



**Y Cam Olaf , Cardigan, SA43 2QG**  
**Offers in the region of £400,000**



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

Set within a rural setting with only a select few neighbouring properties, this Four-bedroom barn conversion is full of character and offers flexible living options. The property is approached via a shared driveway leading to a private parking area, with various outbuildings offering excellent storage or workshop space.

The entrance hall is filled with natural light, thanks to glass doors at both the front and rear, offering an uninterrupted view straight through to the balcony and beyond. A striking curved slate staircase sits to one side, with a useful under-stair cupboard and a ground floor w/c. Wooden flooring adds warmth and enhances the character of the home.

To the left, the lounge provides a comfortable space to relax, featuring quarry tiled flooring and a log burner within a statement fireplace and another set of doors leading directly onto the rear balcony. On the opposite side of the hall, the kitchen diner offers a practical and sociable space, complete with a substantial fireplace housing a second log burner, a range of fitted base and wall units, and a Rangemaster oven with a gas hob. A stable door leads outside to the balcony, making it easy to enjoy the surroundings.

From the kitchen, an inner hallway leads to a shower room and a utility room, where the boiler and washing machine are located. This section also provides access to a double bedroom, making it an ideal self-contained space for multi-generational living or guest accommodation. A separate door leads to a sheltered outdoor area to the side of the house.

Upstairs, the spacious hallway leads to the master bedroom, complete with a built-in cupboard, en-suite shower room, and direct access to the top balcony. A further door from this bedroom leads to an external staircase. Across the hall, there is an office room with a built-in desk, while the remaining two double bedrooms each feature built-in storage and one has an en-suite. A family bathroom serves this side of the house.

Externally

The outdoor space is designed for easy upkeep, with raised beds and paved areas forming a practical and attractive garden. The rear balconies offer far-reaching views across the valley below, with steps leading down around 100 feet to the wooded area, which extends to approximately three-quarters of an acre. Though access to this area is restricted, it provides a natural backdrop, enhancing the setting and privacy of the property. there are also additional outbuildings offering flexibility with storage, one also benefits from storing the oil tank, and another has a separate w/c.

With its flexible layout, original features, and impressive outdoor space, this barn conversion offers a rare opportunity for those seeking a home with character in a rural location.

Hall  
13'10" x 22'10" (4.226 x 6.972)

Lounge  
17'6" x 11'5" (5.339 x 3.487)

Under Stairs Cupboard  
7'9" x 5'3" (2.378 x 1.603)

W/C  
4'7" x 5'4" (1.409 x 1.627)

Kitchen/Diner  
22'3" x 16'10" (6.792 x 5.153)

Inner Hall  
11'4" x 7'11" (3.477 x 2.417)

Wet Room  
6'9" x 6'6" (2.074 x 1.993)

Hall  
4'5" x 4'1" (1.364 x 1.268)

Utility Room  
10'3" x 6'7" (3.149 x 2.014)

Bedroom 5  
14'3" x 7'8" (4.350 x 2.343)

Landing  
31'2" x 11'1" (9.517 x 3.381)

Bedroom 1  
20'10" x 11'6" (6.369 x 3.530)

En-Suite  
6'11" x 4'11" (2.123 x 1.508)

Main Points of Interest

- Four-bedroom barn conversion with original architectural features
- Feature curved slate staircase and wooden flooring
- Kitchen diner with Rangemaster oven, log burner, and stable door to the balcony
- Master bedroom with en-suite, built-in storage, and balcony access
- Range of outbuildings for storage or workshop use
- Entrance hall with glass doors front and back, leading to a rear balcony
- Lounge with log burner and direct balcony access
- Separate ground-floor accommodation option with bedroom, shower room, and utility
- Landscaped gardens with raised beds and paved areas for low maintenance
- EPC rating : C

From Cardigan, head out on the A484 until you reach the village of Llechryd. Drive through the village, passing the bridge on your right, take the next left up Lady Road and continue on for approx 150 yards to a left turn in the road, take this turn, then the lane to the property is on your left. continue up the lane and the property is located on your right past the grey outbuilding, denoted by our for sale board. Turning on b road///thatched.fingernails.blurred, Entrance to lane :  
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