

Regulated by:



**RICS**



Since 1989

*Stunning 40 ACRE Smallholding close to Llangrannog, Cardigan Bay - West Wales.*



**Cwmhawen Fach, Pontgarreg, Llangrannog, Ceredigion. SA44 6AL.**

**Ref A/5192/RD**

**£875,000**

**\*\*Stunning 4 Bed Farmhouse\*\*30 Acres of productive grassland\*\*10.3 Acres of woodland\*\*Impressive range of outbuildings\*\*Previous consent for conversion of outbuildings into living accommodation\*\*Picturesque Setting\*\*Views to the coast\*\*Useful range of modern purpose built Agricultural Buildings\*\*A Traditional Ceredigion Coastal Homestead\*\*Productive grassland ideal for cropping and grazing\*\*Roadside frontage to top fields\*\* 5 minutes Llangrannog beach\*\***

**AN UNIQUE OPPORTUNITY TO SECURE SUCH A WELL PRESENTED SMALLHOLDING WITHIN LLANGRANNOG AND ON THE CARDIGAN BAY COASTAL BELT.**

The property is situated on the fringes on the village of Pontgarreg being some 5 minutes drive from the popular coastal cove at Llangrannog. Llangrannog offers a village shop, public houses, cafes, ice cream parlour, pizza takeaway and sandy beach. The nearby village of Brynhoffnant offers an award winning village shop and petrol station, public houses and good public transport connectivity. The Georgian Harbour town of Aberaeron and the larger town of Cardigan are both within a 20 minute drive of the property offering a wider range of local amenities and services.



## GENERAL

An outstanding offering being a traditional homestead sitting centrally within the holding of some 40 acres or thereabouts.

The property offers a large 3/4 bed stone built farmhouse under a slated roof with recent modern extensions to the side providing the kitchen and conservatory and master bedrooms to the first floor.

Adjoining the farmhouse along the lane is the range of stone outbuildings being ripe for conversion having previously secured planning consent for conversion of the outbuildings into living accommodation (Ceredigion Planning Ref A000935 - Approved Nov 2000).

We believe these buildings have potential for a range of different uses being holiday let, annexe, home working/business/commercial use (stc).

In addition there is a modern range of purpose built Block and Steel framed agricultural buildings are provided along with an useful Concrete handling area providing access to the adjoining fields.

In total the agricultural fields extend to some 30 Acres with an additional 10.3 Acres of woodland running centrally through the property known as Allt Cwmhawen Fach and this area slopes up from the central track to its boundaries with the adjoining fields.

The lower fields have a stream boundary with mains water connection to the front field only.

A wonderful Coastal property which we don't expect to be hanging around for long !



## GROUND FLOOR

### Sun Lounge

13' 3" x 13' 1" (4.04m x 3.99) accessed via side glass panel upvc door with upvc window to all side overlooking the garden and village below, red and black quarry tiled flooring, electric socket. Connecting door into –





## Kitchen



to front patio area, radiator, multiple sockets, beams to ceiling.



With range of Oak base and wall units, Formica worktop, Navy oil Aga, red and black quarry tiled flooring, bay window to side with space for dining table, exposed beams to ceiling, plumbing for a dishwasher, sink and drainer with mixer tap, side seating area.

## Lounge

19' 9" x 13' 7" (6.02m x 4.14m) a good-sized family Living Room with inglenook stone fireplace and surround, multi fuel burner with Oak mantle, slate hearth, window and glass doors





### Inner Hallway



With radiator. Stairs to first floor, rear pedestrian door, side window.



### Sitting Room / Potential Bedroom

13' 8" x 10' 4" (4.17m x 3.15m) part exposed stone wall, redundant fireplace with stone surround, multiple sockets, radiator

### Utility Room



6' 3" x 11' 7" (1.91m x 3.53m) accessed from the kitchen area with a range of base units, stainless steel sink and drainer with washing machine connection point, rear window, side storage cupboard, tiled flooring, housing a Firestone Combi boiler.

### W.C

2' 8" x 5' 8" (0.81m x 1.73m) with w.c. radiator, single wash hand basin, side window.



### FIRST FLOOR



## Landing



With window to half landing, side seating area.

## Office / Bedroom 1

8' 8" x 7' 4" (2.64m x 2.24m) with window to rear, radiator, multiple sockets, airing cupboard with radiator.



## Front Bedroom 2



13' 8" x 10' 8" (4.17m x 3.25m) a double bedroom, window to front, radiator, multiple sockets. Tongue and groove panelling to ceiling.



## Bathroom



9' 1" x 6' 1" (2.77m x 1.85m) with panelled bath, w.c. single wash hand basin, window to front, radiator. Electric towel rail.

## Front Bedroom 3

15' 10" x 13' 8" (4.83m x 4.17m) a double bedroom, window to front, radiator, tongue and groove panelling to ceiling. Fitted cupboards.







**Master Bedroom**



14' 1" x 13' 1" (4.29m x 3.99m) a double bedroom, dual aspect windows to front and side, radiator, multiple sockets, 2 fitted cupboards.

## En Suite



4' 8" x 8' 9" (1.42m x 2.67m) enclosed tiled shower unit, w.c. single wash hand basin, radiator. Side window.

## EXTERANLLY

To the front.



The property is approached via a private tarmacadamed driveway with mature hedgerows to both sides into a large forecourt space with ample room for parking and providing access to the woodland area and also the traditional farmyard





a range of traditional stone barns and outbuildings mixed with more modern Dutch Barn and Steel framed buildings.



The yard continues through the buildings to a lower area providing access to the adjoining fields at the bottom end of the farm.





