



Y Cam Olaf, Cardigan, SA43 2QG
Offers in the region of £470,000



Y Cam Olaf, Llechryd, SA43 2QG

- Four-bedroom barn conversion with original architectural features
- Feature curved slate staircase and wooden flooring
- Kitchen diner with Rangemaster oven, log burner, and stable door to the balcony
- Master bedroom with en-suite, built-in storage, and balcony access
- Range of outbuildings for storage or workshop use
- Entrance hall with glass doors front and back, leading to a rear balcony
- Lounge with log burner and direct balcony access
- Separate ground-floor accommodation option with bedroom, shower room, and utility
- Landscaped gardens with raised beds and paved areas for low maintenance
- EPC rating : C

About The Property

Set within a rural setting with only a select few neighbouring properties, this Four-bedroom barn conversion is full of character and offers flexible living options. The property is approached via a shared driveway leading to a private parking area, with various outbuildings offering excellent storage or workshop space.

The entrance hall is filled with natural light, thanks to glass doors at both the front and rear, offering an uninterrupted view straight through to the balcony and beyond. A striking curved slate staircase sits to one side, with a useful under-stair cupboard and a ground floor w/c. Wooden flooring adds warmth and enhances the character of the home.

To the left, the lounge provides a comfortable space to relax, featuring quarry tiled flooring and a log burner within a statement fireplace and another set of doors leading directly onto the rear balcony. On the opposite side of the hall, the kitchen diner offers a practical and sociable space, complete with a substantial fireplace housing a second log burner, a range of fitted base and wall units, and a Rangemaster oven with a gas hob. A stable door leads outside to the balcony, making it easy to enjoy the surroundings.

From the kitchen, an inner hallway leads to a shower room and a utility room, where the boiler and washing machine are located. This section also provides access to a double bedroom, making it an ideal self-contained space for multi-generational living or guest accommodation. A separate door leads to a sheltered outdoor area to the side of the house.

Upstairs, the spacious hallway leads to the master bedroom, complete with a built-in cupboard, en-suite shower room, and direct access to the top balcony. A further door from this bedroom leads to an external staircase. Across the hall, there is an office room with a built-in desk, while the remaining two double bedrooms each feature built-in storage and one has an en-suite. A family bathroom serves this side of the house.

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Externally	benefits from storing the oil tank, and another has a separate w/c.
The outdoor space is designed for easy upkeep, with raised beds and paved areas forming a practical and attractive garden. The rear balconies offer far-reaching views across the valley below, with steps leading down around 100 feet to the wooded area, which extends to approximately three-quarters of an acre. Though access to this area is restricted, it provides a natural backdrop, enhancing the setting and privacy of the property. there are also additional outbuildings offering flexibility with storage, one also	With its flexible layout, original features, and impressive outdoor space, this barn conversion offers a rare opportunity for those seeking a home with character in a rural location.
	Hall 13'10" x 22'10"
	Lounge 17'6" x 11'5"
	Under Stairs Cupboard 7'9" x 5'3"

W/C

4'7" x 5'4"

Kitchen/Diner

22'3" x 16'10"

Inner Hall

11'4" x 7'11"

Wet Room

6'9" x 6'6"

Hall

4'5" x 4'1"

Utility Room

10'3" x 6'7"

Bedroom 5

14'3" x 7'8"

Landing

31'2" x 11'1"

Bedroom 1

20'10" x 11'6"

En-Suite

6'11" x 4'11"

Office room / possible single bedroom

9'0" x 8'1"

Bedroom 3

12'6" x 8'6"

Bathroom

8'7" x 8'5"

Bedroom 4

16'6" x 15'0"

En-Suite

8'7" x 3'11"

Outbuildings

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

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and underfloor heating to both ground and first floor, 2 log burners, one in the lounge and the other in the kitchen/diner.

BROADBAND: Available but not connected -

TYPE - Standard FTTC 17 mbps, - 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: Poor

Signal, 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 this property has a right of way down the lane to access the home with an informal agreement for the cost of shared maintenance. we have also been informed that this property also has vehicular access over the neighbour's land to access the valley gardens to the rear

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 this home has a downstairs wet room

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. Do NOT walk down the timber steps to the lower valley as it is unsafe. This property is going through the process of probate & the title plan is being assessed by solicitors to ensure the boundaries are marked correctly. This property has a right of way down the lane access the house, with an informal agreement for the cost of shared maintenance. We have been informed by the owners that the

neighbour had a short hold tenancy agreement to use part of the shed for £10 per year up to 2028.

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/02/25/OK/TR













DIRECTIONS:

From Cardigan, head out on the A484 until you reach the village of Llechryd. Drive through the village, passing the bridge on your right, take the next left up Lady Road and continue on for approx 150 yards to a left turn in the road, take this turn, then the lane to the property is on your left. continue up the lane and the property is located on your right past the grey outbuilding, denoted by our for sale board. Turning on b road:///thatched.fingernails.blurred, Entrance to lane : ///similar.shimmered.following Prop
:///myths.bandaged.fattest

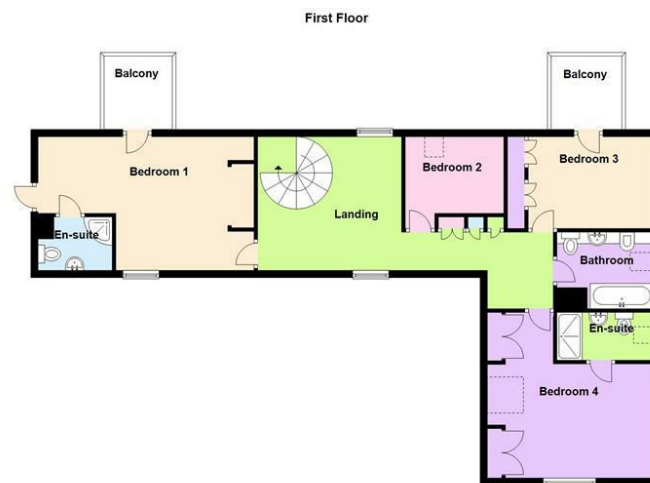
INFORMATION ABOUT THE AREA:

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.

Llechryd has many amenities such as a primary school, a village shop, and beautiful river walks with the nearby market town of Cardigan offering larger and boutique shops, supermarkets, schools, further education college, and so much more. The stunning coast of Cardigan Bay is less than a 10-minute drive away with all its magnificent sandy beaches and the Ceredigion coastal path.






Total area: approx. 237.7 sq. metres (2558.5 sq. feet)
 The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
 Plans produced using PlanIt

Y Cam Olaf, Llechryd, Cardigan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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 Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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