

CARDIGAN
BAY
PROPERTIES
EST 2021

The Green Cottage, Glynarthen, Llandysul, SA44 6PG

Offers in the region of £670,000

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- 3 Bed Small holding
- Former Sand Menage (in need of restoring) 42m x 24m approx.
- Characterful farmhouse with some original features
- Ample off road parking
- Less than 20-minute drive to Cardigan town
- Approx 9.4 acres including 4 paddocks
- Two Agricultural barns & two stables
- Rural location, close to the coast
- Only 3.7 miles to Penbryn Beach & coastal path
- Energy Rating: E



About The Property

Nestled in the charming village of Glynarthen, Llandysul, this small holding with approx. 9.4 acres, this property is a true gem waiting to be discovered. Boasting three reception rooms, three bedrooms, and three bathrooms, this traditional farmhouse exudes character and warmth with stunning, far-reaching countryside views.

Glynarthen is a small village set in pretty open countryside with an active chapel and vestry. Situated approx 10 miles from the popular market town of Cardigan and approx 8 miles from Newcastle Emlyn, both of which offer a wide range of local amenities, attractions and schools. Glynarthen is also within easy driving distance of the stunning sandy beaches of Aberporth and the coastline of Cardigan Bay, West Wales.

Step inside to find original features that will take your breath away - from the elegant parquet flooring in the dining room to the rugged beauty of exposed stone walls in the lounge.

From the main hall, stairs access the first floor and doors go through to the lounge on one side and the kitchen/breakfast room on the other. The lounge is partially divided into two spaces with and archway, a door leading into the dining room, and an opening into the study, the wood burning stove sits within the inglenook fireplace on a slate hearth, perfect for those colder winter evenings, and the attached study is a useful space for home workers, with exposed beams and stone walls.

The kitchen/breakfast room is fitted with matching wall and base units, a wine chiller, gas hob with an extractor over, eye level oven and grill, built in fridge and a sink with drainer.

A door leads to the utility room, with a stable door out to the side of the property, and fitted with wall & base units, sink, space and plumbing for a washing machine, a built-in dishwasher, and housing the Grant combi oil boiler which serves the hot water and central heating.

Details continued:
The ground floor shower room, conveniently located off the utility room, is a practical touch for those busy days spent tending to the livestock outdoors

The dining room is accessed of the kitchen and has original parquet flooring, a beautiful feature fireplace with cast iron surround and wooden mantel, sitting on a slate hearth. From here a door leads into the conservatory which is a lovely addition offering a peaceful space to sit and enjoy views over the rear garden.

On the first floor are three bedrooms, with the master bedroom benefitting from an en-suite bathroom with a door leading into a very useful room which could be used as a dressing room or storage space (both the en-suite and the dressing room have some restricted head room). The other two bedrooms are one small double and a single (with attic access), and all three rooms offer scenic views over the open countryside. The family bathroom has a bath, sink, toilet and airing cupboard with shelving. This room also has some restricted head room.

Externally:
Accessed through a gated entrance off an unclassified country road, the property offers ample off-road parking, two agricultural outbuildings, ideal for storing farm machinery or creating

internal stabling for your animals, and two stables. The gently rolling pastureland has been kept organic over the years and is divided into four stock fenced paddocks/fields, each offering natural shelter along the hedgerows and road access from two points. With water available in the rear paddocks. Equestrian enthusiasts will be delighted to discover the former ménage, (42m x 24m approx. on the flat area) now grassed over but easily restorable for those who enjoy horse riding, which is accessed just to the side of the stables.

The garden area to the rear of the property is a private space which is a lovely place to sit and relax, or to create some space for outside dining. Steps lead up from the drive onto another garden space which is mainly lawn, with mature shrubs and hedging. A drive leads up to the top field from the side of the first agricultural barn, and the other fields are accessed behind the stables.

This property also benefits from no public footpaths or rights of way crossing over it, which is a rare advantage.

Whether you're looking for a peaceful retreat in the countryside or dreaming of starting your own smallholding, this property has the potential to make your rural living dreams come true.

Entrance Hall
5'5" x 9'5"

Lounge
23'11" x 12'4" max

Study
9'3" x 9'4" max

Kitchen/breakfast room
23'9" x 8'9"

Utility Room
8'5" x 8'5"

Shower room
3'2" x 8'5"

Dining Room
13'1" x 12'7"

Conservatory
12'7" x 8'3"

Landing
10'3" x 3'0"

Bedroom 1
13'1" x 9'1"

En-suite
6'6" x 7'6" max

Dressing Room/Storage
16'7" x 12'2" max

Bedroom 2
9'8" x 6'11"

Bedroom 3
7'5" x 10'11" max

Bathroom
9'1" x 7'8" max

Agricultural Barn 1
29'3" x 44'5"

Agricultural Barn 2
29'10" x 19'10" max - l shaped

Stable 1
14'9" x 14'9"

Stable 2
14'0" x 14'8"









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

COUNCIL TAX BAND: F - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating
BROADBAND: Connected - TYPE - Superfast wireless broadband from BLINK up to 80 Mbps Download, up to 20 Mbps upload. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Signal likely but may be limited with some providers , 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 none that they are aware of.
RESTRICTIONS: The seller has advised that there are none that they are aware of.
RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.
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.

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.

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.

HW/HW/05/24/OK






















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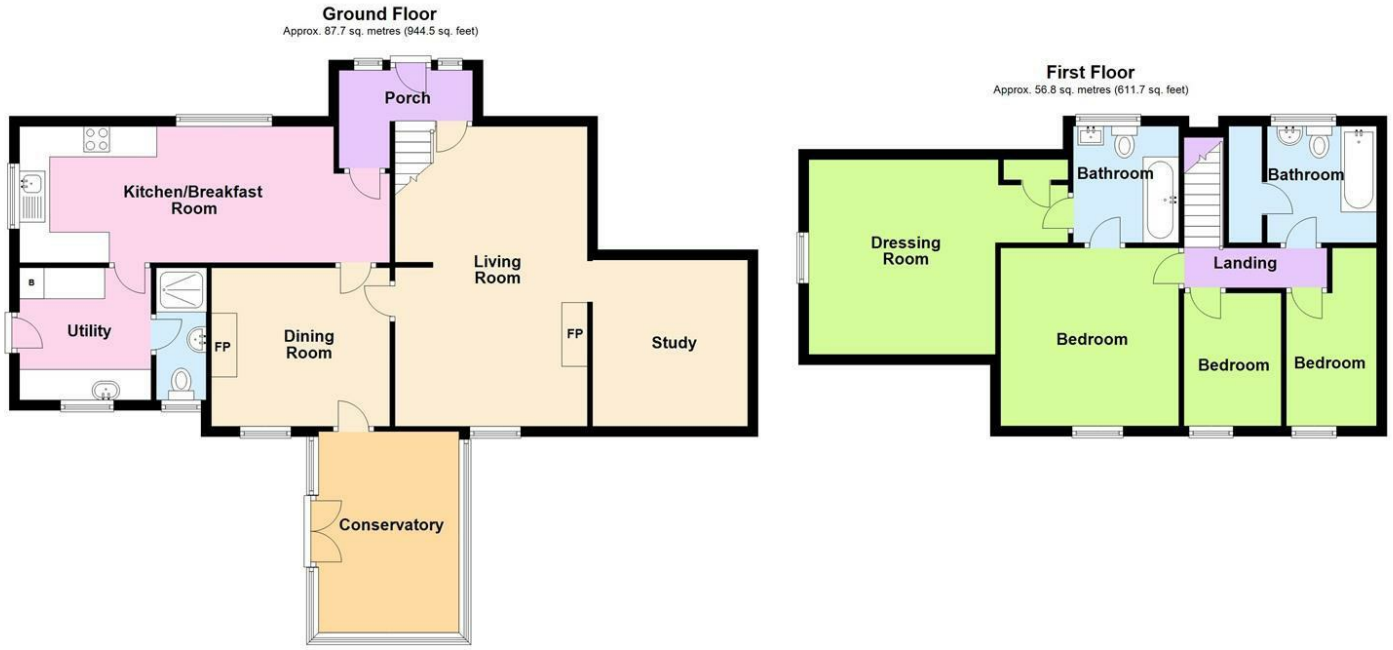


DIRECTIONS:

Directions: Travel along the A487 northwards from Cardigan for about 9 miles. Just before you reach the village of Sarnau, turn right heading towards "Penbontbren luxury B&B", stay on this road all the way until you reach the T junction at the end. Turn left here and follow this road for about 1/4 of a mile, passing a cottage and a former farmhouse, this property will be found a little further along on the left-hand side, at the bend in the road. What3Words: ///hooks.minivans.theme



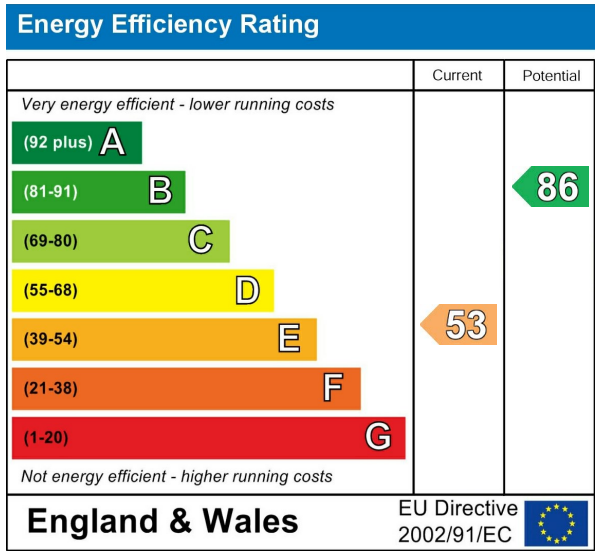




Total area: approx. 144.6 sq. metres (1556.2 sq. feet)

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.





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

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