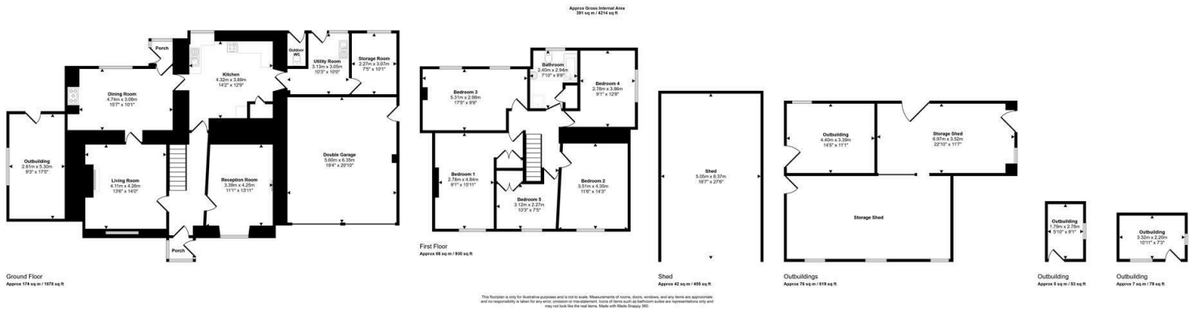

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'F' Ceredigion
DRAINAGE: We are advised that this property is served by private drainage

ref:LW/AMS/04/25/OK/AMS

FACEBOOK & TWITTER
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
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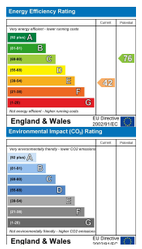
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

Ty Mawr Blaenporth, Cardigan, Ceredigion, SA43 2AP

- Detached Character House
- Three Reception Rooms
- Smallholding Potential
- Off Road Parking
- Oil Fire Rayburn + Electric Heating
- Five Bedrooms
- Variety of Outbuildings
- **Chain Free**
- Approx 0.5 acre Plot
- EPC Rating : E



Offers In The Region Of £375,000

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The Agent that goes the Extra Mile

We are delighted to bring to market this characterful former farmhouse situated within the village of Blaenporth, just 3.6 miles to popular Ceredigion Coastline and 5.9 miles to Cardigan Town and its many amenities, this property would make an ideal family home or lifestyle opportunity, benefitting from five bedrooms and a variety of outbuildings, all sitting within approximately 0.5 of an acre.

*The owners have submitted a pre-application to Ceredigion County Council for the conversion of an existing building into a dwelling and the erection of a further dwelling situated to the right hand side of the main house.

The house retains many original features and offers a wealth of charm, while also presenting a blank canvas for modernisation. Briefly comprising, a front UPVC entrance porch, entrance hallway with stairs to first floor and doors either side to living room and the second reception room. Both reception rooms feature open fireplaces, one with an original 1930's Art-Deco style tiled surround.

Towards the rear of the house, is the kitchen with matching wall and base units and a door leading to the dining room. The dining room has an oil-fired Rayburn for cooking and is also accessible from the living room. The practical utility room and adjoining storage area are accessed directly from the kitchen, with a door leading out to the rear garden and accompanying outbuildings.

Upstairs, an L-shaped landing provides access to five bedrooms—four of which are generous doubles—as well as the family bathroom.

Externally, the property benefits from ample off-road parking to the front, along with an attached double garage equipped with power and lighting and one electric roll up door. A side gate offers convenient pedestrian access to the rear garden and the characterful stone outbuilding—formerly used for livestock. This building features ground-floor pens and a traditional "crog loft" area on the upper level, which is accessed via a set of external steps. Subject to the necessary consents, it offers excellent potential for conversion.

A partially enclosed hayloft barn offers valuable storage space for vehicles or machinery, while two additional brick-built former pigsties are set within an enclosed, generously sized level lawned area. This area benefits from gated access off Lady Road, a B-road that intersects with the A487 Coastal Road at the front of the property.

Immediately to the rear of the house are extended grass lawns, another versatile outbuilding complete with windows, power, and lighting. An additional attached storage area is also located to the side of the house, offering a further practical space.

Perfect for growing families or those seeking flexible living space and a lifestyle change, this unique property must be viewed to fully appreciate all the character, potential, and possibilities it offers!

The property is located in the rural village of Blaenporth which is situated 5.9 miles north of the market town of Cardigan and only 3.3 miles from the beach at Aberporth. Main amenities are found in Cardigan where the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets, banks, several public houses, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

DIRECTIONS

Head north along the A487 from Cardigan and proceed into the village of Blaenporth. As you enter the village you will see the property on your right denoted by our For Sale Sign. What 3 Words Reference = ///rectangular.speak.gave

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.