

CARDIGAN
BAY
PROPERTIES
EST 2021

4 Hunters Lodge, Llangoedmor, Cardigan, SA43 2LQ

Offers in the region of £199,950

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- Grade II listed mid-terrace home
- Converted in 1986/87
- Feature arched window and door with stone detailing
- Two bedrooms and first floor bathroom
- Freehold with approx 5.5 acres of shared communal grounds
- Part of the Coedmor Mansion complex
- Open plan kitchen / living space
- Wood-burning stove in living area
- Separate garage within nearby block
- EPC Rating : Exempt



About The Property

Set within the impressive Coedmor Mansion complex in Llangoedmor, this Grade II listed mid-terrace home built in 1830 forms part of a thoughtfully converted building dating back to its redevelopment in the late 1980s. One of just ten properties within the development, it offers an interesting balance between individual ownership and shared enjoyment of the surrounding grounds, all held on a freehold basis.

The approach immediately sets the tone, with the attractive stone façade, arched architectural detailing and a sense of history that gives the property a distinct identity compared to more typical homes in the area. The addition of a separate garage within a nearby block is a practical advantage, particularly given the setting.

Entry leads directly into the main living space, a striking open plan kitchen and living area with impressive ceiling height that enhances the overall sense of space. The room works well as a central hub, combining everyday living with dining and cooking in one place. The kitchen itself is fitted with a range of units and wooden worktops, with space for appliances and a layout that makes good use of the available footprint.

The living area is particularly notable, with exposed stonework around the arched window and door creating a strong focal point. A wood-burning stove adds both character and functionality, making this a comfortable space throughout the year. The proportions of the room allow for flexible furniture arrangements, with space for seating and a dining table without feeling cramped.

Stairs lead up to the first floor, where the layout continues to make practical use of the available space. There are two bedrooms, including a well-proportioned main bedroom and a second room that works well as a guest room, study or occasional bedroom. Both benefit from natural light and retain a simple, clean finish.

Continued

The bathroom has been updated with a modern suite, including a walk-in shower, wash hand basin and WC, offering a fresh contrast to the more traditional elements found elsewhere in the property.

Outside, the shared grounds are a real advantage. Maintained collectively by the residents, they provide open green space and a sense of separation from neighbouring properties that is often hard to find with terraced homes. The wider setting around Coedmor Mansion adds to the overall appeal, with mature trees and a more rural feel while still being within easy reach of Cardigan town.

Llangoedmor itself is a well-regarded village just a short distance from Cardigan, offering a good balance between countryside surroundings and access to everyday amenities. Cardigan provides a range of shops, cafés, schools and services, while the coastline of Cardigan Bay is only a short drive away, making it easy to enjoy beaches, coastal walks and everything that West Wales is known for.

This is a property that will appeal to those looking for something a little different. The combination of historic character, manageable accommodation and shared outdoor space makes it a solid option for a

main home, second home or investment.

Viewings are recommended to appreciate how the space works in practice and the setting within the wider Coedmor Mansion grounds.

INFORMATION ABOUT THE AREA:
Located near Coedmor mansion and Llangoedmor, close to the popular market town of Cardigan. Only 1.8 miles away, Cardigan provides a nostalgic setting for a thriving culture of arts and crafts, music events and festivals. The high street is a bustle of original boutique shops, traditional family-run businesses and regular high street occupants, several high street banks, places of worship, many pubs, rich in character; independently owned cafés and restaurants, a leisure centre, cinema, theatre, swimming pool, a Tesco and an Aldi supermarket, convenience stores, opticians, dentists, a newly built Integrated Care Centre and so much more. The stunning West Wales coastline of Cardigan Bay and its sandy beaches are only 5 miles away.

Please read our Location Guides on our website https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/ for more information on what this area has to offer.

Kitchen/Living Area
18'0" x 16'0"

Landing
7'1"x 9'1"

Bedroom 1
11'6" x 8'8"

Bedroom 2
8'1" x 7'4"

Shower Room
6'3" x 7'0"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: D Ceredigion County Council
TENURE: FREEHOLD property with shared use of the grounds for an additional £500 per year for maintenance and use
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage shared with other properties, emptied annually, cost split with other properties
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Electric radiator upstairs in the landing with immersion heater for hot water. Solid Fuel burner downstairs.
BROADBAND: Connected - TYPE - Standard *** - up to 1 Mbps Download, up to 10 Mbps upload **,ADSL,. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.
RESTRICTIONS/COVENANTS: The seller has advised that this is a Grade II listed building, The property shall not be used for any other purpose other than as a single private dwelling house and no profession trade business or manufacture of any kind. No caravan or house









on wheels shall be kept at the property. Not to display any poster or advertisement placard or notice. To keep the exterior of the property in goon repair and to paint when reasonably necessary the exterior of the property, in a colour first approved by the company. Nothing to be done to the property that would cause a nuisance, damage or annoyance to the owners/occupiers of the remainder of the mansion. To get the companies permission to keep any animals and pets on the property.
RIGHTS & EASEMENTS:The sellers have informed us that they have a right of way over the amenity land. There are rights to access and repair sewers/drains/water courses within the property if required. The property is located down a long track owned by a 3rd party. The previous owners purchased an indemnity insurance policy to cover the lane. Please refer to your solicitor for advice.
FLOOD RISK: Rivers/Sea N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. Always view the walk through video tour to see the length of the lane. Shared use of the grounds for an additional £500 per year for maintenance and use, Private Drainage shared with other properties, emptied annually, cost split with other properties, the property is for residential use only, not to run a business from the premises. The property is located down a long track. The seller has advised that the right of way down the lane is a historical right of way based on precedent over many years, rather than formally agreed. Coedmor Mansion does not own the land through which the track runs and theoretically, the owners of this land (part natural resource, Wales, and part a local farmer) could try to bar access. While it is unlikely to ever be an issue, given the legal strength of precedent over 30 years. The previous owners purchased an indemnity insurance policy to cover this situation. Please refer to your solicitor for advice.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

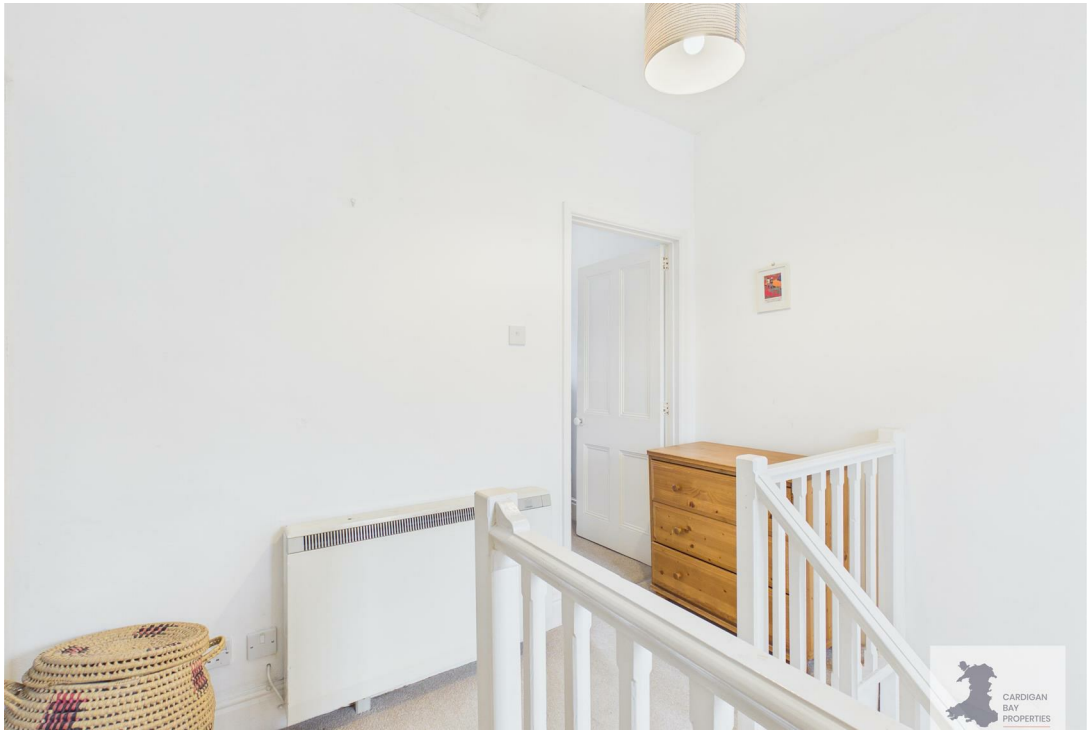
GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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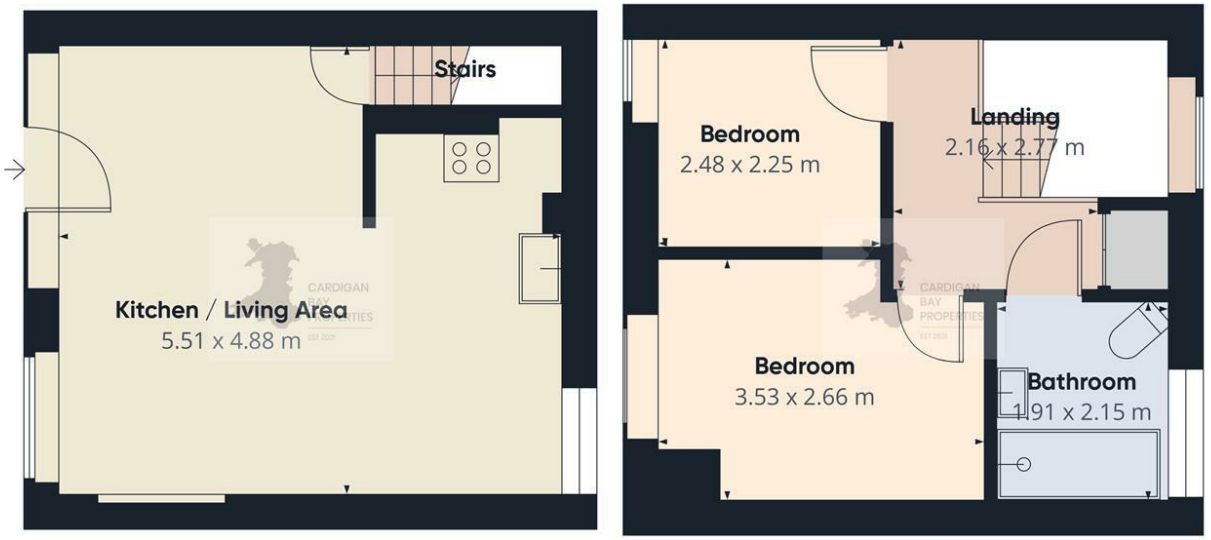


DIRECTIONS:

From Cardigan, head out on the A484 heading towards Llechryd and Newcastle Emlyn. At the crossroads in Croeslan, turn right, continue down this road until you get to a track facing you (on a left hand turn). Continue all the way down this long track. When you pull into the yard its numbered, so you will see no 4 in front of you to your right. ///crunch.dampen.informer







Approximate total area(1)

51.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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