



Gwynfryn, Llandysul, SA44 6QS  
Offers in the region of £350,000







# Gwynfryn, Sarnau, SA44 6QS

- Detached house full of original character and high ceilings.
- Detached stone barn suitable for conversion (subject to planning).
- Versatile living spaces, including three reception rooms with fireplaces.
- Lawn garden area with mature hedging and fruit trees.
- Located in a picturesque village with local shops and transport links.
- Separate annex, previously the village post office, offering renovation potential.
- Five double bedrooms, including two with en-suites.
- Off-road parking for several vehicles, caravans, or motorhomes.
- Convenient access to Penbryn Beach, Llangrannog, and Cardigan.
- Energy Rating: E

## About The Property

This characterful detached house in Sarnau blends original features with a versatile layout, including an annex in need of renovation and a detached stone barn with conversion possibilities. Perfectly situated for coastal adventures, the property boasts ample parking, a generous garden area, and easy access to local amenities.

Set in the picturesque village of Sarnau, this detached house offers an exciting mix of character and potential. With its traditional style, high ceilings, and original features, it captures a timeless charm while presenting a wealth of opportunities for modernisation and development.

The main house welcomes with an entrance hall featuring encaustic tiled flooring and leads to three reception rooms. Each has its own personality, from the lounge with its exposed stone fireplace to the cosy sitting room, complete with a wood-burning stove set within a large inglenook. The dining room provides additional access to the annex, while the kitchen features practical tiled flooring, modern appliances, and space for all the necessities of family life. A rear porch doubles as a utility area, connecting to the garden and driveway.

The first floor offers three double bedrooms and a family bathroom, with two of the bedrooms benefiting from en-suites. The split landing adds a touch of charm, with distant sea views visible from the rear windows. Two further double bedrooms and an additional bathroom are located on the second floor, making this property ideal for larger families or hosting guests.

The annex offers a fantastic project opportunity. Accessed via both the main house and its own entrance, it consists of a living room, inner hallway, potential kitchen, and a bedroom upstairs. Some renovation is needed, including the option to reconfigure the layout to incorporate the existing outdoor toilet to create a bathroom. This space could become an independent unit for rental or multigenerational living.

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Externally:	Lounge
The grounds are equally appealing, with a tarmac driveway providing parking for multiple vehicles and leading to the detached garage. The level lawn is bordered by mature hedging and fruit trees, offering a useful outdoor space. At the rear, the stone barn is a standout feature, with significant potential for conversion into a holiday let, studio, or workshop, subject to planning. A further tin barn connected to the stone barn adds additional storage options.	11'6" x 12'9"
	Dining Room
	11'6" x 11'2"
	Rear Hallway
	11'1" x 5'11" max, I shaped
	Sitting Room
	10'5" x 10'2" - plus inglenook
	Kitchen
	11'5" x 8'9"
	Rear Porch
	5'7" x 9'8"
	First Floor Split Landing
	13'8" x 15'8" max - split landing
	Bathroom 1
	6'3" x 6'2"
	Bedroom 1
	11'1" x 9'7" max
Entrance Hall	
10'4" x 5'11"	

Bedroom 2  
11'2" x 11'10" max

En-Suite  
7'3" x 7'8" max, l shaped

Bedroom 3  
11'10" x 9'10" max

En-Suite  
4'9" x 6'3"

Second Floor Landing  
5'10" x 4'0"

Bedroom 4  
11'2" x 12'10"

Bathroom 2  
5'1" x 5'10"

Bedroom 5  
11'3" x 12'10"

Potential Annex

Living Room  
10'0" x 10'2" max

Inner Hallway  
4'5" x 7'9" max

Kitchen/Diner Potential  
19'7" x 7'8" max (total space)

Bedroom  
9'7" x 10'0"

Outside Toilet  
6'0" x 7'9" max

Detached Garage  
16'0" x 16'2"

Stone Outbuilding Room 1  
10'5" x 12'2"

Stone Outbuilding Room 2  
10'5" x 12'1"

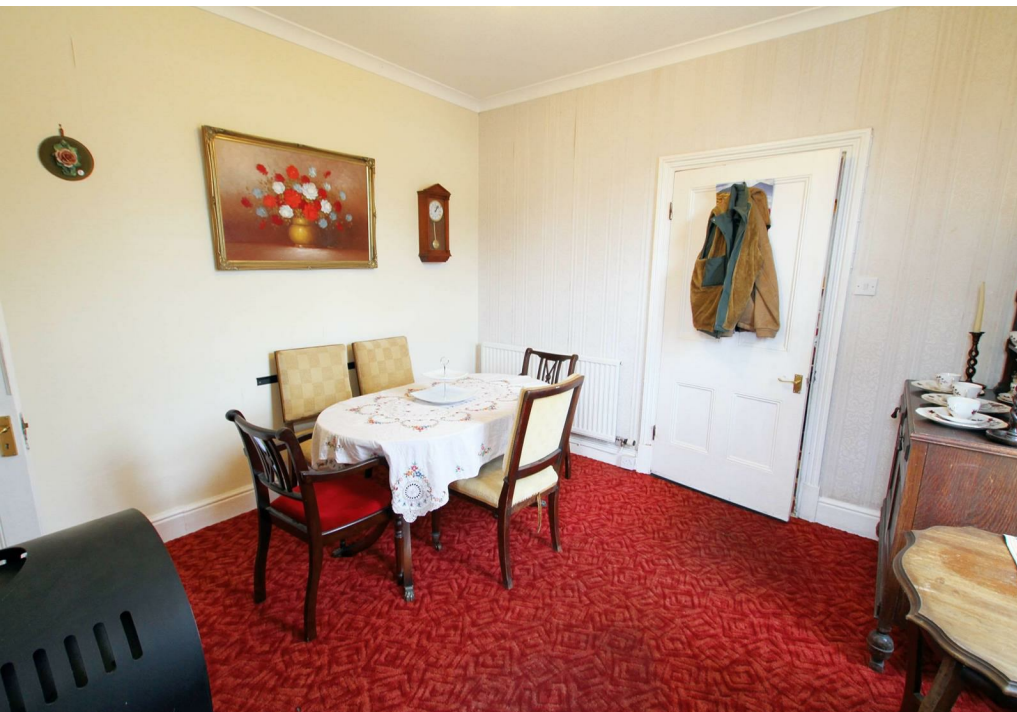
Workshop  
14'11" x 15'11"

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

COUNCIL TAX BAND: - E - Ceredigion County Council  
TENURE: FREEHOLD  
PARKING: Off-Road Parking/ Garage Parking  
PROPERTY CONSTRUCTION: Traditional Build  
SEWERAGE: Private Drainage  
ELECTRICITY SUPPLY: Mains  
WATER SUPPLY: Mains  
HEATING: Gas (LPG) boiler servicing the hot water and central heating  
BROADBAND: Connected - Ultrafast available - Max download speed - 1000 Mbps Max upload speed - 220 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: 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 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.  
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. Property is located on the side of the main A487 road. This property is registered as a guest house with the local authority. The owner has informed us that it has not been used as a guest house for around 7-8 years however, if you require a mortgage to purchase a property, you may need a commercial mortgage to purchase this one, please make enquiries with your financial adviser if you require a mortgage. This property has two septic tanks, one is located on this property's land (behind the garage), the other is on a neighbouring property's land, which, we are advised by their owner, there is an easement in place to access this through the gate in front of the stone barn range for maintenance and emptying, notice needs to be given to do this. The annex is in need of renovation to create a kitchen and bathroom. There is a street light on the pavement outside the front of this property. The owners of the land at the end of this property's garden have a right to access through the gate behind the stone barn range to clear behind their stable block. The property benefits from external wall insulation on all the inside done in 2018 and a new gas LPG boiler was installed in 2018.

**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.

HW/HW/10/23/OKTR

























From Cardigan travel north along the A487 road towards Aberaeron, Sarnau is the 6th village you will drive through. As you enter the village you will see an Army Surplus Store on the left-hand side and further along you will see the village memorial hall on the right hand side. This property is directly opposite the village hall on the left hand side, denoted by our for sale board.

#### INFORMATION ABOUT THE AREA:

Situated on the A487, Sarnau combines village charm with easy access to nearby amenities. The local farm shop, delicatessen, and antique shop are just moments away, while the beaches at Penbryn and Llangrannog offer stunning coastal escapes. The bustling town of Cardigan is only 10 miles away, providing a broader range of shopping and services.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto: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.

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