



**Rock Cottage, Cardigan, SA43 2EY**

**Offers in the region of £415,000**



CARDIGAN  
BAY  
PROPERTIES  
EST 2021





- 4-bedroom cottage in historic part of Aberporth
- Detached garage and store included
- Wood-burning stoves in both reception rooms
- North-west facing top garden with sunset views
- Prime Cardigan Bay coastal setting in West Wales
- Separate stone-built former boathouse with sea views
- Character features throughout including slate and timber finishes
- Sea views from house and garden
- Accessed via no-through lane with private parking
- Energy Rating: E



## About The Property

Looking for a historic coastal cottage with uninterrupted sea views from the garden and genuine character? Set above Cardigan Bay in the old village core of Aberporth, this 4-bedroom home with additional stone-built former boathouse offers a rare position and exciting potential, all within reach of West Wales' stunning coastline.

Sitting just above the shoreline and within walking distance to the beaches and the village green, in the original part of Aberporth, this character-filled cottage dates back several hundred years and offers one of the area's most iconic backdrops – views over Cardigan Bay, with the coastline stretching north and westward. The plot includes not only the main house but also a detached garage, store shed, and a separate single-room stone outbuilding, formerly a boathouse and now used as a games room with mezzanine for guests.

The property is accessed from a no-through road, with a shared entrance leading onto its own driveway and parking for 2–3 vehicles. The garage stands separately just outside the back door – handy for storage or even conversion, subject to consent – while the generous garden areas run behind and to the side of the house, framing those standout sea views while offering further possibilities.

Built originally with Clom (Cob) and extended over the years in stone and brick covered mostly in a lime render, the cottage has a lovely, natural feel. Original features remain in place throughout the house, including exposed beams, fireplaces, slate finishes and deep windowsills. The property is ready for modernisation, and there's clear scope to upgrade the heating and layout to suit individual needs, without losing the charm that makes it so appealing.

Entry to the house is possible from both front and back, though the rear entrance tends to be the more practical day-to-day access. The back porch has tiled flooring, space for laundry appliances, and links to a useful downstairs WC with a butler sink and high-level cistern.

### Details Continued:

The adjoining utility room has a slate shelf, space for a freestanding fridge freezer, and houses the gas boiler.

The kitchen, which connects directly from here, includes a stainless steel sink with drainer, wall and base cabinets, worktops, and space for a dishwasher and cooker. A door from the kitchen leads into the heart of the home – the sitting room – where exposed timber beams and a wood-burning stove create a welcoming feel. A staircase rises from this room to the first floor, and a door leads through to the lounge/diner.

In the dining section, there's space for a family table, which opens out – with a step down – into the main lounge. Another wood burner sits here on a slate hearth with a brick surround, and through the

front-facing window are views through to the beach, framed by the neighbouring homes.

Upstairs, the landing feels unusually generous, with a rear window framing sea views and providing good natural light. There's also a built-in storage cupboard and access to the attic. Four bedrooms lead off this landing – two to the front and two to the rear – along with a bathroom and separate WC.

The main bedroom faces the front and enjoys lovely views down to the sea, with a feature fireplace adding interest. The second front-facing bedroom includes a wash basin and offers good proportions for guests or family. To the rear are a double room and a single – both benefitting from open outlooks over the garden and the water beyond.

The bathroom is fitted with a wash basin and a bath with shower over, while the separate WC next door means it works well for family living.

Externally:

Outside, there's a lot to explore. Just beyond the kitchen is a compact courtyard with a woodstore, and from here steps lead up to a further lawned area. Opposite the rear door is the garage, with a practical storage section to the rear. A second set of double gates opens to the top lawn — a private space behind the house with sweeping views out to sea. Hedging offers some shelter and privacy without taking away from the setting, which is undoubtedly one of the highlights of the property. Sunsets here are often spectacular. It's worth noting that there's currently no fencing between the garden and the cliff edge, so sensible care is needed when visiting or planning outdoor use. This generous space offers further exciting possibilities, subject to obtaining the necessary planning permissions etc.

One of the more unusual features is the old stone boathouse, currently used as a games room. It's a single open-plan space with a mezzanine sleeping area above and outstanding views from its slightly elevated position. While it needs updating, the potential is clear — whether as guest space, a studio, or a work-from-home spot.

It's rare to find a coastal property that has kept its sense of place and history while offering such flexibility for the future.

#### INFORMATION ABOUT THE AREA:

Located right on the edge of the established village, this is a unique position in Aberporth, combining history, sea views and the potential to update a genuinely characterful property. Cardigan town is a short drive away, offering access to local amenities, schools, shops and services, while the rest of West Wales — including nearby coastal paths and beaches — are within easy reach.

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.

Rear Porch

5'3" x 6'0"

WC

4'5" x 4'3"

Utility Room

8'2" x 7'1"

Kitchen

12'2" x 7'1"

Sitting Room

11'6" x 12'6"

Dining Area

8'7" x 11'7"

Lounge Area

10'9" x 10'10"

Landing

16'10" x 11'11" max, t shaped

Bed 1 (master)

12'5" x 12'9" max

Bed 2

12'10" x 10'0" max

Bed 3

9'6" x 8'0"

Bed 4

7'9" x 8'6" max

Bathroom

5'6" x 8'11"

WC

4'11" x 2'6"

Detached Garage

16'7" x 10'3"

Store area

4'7" x 10'3" max

Former Boathouse/Games Room

19'0" x 8'7"





#### 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

PROPERTY CONSTRUCTION: Traditional Build. Due to the age of this property there are some sections made using the traditional method of Clom/Cob bricks.

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG) boiler servicing the hot water and central heating & wood burning stoves.

BROADBAND: Not Connected – TYPE – Superfast / Standard is available in the village- PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE –

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

BUILDING SAFETY – The seller has advised that there are no issues 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 access to the property is via rights of way over the neighbour's driveway (shared with three other properties) onto your own gated drive. Rock House has rights to access the front slate courtyard to maintain their rear wall.

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 new applications in the immediate area that they are aware of. There are some existing, historic building work being completed to the rear of this property's garden.

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. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

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. 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.

**CAPITAL GAINS TAX:** If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

**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. There is no fence on the edge of the garden that is on the cliff edge so care needs to be taken when viewing not to go too close to the edge.

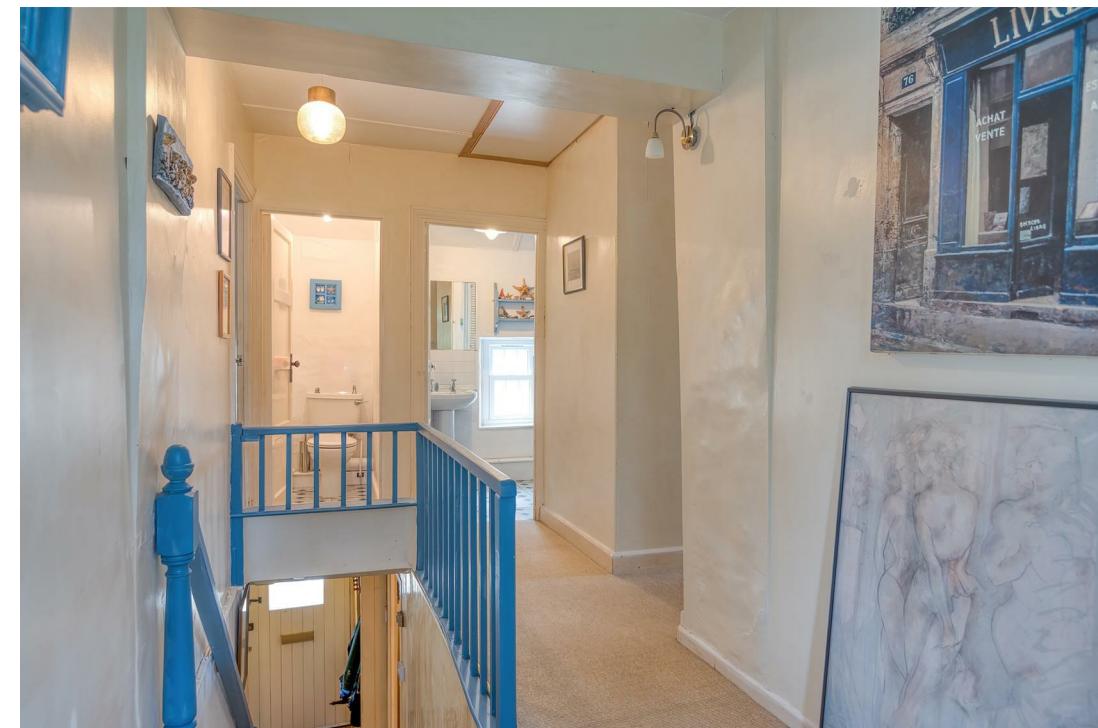
**PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.**

**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/07/25/OK











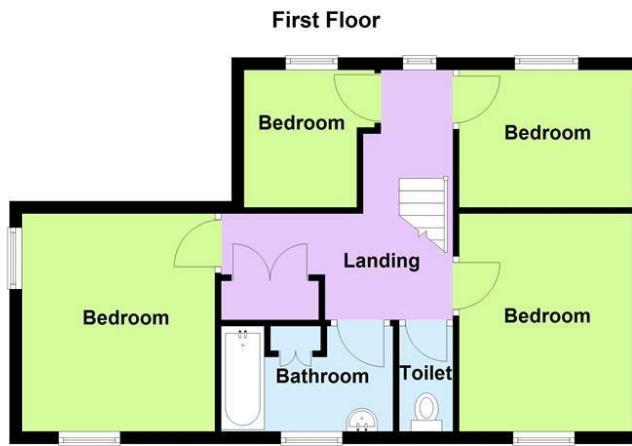


#### DIRECTIONS:

From Cardigan head north along the A487 until you reach the roundabout by the airfield. Take the first left heading to Aberporth and take the first left at the next roundabout. Drive down and around Aberporth and go past the newly built village hall on your right. At the top of the hill, at the small mini roundabout turn left and follow this road down to the end. Park anywhere convenient on the left-hand side by the village green which overlooks the beach and walk up the block paved drive of Rock House towards the back, and you will see the gate into Rock Cottage.

What3Words: [///condense.perch.elbowing](https://what3words.com/condense.perch.elbowing)

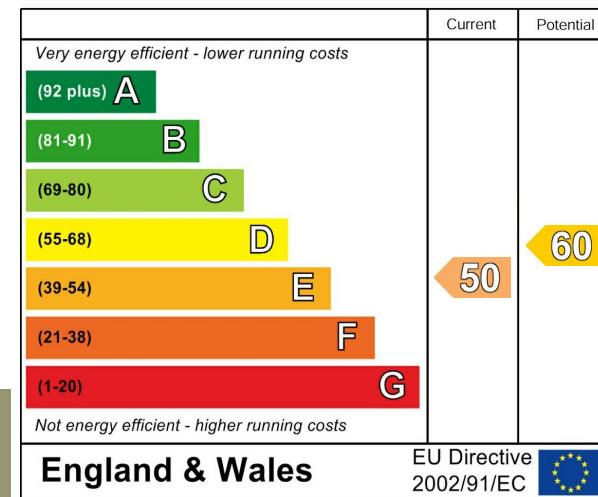




Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.



#### Energy Efficiency Rating



**England & Wales**

EU Directive  
2002/91/EC



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