



CARDIGAN
BAY
PROPERTIES

EST 2021

Mill House & Cottage, Crymych, SA41 3SA

Auction Guide £275,000





Mill House & Cottage, Pontyglasier, SA41 3SA

- Traditional Welsh home with potential for 4 bedrooms, Renovation project
- Around 1.6 acres of gardens, woodland and meadow, Garage and range of outbuildings
- Located in Pontyglasier, within the Pembrokeshire National Park, Superb views of the Preseli Hills and moors
- Excellent potential for income or multigenerational living
- AUCTION: Buyer's Premium Applies. Upon the fall of the hammer, the buyer shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged.
- Separate 2-bedroom stone holiday cottage
- Bidding opens on 27/11/2025 10:00 and ends on 27/11/2025 12:05.
- Just 3.5 miles from Newport and 9 miles from Cardigan
- AUCTION GUIDE PRICE £275,000, + Plus BUYERS FEES
- EPC Rating : TBC

About The Property

*** AUCTION PROPERTY – Guide Price £275,000 – Auction 27.11.25***

For sale by unconditional online auction, registration is now open. Bidding opens on 27/11/2025 10:00 and ends on 27/11/2025 12:05.

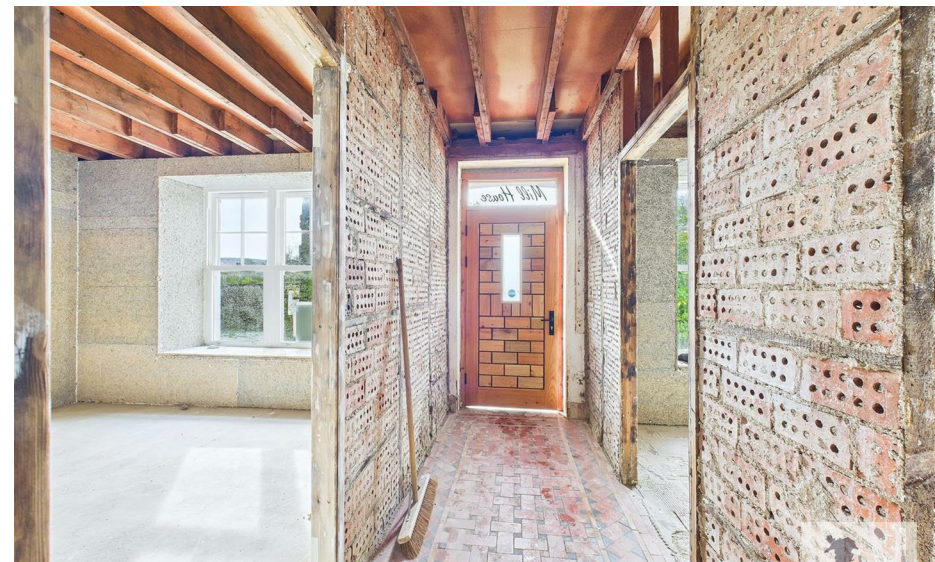
Looking for a property with character, space and potential in the Pembrokeshire National Park? This traditional part-renovated Welsh home with an additional two-bedroom stone cottage sits in 1.6 acres of gardens, woodland and meadow, with a stream running through and glorious views over the Preseli Hills and Cardigan Bay countryside.

Substantial renovation project. Structural work is completed; intended as a 4-bedroom home over three floors. Sold as seen — owner is no longer pursuing the project. The house envelope is insulated to above current regs.

Set in the heart of the Pembrokeshire National Park, this traditional part-renovated Welsh home, together with a charming two-bedroom stone cottage, sits within approximately 1.6 acres of meadow, woodland and garden. The property enjoys the most captivating setting, with a clear stream running through the land and far-reaching views across the Preseli Hills and moors. Peaceful yet well connected, the hamlet of Pontyglasier offers a wonderful sense of rural life, with the bustling coastal town of Newport only 3.5 miles away, and Cardigan just under 9 miles for a full range of shops, schools and services.

Approached via a private driveway, the main house sits proudly among the greenery. Parking is available for several vehicles, and the driveway continues around to a second spacious parking area serving the cottage and outbuildings. The main home is a traditional Welsh stone property with scope to be completed into a spacious four-bedroom family home. Many of the structural works have been done, offering an excellent opportunity for those wishing to finish it to their own specification and taste.

Auction Guide £275,000



Continued:
Inside, the layout has been designed to provide generous living space, with a focus on character features and countryside views. The ground floor offers a large open-plan living and dining area with cast iron fireplace with White ash surround. (Should the buyer not wish the cast iron fireplace with White ash surround, then the owner will remove it prior to completion),

The kitchen area is spacious and leads to the rear possible utility room and plant room.

Upstairs, the first floor allows for three further bedrooms and a family bathroom, all with views over the gardens and stream to the back and stunning views over the countryside to the front, this space is adaptable to the buyer's needs, up onto the 2nd floor is another spacious room that

again could be adapted to further bedrooms or just one extra special bedroom.

The adjoining two-bedroom holiday cottage offers excellent income potential or could be used as overflow accommodation for family and friends. The cottage has its own allocated parking area and garden space, making it a comfortable and private unit. Retaining much of its original character, it includes exposed stone walls, a cosy living room, a fitted kitchen, a shower room and two bedrooms, one downstairs and one on the upper floor (which has restricted head space)

Outside, the gardens are a real feature. A combination of mature woodland, natural meadow and well-established garden areas creates a wonderful sense of space and privacy. The stream winds gently

through the land, adding movement and charm, while a range of outbuildings and a garage provide useful storage or workshop options. The surrounding countryside offers countless walking opportunities, with footpaths and bridleways connecting directly to the Preseli Hills.

This property is ideal for those seeking a project in a setting of genuine natural beauty, with enormous potential for creating a family home and a thriving holiday cottage business. The proximity to the Pembrokeshire coast, Newport, and the wider Cardigan Bay area of West Wales makes it an appealing option for full-time living or a lifestyle change in one of the most picturesque parts of the region.

AUCTION INFORMATION AND FEES

AUCTION VIEWING DATES:

Wednesday 5th Nov 11am

Tuesday 11th Nov 2pm

Thursday 20th Nov 11am

FULL INFORMATION FOUND ON

[SOUTHWALES.TOWNANDCOUNTRYPROPERTYAUCTIONS.CO.UK](https://southwales.townandcountrypropertyauctions.co.uk)

WEBSITE :

<https://southwales.townandcountrypropertyauctions.co.uk>

UNCONDITIONAL LOT:

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (6% INC vat – subject to a minimum of £5,000+VAT (£6,000 INC vat)) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

PRE-AUCTION OFFERS:

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which

include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact

www.townandcountrypropertyauctions.co.uk

SPECIAL CONDITIONS:

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

AUCTION – MORTGAGE BUYERS

This property is also available for mortgage buyers, offering a great opportunity for those looking to finance their purchase. Whether you're a first-time buyer of an experienced investor, we can provide guidance and support throughout the process. For more information or to explore your financing options please contact us on 01645 841164 or email info@townandcountrypropertyauctions.co.uk to contact us – we are here to help.

Main House

Hallway

10'7" x 4'5"

Under Stairs / Rear hallway

5'9" x 5'0"

Potential Lounge Area

20'10" x 12'3"

Potential Kitchen/Dining Room

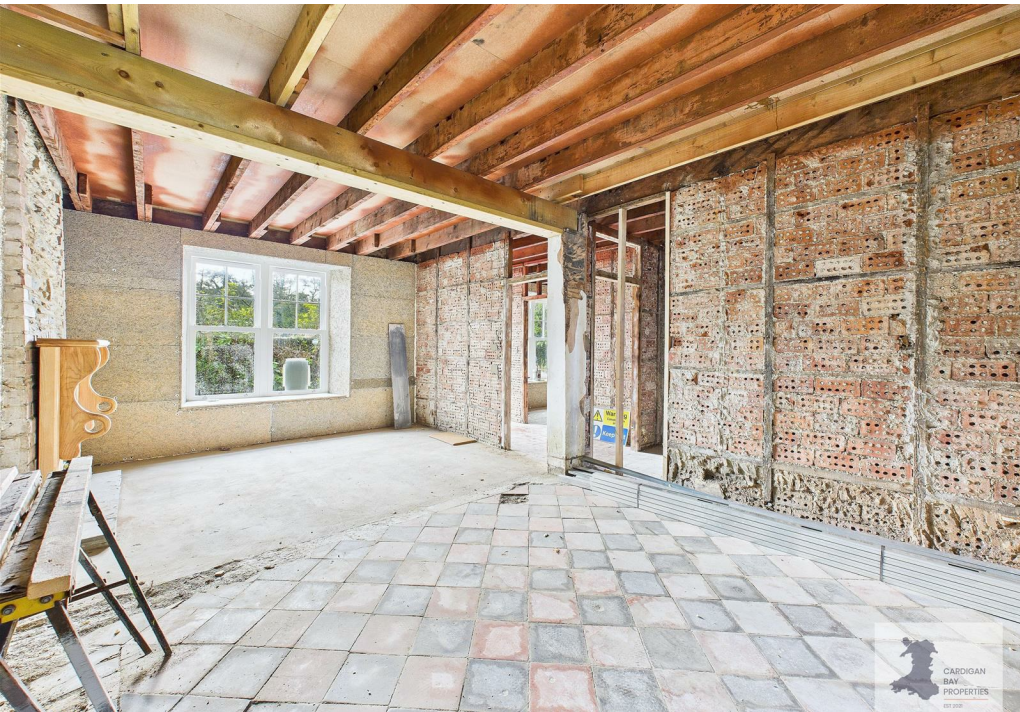
21'0" x 8'5"

Potential Utility/Plant Room

17'3" x 6'3"

First Floor





Area 1
27'2" x 10'5"

Area 2
27'3" x 10'5"

2nd Floor

Area 3
27'0" x 17'0"

Cottage

Hallway
5'1" x 4'2"

Shower Room
7'4" x 4'9"

Bedroom 1
12'1" x 9'0"

Living Area
14'5" x 11'3"

Kitchen
14'6" x 7'0"

Bedroom 2
14'3" x 14'3"

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.

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: D - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity - NOT connected

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central

heating in the Cottage. Air Source Heat Pump is available for the House but this is not connected.

BROADBAND: Not Connected - 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>)

BUILDING SAFETY - The seller has advised that there are no issues that they are aware of. Please see the viewing information for safety considerations while viewing

RESTRICTIONS: The seller has advised that there are none that they are aware of. / details...(e.g. listed building, covenants, restrictions of use, use of land etc)

RIGHTS & EASEMENTS: The seller has advised that they have a vehicular right of way past the neighbour's house to access their property.

FLOOD RISK: Rivers/Sea - Medium (However, the owner has informed us that he is not aware of the property flooding) - 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. 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. This property was involved in a fire a few years ago, where tragically, someone lost their life. This property is a substantial renovation project. The Air Source Heat Pump and the Solar Panels & Mains electricity are not connected

AUCTION GUIDE PRICE: £275,000 + buyer fees - PLEASE READ THE AUCTION TERMS CAREFULLY ON OUR PROPERTY DETAILS

AUCTION VIEWING DATES:
Wednesday 5th Nov 11am
Tuesday 11th Nov 2pm
Thursday 20th Nov 11am

This is an AUCTION PROPERTY, PLEASE ENSURE YOU READ THE PARAGRAPHS IN THE DETAILS REGARDING PURCHASING A PROPERTY BY AUCTION - Guide Price £275,000, Auction date: 26.11.25, *** There is a Buyer's Premium to be paid by the buyer. Upon the fall of the hammer, the buyer shall pay a 5% deposit and a

5%+VAT (subject to a minimum of £5,000+VAT) buyers premium (non-refundable) and the contracts are exchanged. The property is being sold in collaboration with Town + Country Property Auctions - listing found on their website here - <https://southwales.townandcountrypropertyauctions.co.uk/lot/details/164284>

Buyers must register with T+C to bid.

Safety considerations: The house is an empty shell. The staircase has temporary handrails, and due care must be taken when traversing these stairs.

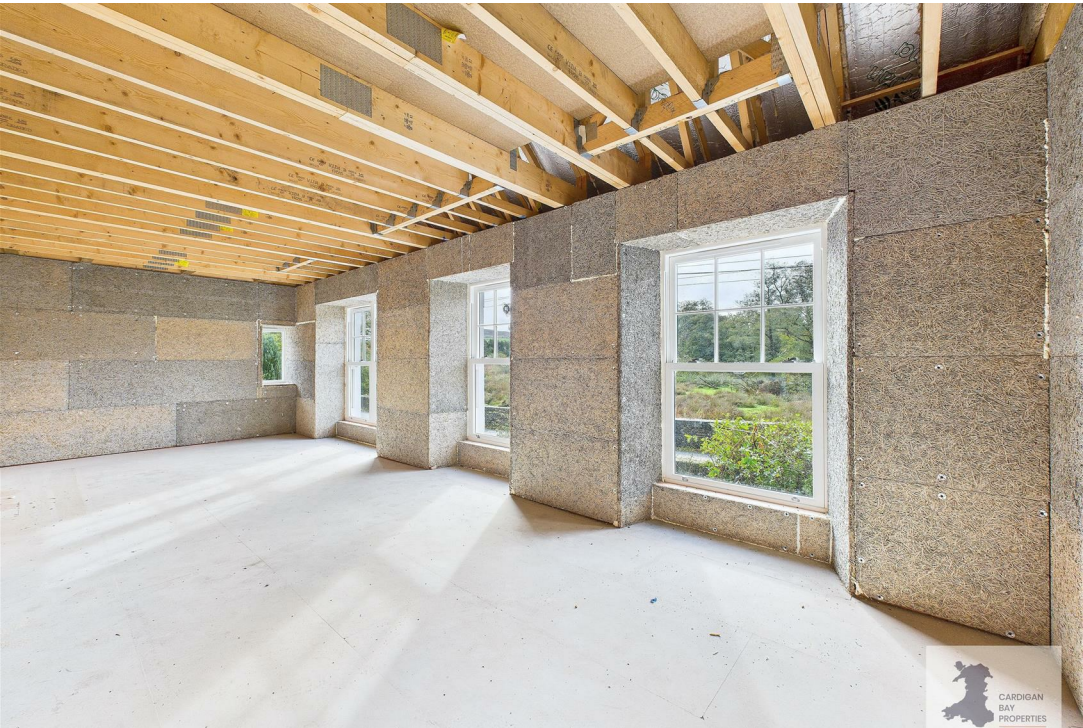
The floors are uneven. The outhouses are semi-derelict. The garage has an inspection pit (which is covered). There is a small tributary river bordering one side of the property. It is fast-flowing and should be treated with care and respect. There are no safety barriers along its banks

The owner has also provided us with a fact sheet on the materials and works done at the house, which we are happy to send out a copy upon request.

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.

TR/TR/10/25/OK/TR







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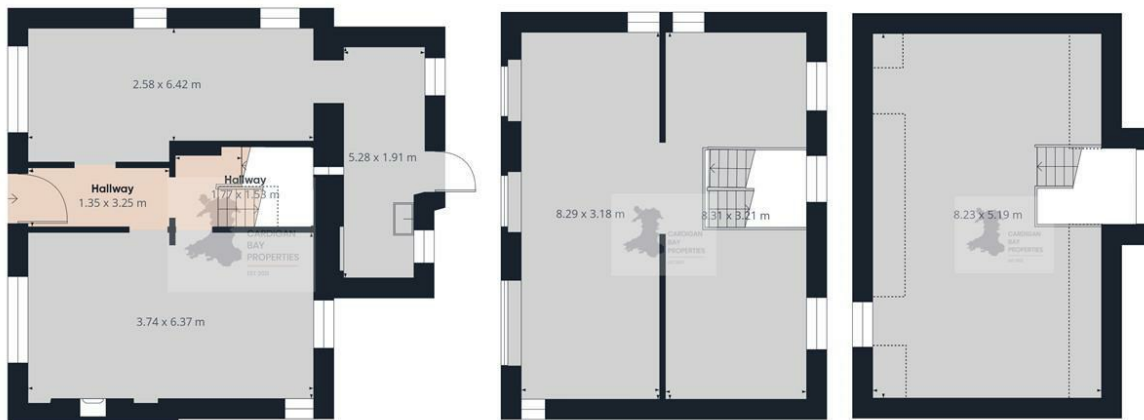




DIRECTIONS:

From Cardigan, travel on the A487 towards Fishguard, passing Eglwysrwr. As you leave the village, turn left onto the B4329 for Haverfordwest. Continue into the village of Croswell and turn left. Continue for approximately 2 miles into Pontyglasier, then go over the small bridge. The property is set back to the left beside the bridge. What3words: ///lasted.amounting.shows





Floor 0 Building 1

Floor 1 Building 1

Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2



Approximate total area⁰¹

210.8 m²

Balconies and terraces

7.1 m²

Reduced headroom

15.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

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

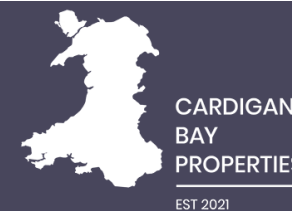
Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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.

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