



SITUATION

Synod Inn 1.5 miles, New Quay 5.5 miles, Aberaeron 8 miles, Lampeter 15 miles, Aberystwyth 24 miles, Carmarthen 25.5 miles, Fishguard 34 miles.

Airport: West Wales Airport 11.5 miles, Cardiff Airport 92.5 miles

- 4 bed Traditional Welsh Farmhouse
- Range of traditional stone buildings with planning potential.
- Range of modern agricultural barns.
- Private yet accessible location.
- Rural views.

Grounds to about 4.3 Acres.

Tyr Esgob is situated just outside of the village of Synod Inn and a short distance from the coastal town of New Quay and the West Wales Coast, which is renowned for its fishing and tourist attractions. Tyr Esgob has been sympathetically and fully refurbished whilst retaining period features throughout to offer spacious family accommodation with views over the Ceredigion countryside.

Tyr Esgob offers range of both modern and traditional buildings, which offer potential for conversion to holiday lets (subject to planning).

Education There is an excellent range of both primary and secondary schools in Aberaeron, Cardigan, Llandysul & New Quay. There are primary schools at both Synod Inn & Brynhoffnant (approx 5 miles) including Rehill School. For independents see www.isc.co.uk and for state school information see www.ceredigion.gov.wales.

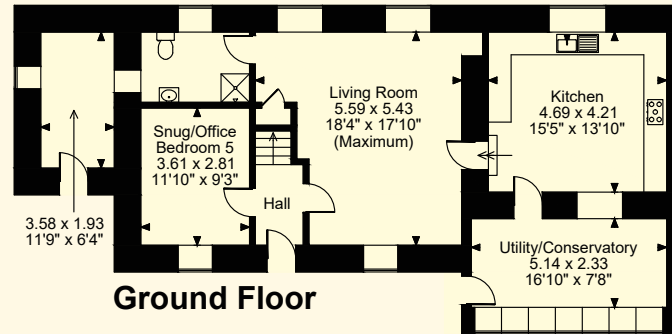
Local, Sporting & Recreational The surrounding area provides a wealth of sporting and recreational opportunities, particularly along the Cardigan coast, which offers Blue Flag Beaches, Cardigan Castle, Dolphin watching at New Quay, fishing, sailing, kayaking, swimming and Welsh Wildlife Centre. Excellent cycling and walking can be found. Further information on www.visitwales.com/destinations/mid-wales/ceredigion-cardigan-bay.

TYR ESGOB

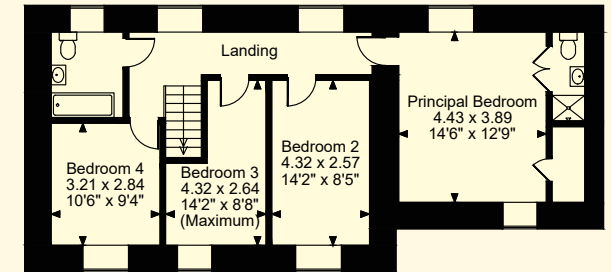
TYR ESGOB is a well located with stunning views over Ceredigion Countryside making it a lovely setting for private family home, equestrian or holiday business. The property is approached via a quiet country lane. On entering the property, you drive into yard with the buildings set out in a courtyard setting. The main residence abuts the lane.

The farmhouse having been refurbished throughout with the roof being re-slatted in recent times. Internally the property has retained several of it the original features, whilst having all the walls re insulated, skimmed, new floors and ceilings, new electrical wiring, new plumbing, and new central heating system. On entering the house via

Ty'r Esgob, Synod Inn, Llandysul
Approximate Gross Internal Area
Main House = 1696 Sq Ft/158 Sq M
Outbuilding = 74 Sq Ft/7 Sq M
Total = 1770 Sq Ft/165 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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entrance hall with doors leading off to all the principal rooms and stairs to the first floor. There is spacious living room with dual aspect to the front and rear of the property, with exposed beams, kitchen/breakfast room is fitted with floor and wall units with plumbing for dishwasher and space for electric range, there is a door to the front porch. There is spacious utility with wc, and further reception room. On the first floor is large landing with doors to the master bedroom with ensuite and three further bedrooms and family bathroom.

OUTSIDE

There is a walled entrance to an extensive concrete yard, offering ample parking for several vehicles. There is garden to either side of the house with fuel store and workshop. Directly opposite the farmhouse is double garage, with a traditional stone cow shed, with former stone stable/coach house situated across the yard, both of which subject to planning permission would be ideal holiday lets. There is further range of buildings including: cattle barn 65' x 22', modern agricultural barn 90' x 45', workshop/barn 53' x 20' and 2 bay Dutch barn.

The land lies to the rear of the building in one closure and is level and productive land and extends to about to about 4.3 acres.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

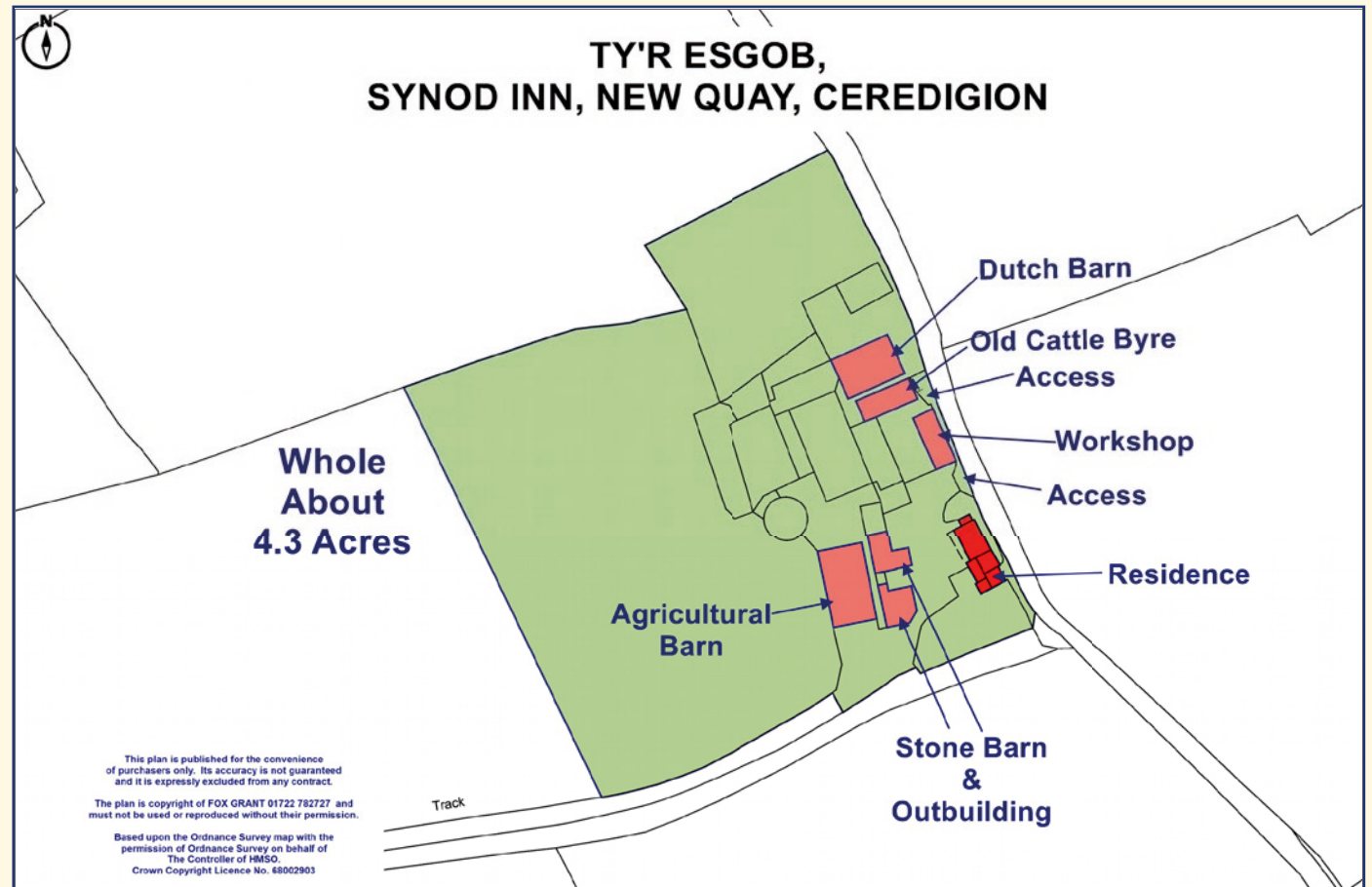
LOCAL AUTHORITY: Ceredigion County Council 01545 570881

COUNCIL TAX: Awaiting valuation

SERVICES: Mains electricity & water, Oil Fired Central Heating system.

TENURE: Freehold with vacant possession.

FIXTURES & FITTINGS: Unless mentioned specifically by separate negotiation.



VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



William Fox Grant

Fox Grant

TY'R ESGOB SA44 6JH

DIRECTIONS

From Aberaeron take the A487 coast road signposted Cardigan. Upon reaching the village of Synod Inn proceed along taking the first left opposite church. Proceed along the road passing the former school on right hand side and then Tyr Esgob will be second on the right hand side.

Postcode: SA44 6JH

WHAT3WORDS

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& VILLAGE

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