



**Dol Aur, Newcastle Emlyn, SA38 9QB**

**Offers in the region of £650,000**







# Dol Aur, Beulah, SA38 9QB

- Substantial 5-bedroom main house with underfloor heating on the ground floor
  - Separate holiday apartment with two bedrooms and 28-day occupancy restriction
  - Hardstanding areas, with electric.
  - Jacuzzi swim spa and sheltered hot tub in landscaped garden areas
  - Location near Cardigan Bay, combining coastal and rural West Wales living
- Detached one-bedroom annex with self-contained kitchen and lounge
  - Around 2.9 acres in total, including a 2.4-acre paddock
  - Vaulted ceilings, Italian marble flooring, and private master balcony
  - Garage with WC and additional parking for multiple vehicles
  - EPC Rating: B main House – C – Annex 1 & 2

## About The Property

Set in the heart of West Wales, only a short distance from the beautiful coastline of Cardigan Bay, this property offers a rare opportunity to acquire a home with flexible living space, a detached annexe, a holiday apartment, and a generous paddock. Covering around 2.9 acres in total, it balances the comforts of a substantial main house with the income potential and family accommodation provided by the annexe and holiday apartment.

The gated entrance opens to a tarmacked driveway leading directly to the front of the house. From here, the drive continues up the side of the property where a further gated access leads to the rear yard, garage, annexe, and holiday apartment parking. This sense of practical layout continues throughout, with each part of the property having clear separation while still connecting smoothly.

The main house begins with a part-glazed porch that doubles as a reception area. This space benefits from underfloor heating, a welcome feature that runs throughout the ground floor. Exposed brick walls and double-glazed doors lead into the hallway, setting a tone of solidity and craftsmanship that continues across the house. Solid hardwood flooring stretches through this level, adding both warmth and practicality.

Off the hallway are two ground-floor bedrooms. To the right is bedroom five, currently used as an office, and to the left lies bedroom four. Both are good-sized rooms that could adapt to a range of uses depending on circumstances. Also off the hallway sits the family bathroom, which has been finished with porcelain wall and floor tiles. This bathroom is fitted with a wet-room style shower, a jacuzzi whirlpool bath, WC, and a double sink with a vanity unit. Two storage cupboards complete this central area, alongside the staircase to the first floor and access to the main living spaces.

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Continued:  
Towards the rear lies the family room, living room, and sunroom. The living room offers generous proportions and is centred around a multi-fuel stove set into a brick surround with oak hearth and slate base. Glazed double doors connect this space with the garden. Adjacent lies the sunroom, fitted with sliding doors leading to the rear patio, creating a link to the outside space.

The family room is the true hub of the house. Its size and finish give it a notable presence, with tiled flooring the owner believes to be Italian marble, an A-frame vaulted ceiling, Velux windows, and a fully glazed rear wall overlooking the patio. Within this space the lounge, dining area, and kitchen blend seamlessly. The dining section flows to a kitchen fitted with oak worktops on the breakfast bar and marble surfaces elsewhere. A comprehensive range of units, Rangemaster oven, space for an American-style fridge freezer, and integrated dishwasher complete the practical side. A door from here leads to the utility room, which offers further storage, space and plumbing for laundry appliances, and external access to the side of the house.

Upstairs, the landing is a broad space with two Velux

windows and storage cupboards, including an airing cupboard. The master bedroom is positioned to the right. This room features a vaulted ceiling, private balcony with glass balustrade, walk-in wardrobe, and en-suite shower room. The two further bedrooms are both doubles, each with their own walk-in storage and private en-suites.

Externally :  
The outside space behind the house has been set up for both enjoyment and practical use. A paved patio area holds a sheltered Hot Tub/Jacuzzi swim spa. Steps from here lead up through a gateway to the rear yard. The yard is tarmacked and gives access to the field, garage, and annex. Alongside sits a raised garden area with greenhouse, beds, and a lawn.

The garage is fitted with an up-and-over door and its own WC, providing useful flexibility. Next to this lies the annex, which has its own separate entrance. The annex begins with a kitchen that flows into a dining and lounge space. There is a double bedroom and shower room, making this a self-contained one-bedroom home.

The rear field measures approximately 2.4 acres. It is grassed and sectioned with fencing, with two

hard-standing areas and four electric hook-ups for caravans, please note that there is no planning or licence for caravans or camping, and this would be unlikely to obtain due to the access. Access is available both from the rear yard and via pedestrian and vehicular rights over neighbouring land.

The holiday apartment is positioned above the garage and annex, accessed by a ramp from its own parking and garden area. This garden also features a sheltered hot tub and space for two vehicles. Inside, the apartment begins with a dining area that runs into the kitchen. While some headroom is restricted in places due to the roofline, Velux windows bring in natural light. The apartment includes a shower room, lounge, and two bedroom areas. Occupancy is restricted to 28 days at a time, making it suitable as a holiday let or for occasional extended use.

Taken together, the property offers a balance of living space, income potential, and land. The annexe could suit extended family, while the holiday apartment provides an opportunity to let or host visitors. The main house, with its underfloor heating, marble finishes, vaulted ceilings, and well-planned kitchen, serves as a comfortable centrepiece. The paddock, with caravan hook-ups and access options, adds a useful element of land.

Situated in West Wales, with Cardigan Bay close by, the location offers both countryside and coastline within easy reach. The property's scale and range of features make it adaptable, capable of supporting family life alongside income generation. Its design avoids unnecessary ornamentation, focusing instead on function, comfort, and the practical benefits of multiple living spaces.

Whether considered as a family home, a home with annexed support, or as a property with letting potential, this house provides scope and flexibility. The combination of around 2.9 acres, a substantial main house, annexe, holiday apartment, garage, and paddock makes it a rare offering in this part of West Wales.

Porch  
8'1" x 8'1"

Hallway  
22'6" x 12'4" (max)

Bedroom 5/Office  
13'0" x 12'5"

Bedroom 4  
12'5" x 12'3"

Family Bathroom  
9'8" x 8'7"

Storage Cupboard  
3'10" xx 3'10"

Storage Cupboard  
3'10" x 2'7"

Lounge/2nd Sitting Room  
20'8" x 13'0"

Sun Room/Rear Porch  
8'0" x 6'10"

Family room, Kitchen/Dining Room/Lounge  
26'6" x 25'1"

Utility Room  
11'0" x 9'8"

Landing  
22'6" x 15'6" (t shape max)

Airing Cupboard  
4'10" x 3'8"

Storage Cupboard  
3'9" x 3'4"

Master Bedroom  
13'5" x 12'5"

Balcony  
12'4" x 6'4"

Walk In Wardrobe  
9'2" x 5'3"

En-Suite  
9'1" x 7'3"

Bedroom 2  
17'10" x 16'2"

Walk In Wardrobe  
9'1" x 4'4"

En-Suite  
9'0" x 5'6"

Bedroom 3  
21'10" x 12'3"

Walk In Wardrobe  
8'8" x 3'1"

En-Suite Bathroom  
8'7" x 5'5"

Granny-Annex

Lounge/Kitchen/Dining Room  
28'5" x 19'2"

Bedroom 1  
11'11" x 10'0"

Shower Room  
7'1" x 5'3"

Holiday Apartment

Kitchen/Dining Room  
16'0" x 14'3" (max l shape)







Lounge  
13'5" x 10'6"

Bedroom 1  
13'6" x 8'9"

Bedroom 2  
13'5" x 8'2"

Shower Room  
9'2" x 7'8"

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: House: F / Holiday Let: A- Ceredigion County Council

TENURE: FREEHOLD.

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Timber framed / brick & block with some steel

SEWERAGE: Private Drainage / Mains Drainage

ELECTRICITY SUPPLY: Mains & solar (no battery store)

WATER SUPPLY: Mains

HEATING: The main house has an Oil boiler servicing the hot water and central heating with an additional immersion heater for the hot water if required. Solid Fuel Log Burner in 2nd sitting room, the Granny annexe has a separate boiler and is heated by LPG gas bottles. The Holiday apartment has electric radiators and an immersion heater

BROADBAND: Connected - TYPE - High Speed Digital \*\*\* up to 68 Mbps Download, up to 18.35 Mbps upload \*\*\* PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/>

(Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))  
MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , 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: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that have vehicular right of way over a neighbour's land to access their field.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that they have: Change of use of first floor store to one holiday letting unit and surfacing of accessway Planning App No. A240117.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there is a ramp to the front door, there is a wet room on the ground floor as well as a bedroom.

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. The owner has advised us that there was a neighbour dispute regarding the legal right of way at the rear to their field, a mutual agreement is now in place and is in the final monitoring stage before it can be finally resolved. The Granny Annexe is currently used for family overflow accommodation, and the holiday apartment has a 28-day restricted occupancy on it. The owner has informed us that the caravan hard-standing area and electric hook-ups do not have planning or a licence for



caravan/camping etc They advised it probably would not get planning due to the access road, they used it for friends to stay for a maximum of 28 days.

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.

#### 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.

The rural village of Beulah is near Newcastle Emlyn and the west Wales coast of Cardigan Bay. The popular market town of Newcastle Emlyn is only 4.4 miles away and has many pretty, artisan shops, cafes & restaurants, supermarkets, and primary and secondary schools. The larger market town of Cardigan is only 7.9 miles away and the stunning beaches and coastal path are a mere 10-minute drive away.

TR/TR/09/25/OK/TR





















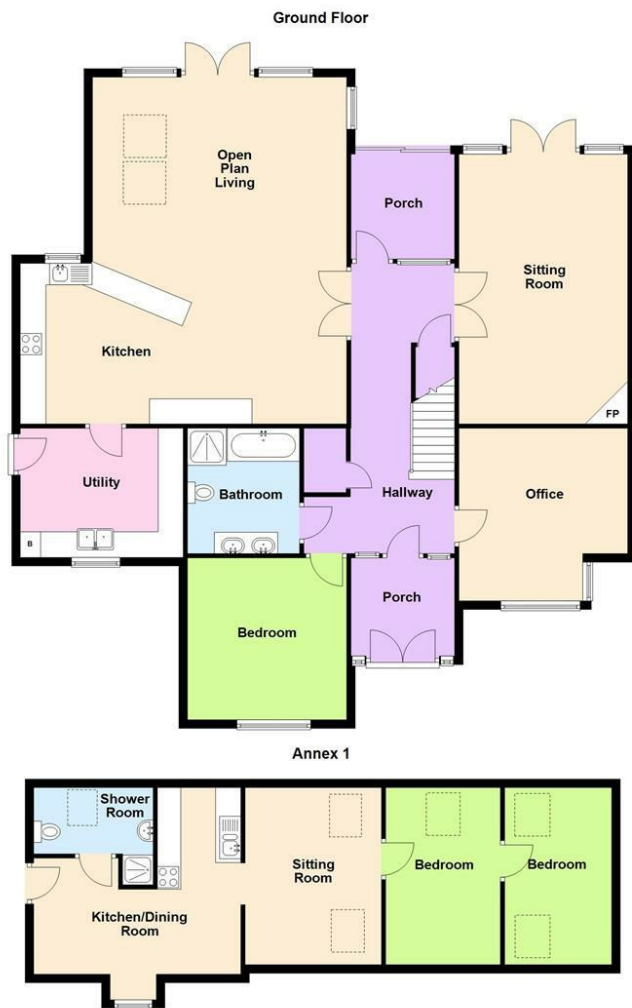


# **DIRECTIONS:**


From Cardigan, head northwards along the A478 until you reach the crossroads at Gogerddan, just before Tanygroes. Turn right here along the B4333 heading towards Newcastle Emlyn, and carry on until you reach the village of Beulah. Pass the right turning in the middle of the village, and it is further along on your right, denoted by our for sale board. What3words  
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### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            | <b>81</b>   | <b>81</b> |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)