



Ffynnonddewi , Newcastle Emlyn, SA38 9JX

£599,000

A Rare Opportunity to Acquire a Delightful 4-Acre Smallholding

Ffynnonddewi presents an exceptional opportunity to acquire a charming smallholding set within approximately 4 acres, featuring a spacious four-bedroom farmhouse, a detached two-bedroom cottage, an impressive range of traditional farm outbuildings, and beautifully landscaped private gardens together with a productive level paddock.

The principal residence is light-filled and generously proportioned, offering well-balanced accommodation that includes a welcoming living room, a spacious kitchen/dining room, a conservatory overlooking the gardens, four double bedrooms, and two bathrooms.

The detached cottage exudes character, showcasing a wealth of period features such as exposed beams, a wood-burning stove, and feature stone walls. This versatile dwelling offers excellent potential either as a source of supplementary income or as accommodation for multi-generational living.

Approached via a private track from a quiet minor road, the property enjoys a high degree of privacy, seclusion, and tranquility.

In total, the grounds extend to approximately one acre of mature private gardens, together with a level three-acre field ideally suited for those wishing to keep animals, establish a hobby farm, or simply enjoy the rural setting.

Entrance door to:-

Porch

Tiled flooring, window to the front, radiator, door to:-

Entrance Hall

Wooden flooring, stairs rising to the first floor, radiator, understairs storage cupboard, double glazed window to the front, doors to:-

Shower Room

WC, hand wash basin with mixer tap and electric mirror over, walk-in shower cubicle with part tiled walls, wooden flooring, storage cupboard and shelving unit, spotlights.

Kitchen/Dining Room

Kitchen Area

Having a range of wall and base units with worktop surfaces over, 1.5 drainer sink unit with mixer tap, integrated oven with gas hob and extractor fan over, integrated dishwasher, built-in pantry, spotlights, double glazed window the front, wooden flooring.

Dining Area

Exposed beams, electric fire with stone mantel over, glazed window to the side, radiator, door to side, French doors opening to:-

Conservatory

Double glazed windows to the side and rear with views over the garden, tiled slate flooring, sliding double glazed door to the garden, radiator.

Returning to the Hall, doors to:-

Living Room

Slate hearth with gas fire, two vertical radiators, double glazed windows to the side, spotlights, double glazed sliding external doors to the side.

Bedroom One

Double glazed window to the rear, radiator.

FIRST FLOOR

Landing

Two built-in storage cupboards, double glazed window to the side with countryside views, radiator, access to the loft, doors to:-

Bedroom Two

Built-in wardrobe, radiator, double glazed windows to the front and side, door to:-

Jack & Jill Bathroom

Shower cubicle with bathroom splashback, panel bath with mixer tap and shower attachment, WC, hand wash basin, part tiled walls, double glazed window to the front, cast iron and towel radiator, wood effect laminate flooring,

Bedroom Three

Exposed stone fireplace with wood burning stove on a slate hearth and wooden mantle over, radiator, double glazed windows to the side and rear.

Bedroom Four

Built-in wardrobe, double glazed window, radiator.

Externally

To the front of the property there is a driveway leading to a large parking area, outbuildings and mature shrubs and bushes.

FFYNNONDEWI DETACHED COTTAGE

Entrance door to:-

Living Room

Two double glazed windows to the front, wood burning stove set on a slate hearth, exposed beams, radiators, exposed stone wall, stairs rising to the first floor, wall lights, doors to:-

Kitchen

Having a range of wall and base units with worktop surfaces over, 1.5 drainer sink unit, space for cooker and white goods, radiator, double glazed window to the rear.

Shower Room

Shower cubicle, WC, hand wash basin, heated towel rail.

FIRST FLOOR

Bedroom One

Double glazed window to the front, access to the loft, exposed beams, radiator, door to:-

Bedroom Two

Double glazed windows to the front, exposed beams, radiator.

Outbuildings

Traditional Stone Range

This is divided into a number of rooms that was the old Cenarth Smokery, suitable for conversion into holiday cottages, subject to planning consent.

Open fronted Store Shed

Smokery 12'4" x 11' (3.76m x 3.35m)

With 2 smoking rooms.

Store 5'8" x 12'4" (1.73m x 3.76m)

Store 12'4" x 8'7" (3.76m x 2.62m)

Lean-to Office

This was an old potting shed and is in disrepair.

Iron Clad Store Shed

Useful for machinery, etc.

Gardens and Land

Around the house there are fabulous grounds with lawned area, mature shrubs, trees and bushes and patio area.

A gateway leads to the paddock which is just under 3 acres, suitable for equestrian use, etc.

The Cottage

The Cottage is currently being advertised to rent and may be subject to a tenancy.

Utilities & Services

Heating Source: LPG central heating

Services:

Electricity: Mains

Water: Mains

Drainage: Private

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///lists.adjusting.crabmeat

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.7mbps upload and 5mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the

following mobile coverage

EE - Good outdoor and indoor

Three - Good outdoor

O2 - Good outdoor and indoor

Vodafone. - Good outdoor and indoor

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

