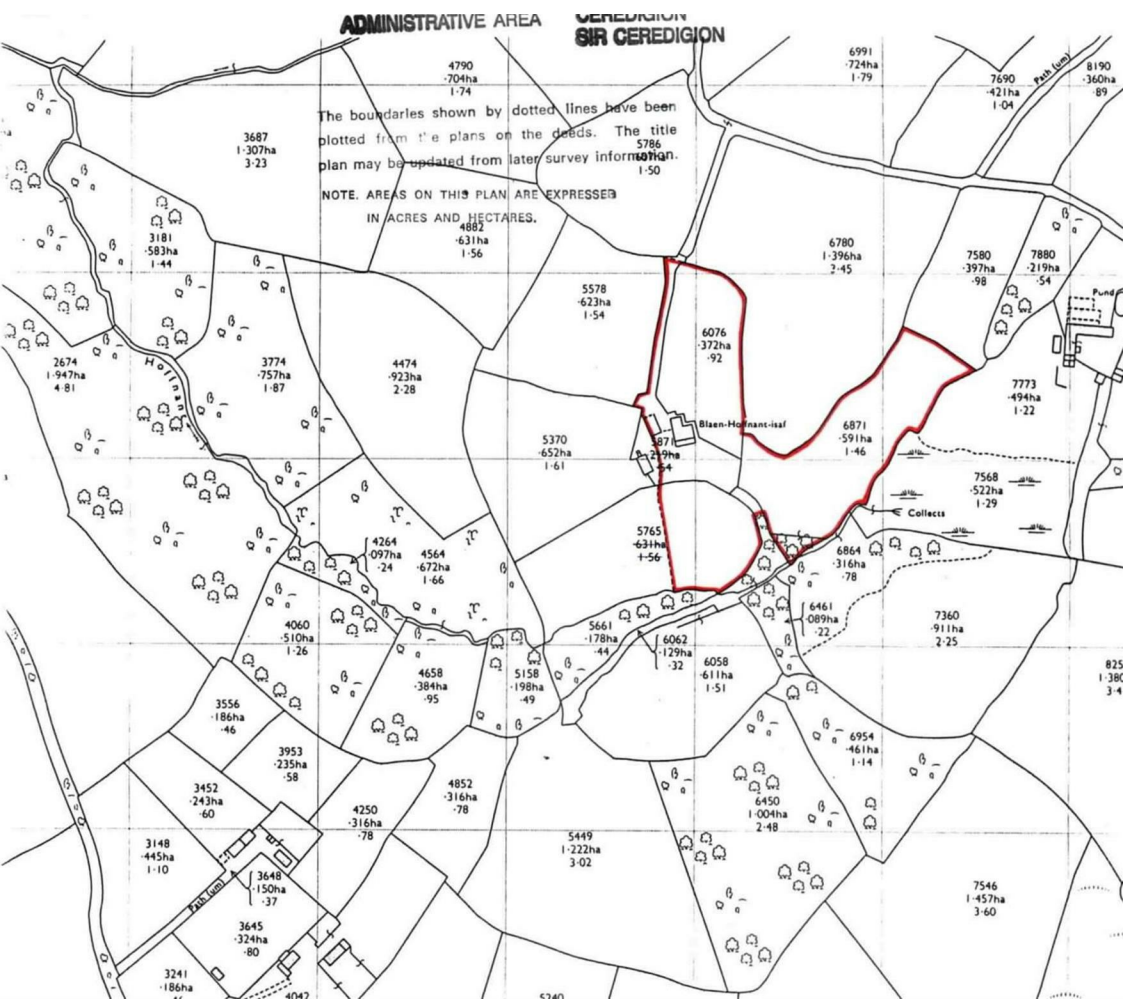
identity via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. The owners inform us that the Rayburn will not be included in the

sale.  
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.

TR/HW/08/24/OK/HW























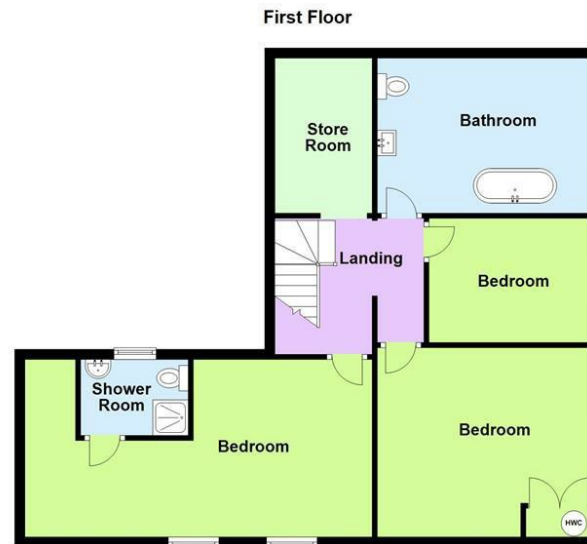
# DIRECTIONS:

From Cardigan head out northwards along the A487 main road for about 11 miles until you reach the village of Brynhoffnant. Turn left heading to Llangrannog along the B4334 for a few hundred yards and take the first left (down a no through road) immediately after the new building plots. Follow this road all the way down until you reach a defined fork in the road. Bear left here and carry on straight until you reach this property. What3Words to the property

[///kilowatt.takeover.arise](https://www.what3words.com/kilowatt.takeover.arise)







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.

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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	

**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

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