

AELYBRYN Penparc Road, Cardigan, Ceredigion SA43 1QY

Offers Over £650,000



- Highly Attractive, Substantial, Five Bedroom Victorian House
  - Traditional Barn with Scope for Conversion (STPC)
- Double Garage with Workshop and Loft
- Large Gardens and Pasture Paddocks
- Set In Approx. 3 Acres
- Fantastic Location Close to the Coast and Popular Sandy Beaches
- Optional Caravan Site and Further Paddocks

REF: EO8259

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle



## GENERAL AND SITUATION

Approximate Distances:

Cardigan Town Centre 1.5 miles • Newcastle Emlyn 11 miles • St Clears / A40 25 miles

A highly attractive, substantial detached five bedroom Victorian house set in approx. three acres with a traditional barn, double garage / workshop, large garden and paddocks together with an optional caravan site and further pasture paddocks in a fantastic location within easy reach of the beautiful Ceredigion Coast.

The house retains much of its original character and provides a wonderful family home set in large gardens and grounds. The traditional barn has scope for conversion to additional living accommodation, holiday lets, etc., and there is further scope to convert the large loft above the double garage subject to obtaining the usual permissions.

The optional campsite and paddocks are adjacent, screened by mature hedging and have a separate access.

The property is in an extremely accessible location with access directly off the A487 coastal trunk road and there are local bus services into the town centre. There are beautiful views towards the Ceredigion Coast and many popular sandy beaches are close by including Poppit Sands, Mwnt, Aberporth, Tresaith, Penbryn and Llangrannog.

## THE RESIDENCE

A Victorian red brick house obtaining much of its original character, with oil fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a stable style door which opens into a large **Dining Room / Conservatory** with a wooden floor and an opening leading to the **Kitchen** which is fitted with an extensive range of built-in cupboards with glazed tiled worksurfaces incorporating 1½ bowl sink, Range cooker, integral dishwasher and washing machine, red and black tiled floor and a cupboard housing the oil fired boiler.

A door from the kitchen leads to a **Snug** which has a feature brick fireplace with bread oven, built-in storage and red and black tiled floor. There is a separate **Study** with fitted shelving.

The **Front Hallway** has a mosaic tiled floor, stairs to the first floor and external front door. It has doors leading to **Two Sitting Rooms**, both of which have Victorian fireplaces.

On the **First Floor** there is a **Principal Bedroom** with a separate **Dressing Area**, **Three Further Bedrooms**, a **Family Bathroom** and a separate **Shower Room**.

The **Second Floor** has a large L shaped **Bedroom** with sloping ceilings and a **Bathroom**.







## OUTSIDE, OUTBUILDINGS & LAND

The property is approached through brick pillared entrance with double wrought iron gates leading on to a gravel drive and a large parking and turning area.

The spacious gardens include a levelled front lawn enclosed with dwarf brick walls and a children's play area with woodchip surface.

**Detached Traditional Barn** built of brick and block with part slate and part corrugated roof, light and power supplies, scope for conversion subject to the usual permissions. **Main Part** c. 42'10 x 15' (about 12.8m x 4.6m) with an adjoining **Woodshed**, **Freezer Room** and **Lean-To Store**.

**Detached Double Garage** block walls under a tiled roof set on a concrete base with light and power supplies, providing **Two Garages** c. 20'2 x 16'6 plus 14'7 x 9'3 (about 6.2m x 5m and 4.4m x 2.8m) both with roller shutter doors, **Workshop** c. 13'8 x 10' (about 4.1m x 3m) and **First Floor Loft** c. 31' x 12'6 (about 9.4 x 3.8m) with scope for conversion to a self contained flat or offices, subject to the necessary permissions.

Behind the garage is an **Orchard Garden** with five fruit trees including apple, cherry and pear plus a **Pond** and **Well**.

There is also a **Pasture Paddock** enclosed with mature hedging.

**IN ALL APPROX. 3 ACRES**  
(About 1.2 Hectares)

### OPTIONAL CARAVAN SITE

A separate track from the road leads to three pasture paddocks and on to the main **Camping Field** which we understand was established in around 2009 /10 and now has fourteen hardstanding pitches and eight tent pitches with electric hook ups.

**Shower Block** with separate Ladies and Gents facilities each with two showers, two toilets and two sinks plus an external washing up area and chemical disposal store.

Additionally, there is a **Shepherd's Hut** and **Two Glamping Pods**.

The caravan site and additional paddocks amount to just under six acres and are available by separate negotiation.

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## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

CEREDIGION COUNTY COUNCIL

Tel: 01545 570881

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX F

## DIRECTIONS

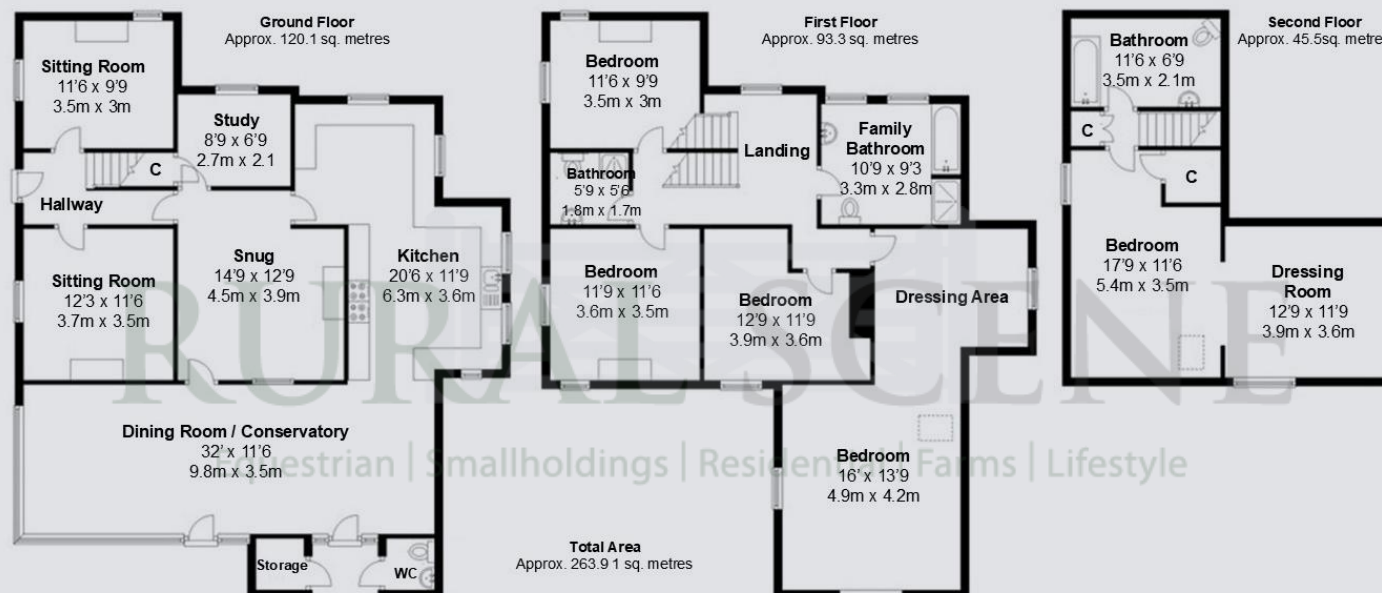
From Cardigan, head north-east on the A487 and the entrance to the property will be found on the right-hand side opposite the turning into Caemorgan Road.

what3words ///states.protected.message

## PRICE GUIDES

Offers Over £650,000

£180,000 for the Campsite and Additional Paddocks



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Rural Scene have visited Aelybryn but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.