

THE COACH HOUSE Henllan, Llandysul, Ceredigion SA44 5TX

Price Guide £415,000



- Spacious Barn Conversion with Four Bedrooms and Two Reception Rooms
- Large Unconverted Loft with Space for Further Living Accommodation if Desired
 - Multi-Purpose Barn 45' x 20'
 - One Bedroom Airbnb Cabin
 - Growing Area with Five Polytunnels and Twenty-Two Beds
 - Approx. 2.6 Acres In All
 - Optional Plant Nursery Business

REF EO8355

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Newcastle Emlyn 4 miles • Llandysul 7.5 miles • Aberporth/Beach 8 miles • Cardigan 12 miles

A spacious four bedroom barn conversion set in approx. 2.6 acres with a one bedroom Airbnb cabin, useful outbuildings, paddock and growing area, with an optional plant nursery business.

The house was originally a traditional stone barn converted in 1995 and improved more recently, including a new kitchen in December 2024. The current owner established a specialist plant nursery just after Covid, growing Westons Salvias mainly through cuttings and self-gathered seed, selling on a mail-order basis. The business is available separately and further details are available from the Agents.

The property is equally well-suited to smallholding or private equestrian use, and for those with equestrian interests there is direct access from the property onto a bridleway.

The property is set in an attractive rural location just four miles from Newcastle Emlyn which offers a range of local shops and amenities. There is a pub in nearby Penrhiwllan and a full range of amenities including a large Tesco supermarket in Cardigan. Many popular Cardigan Bay beaches are close by, the nearest being Aberporth which is about eight miles.



THE RESIDENCE

A barn conversion completed in 1995 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 **Front Porch/Boot Room** that opens into the **Kitchen/Dining Room** which was upgraded in December 2024 with a new range of fitted units with worksurfaces incorporating a 1½ bowl sink with drainer and mixer tap, plumbing for washing machine and dishwasher, electric double oven and four ring hob. Steps lead down into a **Sitting Room** which has exposed ceiling beams, two feature arched windows, a fireplace with logburner and stairs rising to a **First Floor Bedroom**.

A further door from the **Kitchen** opens into an **Inner Corridor** with **Two Ground Floor Bedrooms** and a **Bathroom** fitted with a panelled bath, shower cubicle, wash hand basin and WC.

At the far end is a **Lounge** with glazed double doors and lovely views over the **Garden**, a free-standing logburner and a second staircase rising to a further **First Floor Bedroom**.

There is a large unconverted **Loft Space** between the first floor bedrooms with scope for conversion to provide further living accommodation if desired, subject to any necessary permissions.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a shared drive from which a gate leads on to a private parking forecourt with space for numerous vehicles.

There is an **Attached Barn/Shed** 20' x 16' (6m x 4.9) with scope for conversion to provide an extension to the living accommodation, subject to any necessary permissions. This is attached to the rear of the residence and is also attached to the neighbour's barn.

Multi-Purpose Barn 45' x 20' (13.7m x 6m) steel portal frame with box profile cladding, divided internally to provide a **Loose Box/Workshop** at one end.

There is a lovely large **Lawned Garden** with a wide variety of shrubs and flowers. Within the garden there is a **Cabin** known as **Ty Blodyn Bach**, which does not have any formal planning status but has been used by the current owners as an Airbnb. It provides a **Bedroom** 15' x 11'9 (4.6m x 3.6m), **Shower Room** fitted with a cubicle with electric shower, WC, wash hand basin, and a **Kitchen/Living Room** 10'10 x 10'6 (3.3m x 3.2m) with built-in storage cupboards, two ring hob, stainless steel sink and an electric oven.

Beyond the garden area there is a **Paddock** bordering a small area of **Woodland** and a **Nursery Growing Area** with **Five Polytunnels** of various sizes between 30' x 15' (9.1m x 4.6m) to 60' x 15' (18.3m x 4.6m) plus **Twenty-Two Growing Beds**.

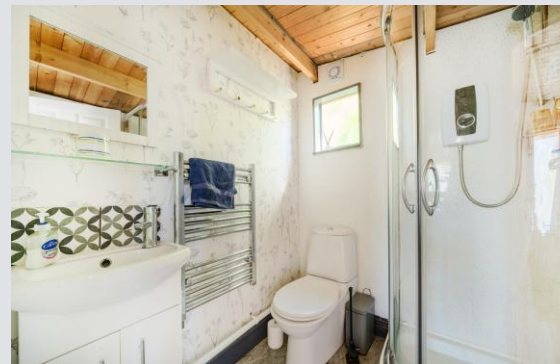


IN ALL APPROX. 2.6 ACRES
(About 1 Hectare)

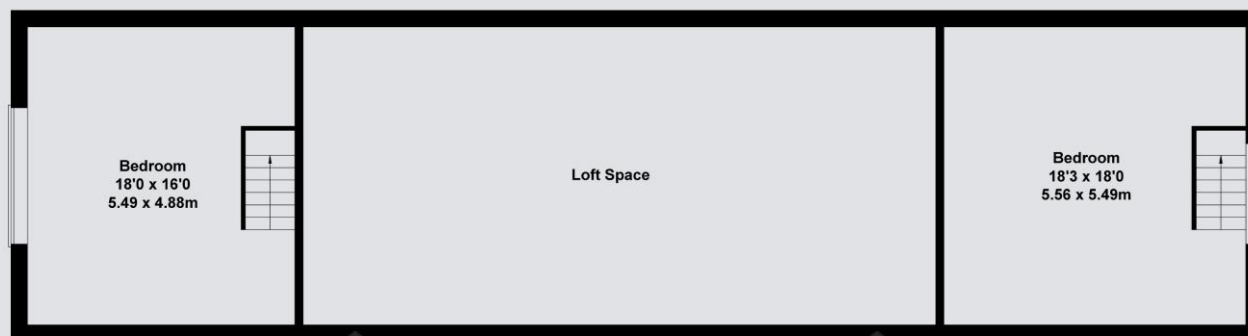


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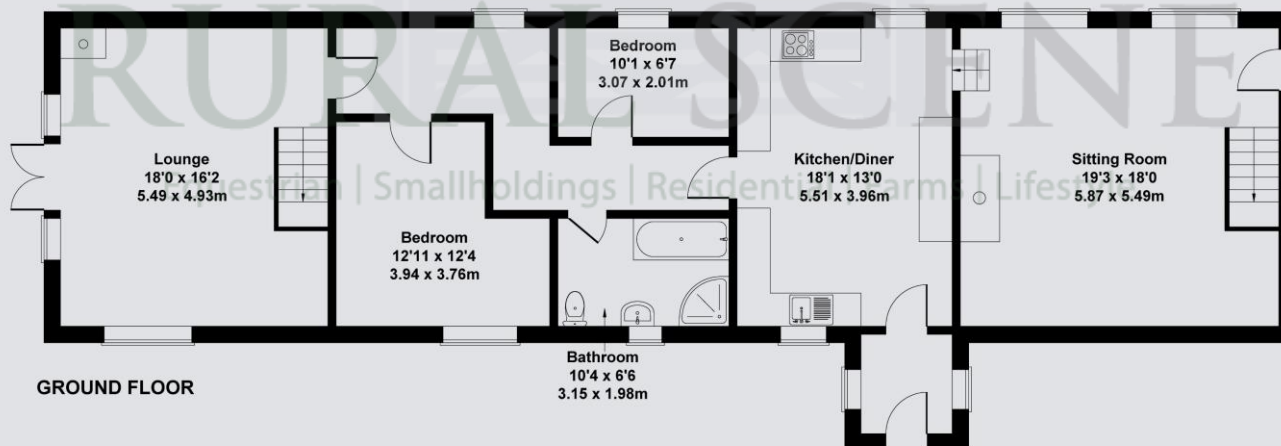
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Approximate Gross Internal Area
1981 sq ft - 185 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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 E COUNCIL TAX F

DIRECTIONS

From Newcastle Emlyn head north on the B4571 towards Pentre Hedyn for 2 ½ miles and turn right towards Henllan. Follow the lane for just under a mile and turn right into an unmade track just before the church. Continue to the end of the track, go past the first spur to the left (which leads to a large barn) bear round a sharp left-hand bend and the entrance to the property will be straight ahead.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited THE COACH HOUSE 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.