



Hedd Annedd, Cardigan, SA43 2TT

Offers in the region of £525,000



Hedd Annedd, Rhoshill, SA43 2TT

- Registered smallholding set over approx. 3.03 acres
- Three-bedroom bungalow with flexible layout
- Main stable block with three loose boxes, foaling box and tack/feed store
- Four well-fenced paddocks with walkway for access
- Handy location in West Wales with easy access to Cardigan and the coast
- Distant sea views towards Poppit Sands and Cardigan Bay
- Detached garage/workshop with power and concrete floor
- Additional pony stables and former sand school (grassed over)
- Ample parking including turning circle for horsebox/caravan use
- Energy Rating: B

About The Property

Looking for a manageable 3.03 acre (approx) smallholding with glimpses of the sea in the distance and excellent equestrian facilities? This well-kept property in Rhoshill, near Cardigan, offers a thoughtfully arranged home with outbuildings, stables and over three acres of land in the heart of West Wales, with glimpses towards Poppit Sands and Cardigan Bay.

In the rural village of Rhoshill, just a short drive from the coast and the town of Cardigan, this well-arranged smallholding presents a practical and flexible set-up for anyone seeking space for horses or a small number of animals. With around 3.03 acres of land, a comfortable bungalow, outbuildings including a detached garage/workshop, and a well-structured group of stables, the layout here has been planned for ease of use, access and future potential. Distant sea glimpses towards Poppit Sands and Gwbert lend a quiet charm, while the location—tucked off the A478—makes coastal access remarkably straightforward.

The approach is directly off a country lane, via wooden gates leading onto a private tarmac drive. As the drive curves up towards the house, it passes the garage/workshop on one side, finishing at a practical turning circle in front of the property with the stables on the left-hand side. This simple but effective layout makes day-to-day movements—whether with horsebox, caravan or delivery vehicles—much easier than many rural setups.

The house itself is a traditional single-storey layout that suits the plot well. At the front of the bungalow, a set of steps rises to the front door which opens into a central hallway. From here, access leads off to the main living room, kitchen, three bedrooms and the family bathroom. The living room, positioned at the front of the house, is fitted with a Valor gas heater and a front window looking out across the land, with views stretching across the paddocks and out towards the coast.

Offers in the region of £525,000



Details Continued:

From this room, a short step leads down into the dining room, which also connects back to the rear hall and features double doors that open out to the front.

Also accessed from the lounge is the kitchen, which is a functional space with matching wall and base units, a gas hob with extractor, eye-level electric oven and grill, and a stainless-steel sink with drainer. There's room for a small breakfast table here, and the window looks into the conservatory. The kitchen also provides alternative access to both the hallway and rear hall, helping the flow around the house.

Off the rear hall are the WC, utility room and conservatory. The utility houses the gas boiler and has plumbing for a washing machine. The conservatory at the rear of the house gives another seating area with

garden views and access out to the side of the plot.

Back off the main hallway, the three bedrooms include two doubles and a single. One double and the single room both have fitted wardrobes, while the family bathroom has a bath, wash hand basin and toilet.

While the house is modest in scale, the structure is practical and well cared for, and the overall footprint offers scope to reconfigure or extend, subject to consents.

Externally:

Just before reaching the house, the detached garage/workshop sits off to the left. With concrete flooring, power, lighting, double wooden doors to the front and a side door, it's a solid and adaptable space—ideal for storage, working on vehicles or general maintenance use. The main garden

sites to the rear of the garage/workshop and is mainly lawn with well-maintained hedges all round offering privacy, making this a great space to relax and enjoy.

On the Left-hand side of the drive is the main stable block. Thoughtfully laid out, this includes three loose boxes, a hay and bedding storage, and a tack/feed store. The stables have a concrete base and are connected under a shared canopy, with both power and lighting already in place.

Behind this block, a gate leads through to a former sand school, which is now grassed over. Two additional pony stables with a similar canopied front and concrete flooring are located here, giving extra capacity for smaller animals or storage.

The paddocks themselves sit just beyond the stable area and are split neatly into four individual enclosures, all post-and-rail fenced with a walkway along the side. This arrangement keeps movement and rotation simple, particularly for managing grazing or exercising horses.

For those with an equestrian focus, or even small-scale livestock, the structure here offers a straightforward start, with a layout that’s easy to maintain. There’s also a good level of hardstanding, a solid driveway surface throughout, and more than enough parking for a touring caravan, motorhome or horsebox.

While the property is not remote, it still offers a private and contained feel once inside the gates, particularly thanks to the depth of the plot, the layout of the drive and the positioning of the stables and paddocks. There’s scope to develop the setup further or simply continue enjoying it as it stands.

Hallway
12’9" x 15’2" m max – t shaped

Lounge
12’4" x 18’6" max

Dining Room
16’2" x 8’11"

Kitchen
11’7" x 14’6" max

Rear Hall
3’3" x 8’2"

Utility Room
4’7" x 5’0"

WC
2’11" x 5’1"

Conservatory
8’10" x 14’6"

Bedroom 1
12’4" x 12’0" max

Bedroom 2
11’8" x 8’5"

Bedroom 3
7’4" x 9’1" max

Bathroom
7’4" x 5’10"

Tack/Feed Room
11’1" x 6’3"

Stable 1
11’2" x 11’6"

Stabel 2
11’2" x 11’6"

Stable 3
11’2" x 11’6"

Stable 4
23’5" x 11’0"

Pony Stable 1
8’5" x 9’8"

Pony Stable 2
9’8" x 8’7"

Garage/Workshop
19’4" x 13’7"





INFORMATION ABOUT THE AREA:

Rhoshill is a small hamlet located just inland from Cardigan and within easy reach of the surrounding coast, including Poppit Sands and Gwbert, both well-loved for their open views and beach access. The Welsh Wildlife Centre at Cilgerran is only a short drive away, and Cardigan town itself offers a full range of shops, schooling, and other services.

West Wales remains a sought-after destination for anyone looking to enjoy a quieter pace of life without feeling cut off. The coast is close enough for regular visits, and the main road connections out of Cardigan make day-to-day travel relatively easy.

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.

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: F – Pembrokeshire County Council
TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity

WATER SUPPLY: Mains

HEATING: Gas (LPG) boiler servicing the hot water and central heating

BROADBAND: Connected- TYPE – Superfast up to 10 Mbps Download, 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 however it is a bungalow.

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 property is a registered smallholding. Solar Panels installed in 2023 and owned by the property. Conservatory added in 2006.

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/06/25/OK











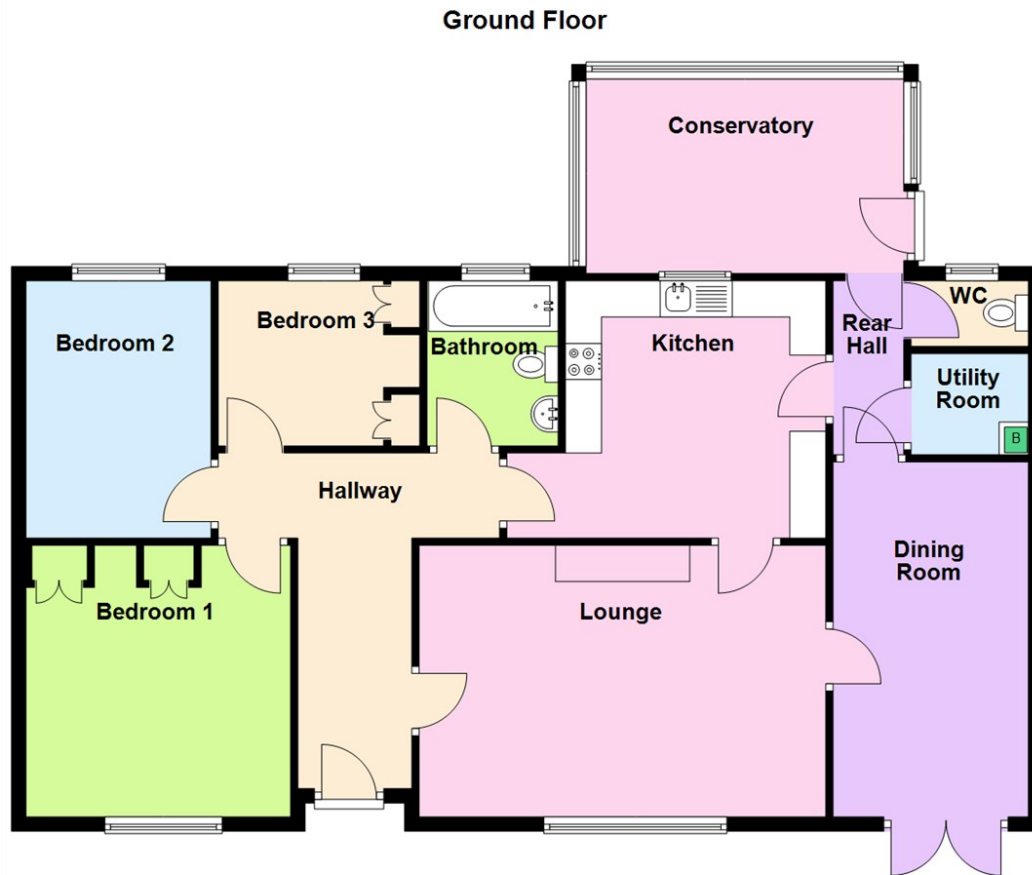


DIRECTIONS:


From Cardigan head out along the A478 towards Tenby and Crymych. In the village of Rhoshill, turn right at the crossroads and this property is the second on the right. What3Words:

[///worldwide.train.raves](https://www.what3words.com////worldwide.train.raves)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	81	
(69-80) C		
(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