Glanawen, Moylegrove, Cardigan, SA43 3BX

Offers in the region of £650,000

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Offers in the region of £650,000

- Character stone house in Moylegrove
- Separate self-contained wooden lodge
- Beautiful mature gardens and ponds
- Four bedroom main house
- Flexible accommodation for multi-generational living
- Around 4 acres of gardens and woodland and direct access to the coastal path
- Close to Ceibwr Beach and coast path
- Income potential (subject to the necessary consents)
- Exposed beams and stonework throughout
- EPC Rating : House E, Cabin : F

About The Property

Looking for a character-filled country home with stunning gardens, flexible accommodation and a setting close to the coast? This beautifully kept property near Ceibwr Beach combines a traditional stone house, separate lodge accommodation and around 4 acres of enchanting gardens and woodland in one of the most sought-after corners of West Wales with direct access to the coastal path.

Tucked away within the village of Moylegrove, just a short drive from the dramatic coastline and hidden coves of Cardigan Bay, this charming home has the kind of atmosphere that is hard to recreate. The original house is full of warmth and personality, with exposed beams, stone walls, timber floors and cottage-style features running throughout, while outside the gardens feel more like a private botanical haven than a standard residential plot. and also has income potential (subject to the necessary consents).

The approach immediately sets the tone, with mature planting and winding pathways leading to the attractive stone frontage. The gardens surrounding the property are beautifully established, packed with colour, texture and a wide variety of plants and shrubs. There are seating areas tucked between borders, gravelled terraces for outdoor dining, lawns bordered by mature trees, ponds and wooded sections leading down towards the river. It is the sort of garden that changes with the seasons and would appeal hugely to keen gardeners, wildlife lovers or anyone wanting a more natural lifestyle setting in West Wales.

The main house opens into a useful porch with built-in seating and space for coats and boots before leading through to the kitchen and dining room. This room really captures the character of the property, with slate flooring, exposed beams and a fireplace adding to the cottage feel. The kitchen itself is fitted with solid timber units and worktops, creating a practical but traditional space that sits naturally with the age and style of the home.

Continued:
From here, the accommodation flows into the main living room, a particularly impressive room with exposed stone walls, substantial timber beams and an inglenook-style fireplace housing a woodburning stove. It is a comfortable and cosy space with plenty of room for family seating while still retaining a welcoming atmosphere.

To the rear of the house is a generous sun room overlooking the gardens. Currently used as a treatment and therapy room, it would also work well as a garden room, studio, home office or second sitting room. Large windows and glazed doors make the most of the outlook across the surrounding greenery and bring in plenty of natural light.

The first floor offers two spacious bedrooms along with a family bathroom and an additional shower room/en-suite arrangement. Both bedrooms continue the character theme seen throughout the property, with timber flooring, feature fireplaces and attractive garden views.

On the second floor are two further attic-style bedrooms with exposed beams, vaulted ceilings and stone feature walls. These rooms have a lovely cottage feel and provide flexible accommodation for family, guests or hobbies.

A particularly useful addition to the property is the detached wooden lodge located within the grounds. This separate accommodation provides additional flexibility and could suit multi-generational living, guest accommodation, or a work-from-home setup, subject to any necessary consents. The layout includes a kitchen/living space, bathroom and

bedrooms, making it a genuinely self-contained space within the grounds.

Outside is where this home becomes something rather special. The gardens stretch through different sections including formal planted areas, gravel terraces, natural woodland and open lawned spaces. Mature willow trees, colourful acers, established borders and winding pathways create a setting that feels wonderfully private and established. The river boundary adds another layer of charm, with the sound of running water and surrounding woodland creating a very calming atmosphere. The owners had opened the gardens to the public at one time and offered tea's etc, so this could offer an additional income potential subject to the necessary consents.

The wider location is equally appealing. Moylegrove is a sought-after village close to Ceibwr Bay and the Pembrokeshire coastline, known for its dramatic cliffs, coastal walks and hidden coves. The nearby coast path offers some of the finest scenery in Cardigan Bay and West Wales, while the market towns of Cardigan and Newport provide a good range of shops, cafes, restaurants and everyday amenities within easy reach.

Properties combining this level of character, mature gardens, flexible accommodation and coastal proximity rarely become available, particularly in such a well-regarded part of West Wales.

INFORMATION ABOUT THE AREA:
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.

Lounge
13'5" x 19'10"

Sun Room
9'5" x 17'4"

Dining/Kitchen Area
10'6" x 19'9"

Porch
6'0" x 3'6"

Landing
5'7" x 3'4"

Bathroom
7'0" x 6'0"

Bedroom 2
10'7" x 10'7"

Bedroom 1
10'6" x 13'6"

En-Suite
7'11" x 5'11"

Attic Landing
6'4" x 5'0"

Attic Bedroom 3
13'3" x 10'5" restricted head space

Attic Bedroom 4
8'5" x 12'5" restricted head space

Cabin

Lounge/Kitchen
12'10" x 12'8"

Hallway
3'11" x 4'9"

Bathroom
4'0" x 7'10"

Bedroom 1
8'5" x 12'7"

Bedroom 2
12'9" x 6'3"

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

COUNCIL TAX BAND: E Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build house and

Timber cabin
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil Heating servicing the hot water and central heating, and Wood/Multi Fuel Burning Stovein lounge of house, and one in cabin
BROADBAND: Connected - TYPE - Standard ***up to 80 Mbps Download, up to 20 Mbps upload *** FTTC, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Poor Signal / 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 the wood shed roof is made of corrugated asbestos sheets
RESTRICTIONS/COVENANTS: The seller has advised that there are none that they are aware of.
RIGHTS & EASEMENTS: The seller has advised that there is a public right of way that goes through the top of the seperated section of the woodland
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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk-through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties
There is a public right of way through the separate section of woodland. The owner has informed us that historically, over 30 years ago, there was some subsidence, but the property was underpinned, and there have been no issues since. Please be careful on some of the paths in the gardens/woodland, as they can be slippery

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.

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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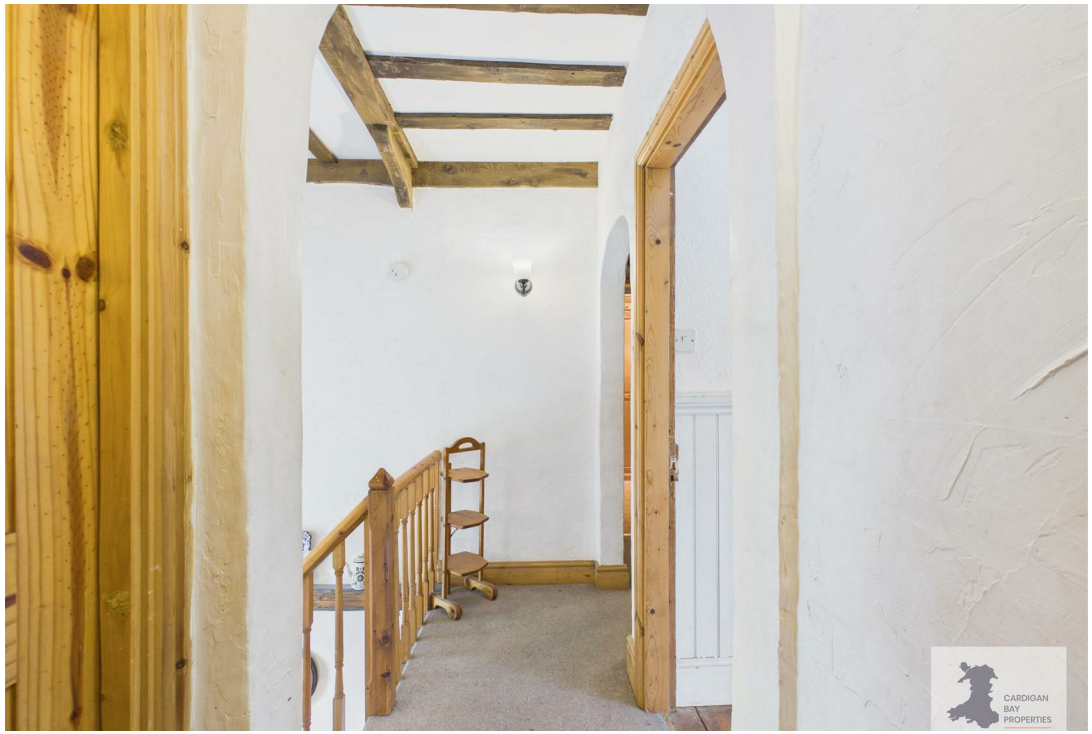
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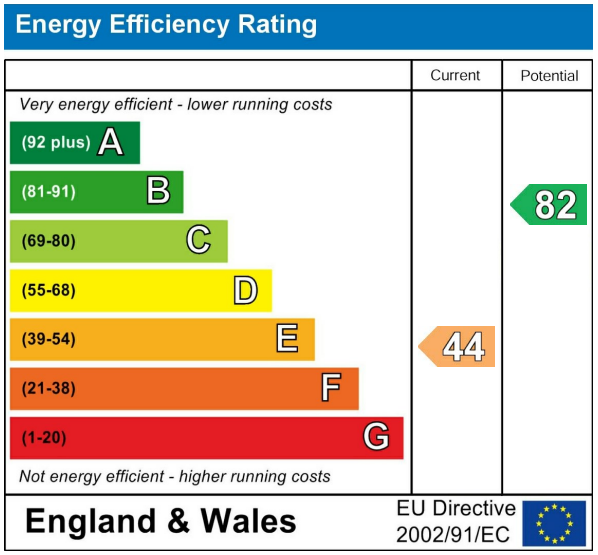
DIRECTIONS:

Head out of Cardigan into St Dogmaels. In the village, turn left (a straight-on) at the sharp right-hand bend (which takes you to Poppit Sands) and carry on up the hill. Go around the next sharp right-hand bend and carry on along this road for about 2 miles. Turn left for Moylegrove and carry on into the village. Go down into the village, and it is the first property on your right (set back off the road), denoted by our for sale board.



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

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