



CARDIGAN
BAY
PROPERTIES

EST 2021

Gwynfryn, Llandysul, SA44 6QS

Offers in the region of £395,000





Gwynfryn, Sarnau, SA44 6QS

- 5 bed detached house
- Stone barn outbuilding
- Has been used as a B&B and Retirement Home in past
- Central village location
- 10 miles to Cardigan Town
- With 1 bed attached annex potential
- Distant sea views
- Ample off road parking
- 2.1 miles to Penbryn Beach
- Energy Rating: E

About The Property

Standing in the heart of the semi-rural village of Sarnau is this impressive, traditional detached house with an annex on the side (which was used as the village post office many years ago and is in need of renovation). Full of character and original features, and boasting high ceilings, the property also comes with a detached garage and an old stone barn which, subject to planning permission, has the potential for conversion, a lawn garden area and ample off-road parking. Stradling the main A487 trunk road, Sarnau is a pretty village benefiting from a delightful village farm shop/delicatessen, outdoor clothing shop and an antique shop, and a bus stop, with nearby Brynhoffnant offering a newly refurbished pub/restaurant, a petrol station with Londis shop, and a primary school. The village is just over a mile away from the beautiful National Trust beach of Penbryn with its sandy beach and cafe, and only 3 miles to popular Llangrannog with its beach, cafes, pub and more. The nearby market town of Cardigan is only 10 miles away offering larger amenities etc.

The property is accessed off the main road into its own driveway. A stone wall with pillared access leads you to the front door, which opens into a welcoming entrance hall, with encaustic tiled flooring, stairs to the first floor, a door to the rear hall, and doors into the lounge and dining room. The lounge has a feature stone wall with a fireplace with a space for a wood-burning stove to sit on a slate hearth. The dining room has a wood-burning stove and a door which leads into the attached annex. The rear hall has quarry tiled floor, under-stairs storage, a door out to the rear porch, and doors to the kitchen and sitting room. The sitting room is a cosy space with a feature stone wall with a large inglenook housing a wood-burning stove and a built-in original cupboard to one side.

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Details Continued:

The kitchen has a tiled floor, matching wall and base units, a 5-ring gas hob, an eye-level double electric oven, sink with a drainer, and space and plumbing for a washing machine and a dishwasher. The rear porch makes a useful utility space and boot room, with a perspex roof and a door out to the rear of the property.

On the first floor is a split landing, with distant sea views to the rear, and stairs leading on one side up to the bathroom, with a bath (with hand-held shower taps) a WC and a wash hand basin and a useful storage cupboard just outside the door. On the other side the stairs lead up to the main landing, with an airing cupboard housing the hot water tank, stairs to the second floor, and doors leading off to three double bedrooms. The rear bedroom has distant sea views and a wash hand basin, and the

other two front bedrooms have en-suites, one with a bath and the other with a shower. On the second floor, there are two double bedrooms, both with access to under eaves storage, windows on the pine ends and Velux windows to the rear, and a bathroom.

Possible Annex

The attached annex is accessed via a door to the front, and also via a door from the main house dining room, and a door to the rear. The front door opens into the living room, with a feature stone wall, and a door into an inner hallway. There is a narrow stair case up to the bedroom above, with storage under, and a door leading into another room, which is in need of renovation and could make a kitchen. This room is split in two and has a door leading out to the rear of the property and main house, there is water and electric points here and the far

end wall backs on to the outside toilet and shower room. With a bit of reconfiguration this could be knocked through to incorporate the outside loo into the annex to create a ground floor bathroom. On the first floor, is a double bedroom.

Externally:

The property is accessed off the main A487 road, onto its own tarmac driveway. There is ample parking to the side and also the rear for several vehicles including campervans/motor homes, touring caravans and cars. There is a level lawn area to the side with mature hedging on the borders and fruit trees. The gas tank is at the bottom end of the lawn. The drive carries on to the concrete-panelled detached garage, with an up-and-over door and a door to the rear on the side. The driveway then carries on down to the stone barn range. This is a very interesting building, currently used as a store shed/workshop but lends itself well, subject to the necessary planning permission etc, for conversion to a holiday let, home office, studio space etc. There is space behind this building that would make an ideal garden for it, this is currently accessed, via a couple of steps, off the main lawn. To the far end of the stone barn is a tin barn currently used as a wood store and workshop and there is space in front of the barn for parking etc.

This is a very versatile property, having been used over the years as a family home, B&B, retirement home etc, and it will make the right buyer a beautiful home.

Entrance Hall

10'4" x 5'11"

Lounge

11'6" x 12'9"

Dining Room

11'6" x 11'2"

Rear Hallway

11'1" x 5'11" max, l 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

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)

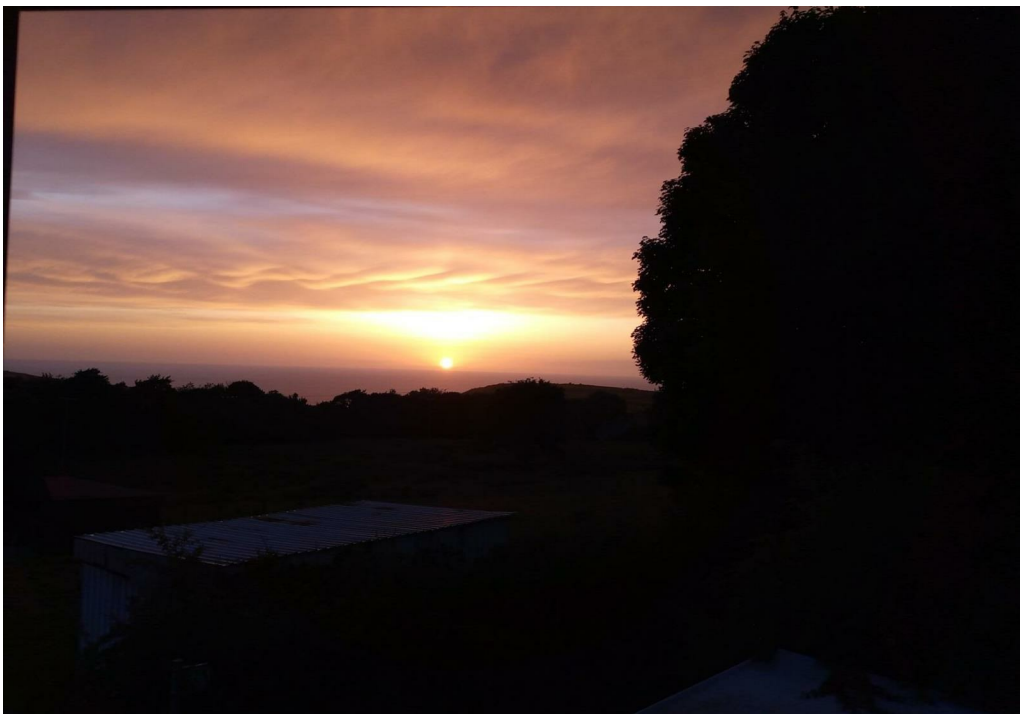
Bedroom

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 INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: E - Ceredigion County Council

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that 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.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from private drainage with 2 septic tanks.

BROADBAND: 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: 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/))

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

VIEWING INFORMATION: Property is located on the side of the main A487 road. There is a street light on the pavement outside the property. 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 there 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.

HW/HW/10/23/OKTR





Rivoira









A white toilet with a dark brown seat and lid, positioned in the lower-left corner of the bathroom. A white toilet paper roll is mounted on the side of the toilet.

A white rectangular bathtub with a silver faucet and handles. A white towel is draped over the side of the tub. The wall behind the tub features a grey accent panel with two small fish-shaped tiles.

A white pedestal sink with a silver faucet and handles. A black stopper is visible in the drain. The sink is mounted on a white pedestal.

A glass shelf mounted on the wall, holding various toiletries including a blue bottle of soap, a glass of water, and a toothbrush.





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:

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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