



- Four Bedroom Detached Farmhouse Requiring Refurbishment
- Highly Desirable Coastal Location with Panoramic Sea Views
- Fine Range of Traditional Stone Barns with Scope for Conversion (STPC)
 - Pasture Paddock
- Approx. 4.8 Acres In All

GENERAL AND SITUATION

Approximate Distances:

Aberaeron 6.5 miles • Cardigan 19 miles • Aberystwyth 22 miles • Llandysul 13 miles

A four-bedroom detached farmhouse requiring modernisation, set in approx. 4.8 acres with a good range of traditional stone barns and pasture paddock, in a highly desirable coastal location with panoramic sea views.

The spacious house has huge potential for a buyer to create an outstanding family home and the traditional stone barns have scope for conversion, subject to gaining the necessary consents, to holiday lets or additional living accommodation.

New Quay is a popular town on the Ceredigion coast famous for its scenic views, colourful houses and views over Cardigan Bay with regular sightings of the local bottle nosed dolphins. There is a good range of local shops and amenities and access via the A487 coast road to Aberystwyth and Cardigan. There are numerous National Trust beaches locally, including Llangrannog, Penbryn, Tresaith and Aberporth.

THE RESIDENCE

A detached period four bedroom house in need of modernisation, with recently installed LPG gas boiler providing central heating, partial double-glazing and good ceiling heights throughout. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** opens into a **Dining Room** which has feature ceiling beams, some panelling to the walls and a fireplace with a gas fire. The chimney, though not currently in use has been relined. A door off to the left leads through to a **Kitchen** with built-in units and range (currently disconnected), space for electric oven. Off the kitchen a **Utility Room** has plumbing for washing machine, space for tumble dryer, door to outside. There is a **Cloakroom** with a WC and wash hand basin.

The **Lounge** has a feature fireplace and a stable door leading through to a **Conservatory**. An open tread wooden staircase leads to the **First Floor**.

To the **First Floor** there are **Three Double Bedrooms** and one **Single Bedroom**, three of which have incredible views out across the **Gardens** to the sea beyond. A **Family Bathroom** is fitted with a wash hand basin, WC and bath with shower over.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the road through a gated entrance with a private drive leading to ample parking areas.

There is a **Large Garden** with an area of lawn and a **Wildlife Pond**.

A recently installed **Caravan Hard-standing** has connections to power and water supplies.

There are the following **Outbuildings** with approximate sizes:

Traditional Stone Barn One

Section One 4.85m x 4.20m (15' 11 x 13'9)

Section Two 6.00m x 4.85m (19'8 x 15'11) with door

Section Three 6.00m x 4.85m (19'8 x 15'11) with double doors

Dutch Barn 15.16m x 13.58m (16'11 x 14'7)

Traditional Barn Two

Section One 6.38 x 4.83m (20'11 x 15'10)

Section Two 8.96m x 4.83m (29'5 x 15'10)

The **Granary** 6.58m x 5.00m (21'6 x 16'5) Split on two levels with outstretching sea views.

The **Granary** and the **Two Traditional Barns** are ideal subjects for conversion, subject to the necessary permissions.

Beyond the garden there is a **Large Pasture Paddock** that has been left unmanaged in recent years.

IN ALL APPROX. 4.8 ACRES
(About 1.9 Hectares)

RURAL SCENE

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CEREDIGION COUNTY COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, LPG GAS FIRED CENTRAL HEATING (boiler installed 2023), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX E

DIRECTIONS

From the A487 at Llanarth turn west onto the B4342 signposted New Quay. Proceed to New Quay and on entering the village turn left at the crossroads adjacent to The Cambrian Inn into Cae Bach Road. Follow the road for a third of a mile and the property will be found on the right-hand side.

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