

*A Character unspoilt 2 bedroom cottage set within 10 acres or thereabouts. Overlooking the Gwbert estuary and Poppit Sands - Cardigan Bay - West Wales.*



**Vagwrlas, Poppit, Cardigan, Pembrokeshire. SA43 3LP.**

**£750,000 Offers in Excess of**  
**Ref A/5419/RD**

**\*\*Character and unspoilt 2 bed original cottage\*\*Set within 10 acres or thereabouts\*\*Unrivalled views over the Gwbert estuary and Poppit Sands on Cardigan Bay\*\*Opportunities to extend or re-develop (stc)\*\*Useful side outbuilding ideal for conversion as additional accommodation or separate holiday let (stc)\*\*Elevated plot with outstanding countryside and coastal outlook\*Ideal renovation project\*\*Not many of these left! \*\*Located on a quiet coastal road\*\***

**AN UNIQUE AND RARE OPPORTUNITY TO SECURE A WONDERFUL ORIGINAL SMALLHOLDING WITHIN ONE OF THE MOST SOUGHT AFTER LOCATIONS ALONG THE WEST WALES COASTLINE.**

The property is situated above Poppit Sands, one of the most popular sandy beaches along the North Pembrokeshire and Cardigan Bay coastline. The property relies on nearby services within nearby St.Dogmaels including primary school, village shops, places of worship, local restaurants. The Market town of Cardigan is within 5 minutes drive of the property offering a wider range of amenities and services including community hospital, secondary and 6th form college, theatre and cinema, traditional high street offerings, retail parks, supermarkets, industrial estates and employment opportunities. Set within the Pembrokeshire coast National park.



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## GENERAL

An opportunity to secure a historic and original smallholding of local significance enjoying a wonderful outlook over the Cardigan Bay coastline.

These opportunities rarely become available, particularly with the original property being in a relatively well maintained condition.

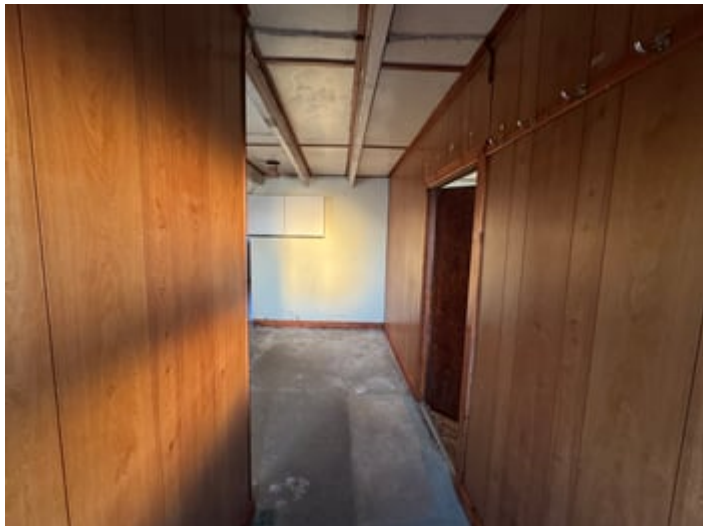
There is the opportunity to renovate the existing property and extend into the adjoining cow shed or use the cow shed as additional potential airbnb accommodation (stc).

It is considered that there may also be potential to erect a new build house at the property (stc).

## GROUND FLOOR

### Entrance Hall, Sitting & Dining Room

13' 8" x 13' 2" (4.17m x 4.01m) with a former inglenook fireplace with an open fire with brick surround, understairs cupboard, exposed ceiling beams. Front aspect window. Dog leg staircase rises to first floor.



### Front Living Room

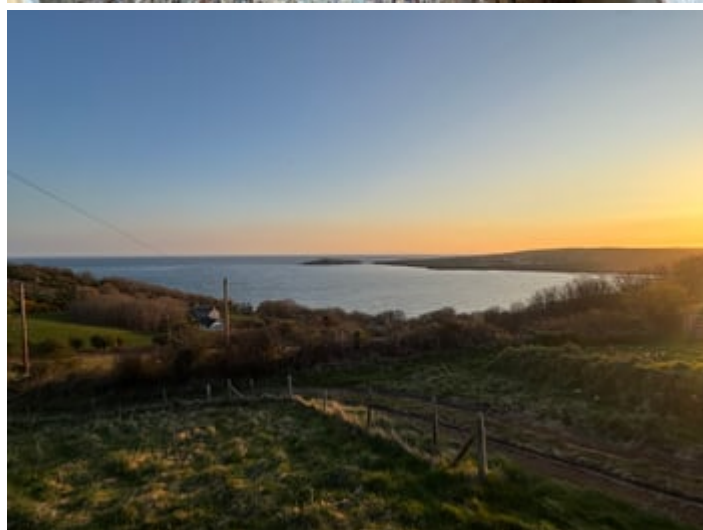
13' 8" x 10' 2" (4.17m x 3.10m) with open fireplace with Victorian style cast iron surround, exposed ceiling beams, front aspect window.





**Side Utility Room**

14' 2" x 8' 5" (4.32m x 2.57m) with front and side aspect windows, an old corner positioned fireplace.



**Rear Kitchen**

11' 3" x 11' 0" (3.43m x 3.35m) with a stainless steel double drainer sink unit h&c, rayburn cooking range.



**Side Porch/Kitchenette**



**Bathroom**

7' 8" x 5' 9" (2.34m x 1.75m) with a white suite provides a panelled bath, pedestal wash hand basin, low level flush toilet.



**Downstairs Bedroom 1**

11' 2" x 9' 0" (3.40m x 2.74m)

## **FIRST FLOOR**

**Bedroom 1**

14' 0" x 11' 0" (4.27m x 3.35m) vaulted ceiling and front aspect window.

Inter connecting door into -







## Bedroom 2

14' 0" x 10' 5" (4.27m x 3.17m) with vaulted ceiling, front aspect window.



## EXTERNALLY

### To the Front

The property is approached from the adjoining county road with the driveway leading to an elevated front forecourt and access to the adjoining paddocks.







### Adjacent Former Cow Shed

22' 0" x 13' 7" (6.71m x 4.14m) of stone construction with box profile roofing. Ideal for conversion into additional or separate accommodation. Potential for airbnb/guest house.

Lean to dilapidated corrugated iron shed to side.

Also Block Built FORMER DAIRY



### To the Rear

At the rear is an area of garden with Garden sheds and

Greenhouse.

Forecourt parking.







## THE LAND

The land extending to some 9.7 Acre or thereabouts, the majority of the land is set to the front and above the main house, split into three large paddocks in an L shaped fashion.

This is productive grassland ideal for grazing or also has potential to have further development such as Glamping etc (stc).

On the lower side of the council road is an additional 1.5 acre paddock owned by the property which further protects its views over the Cardigan Bay coastline.











## **MONEY LAUNDERING REGULATIONS**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **VIEWING**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

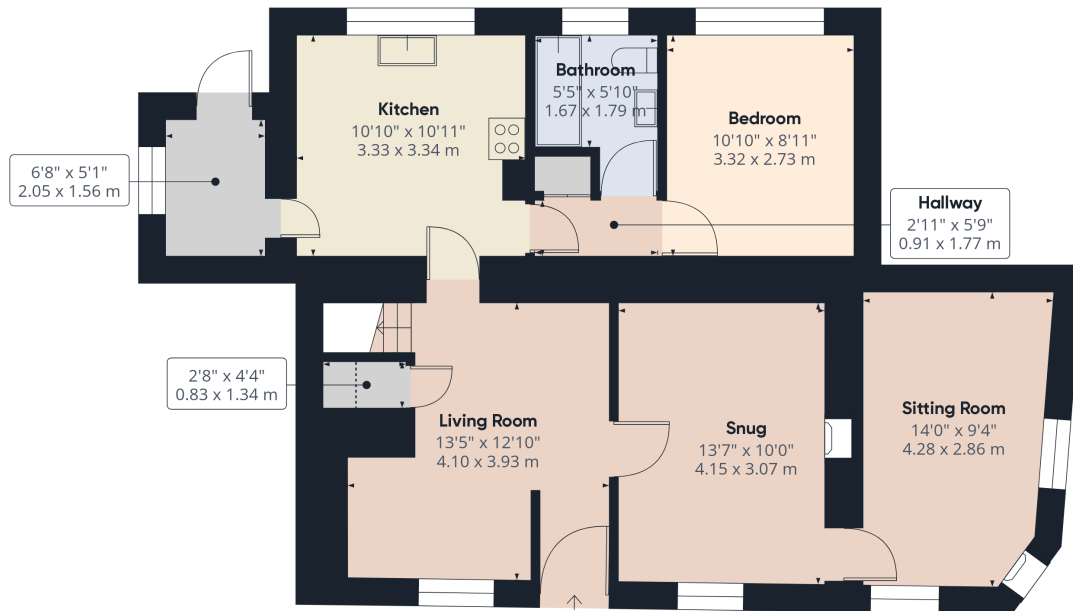
All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

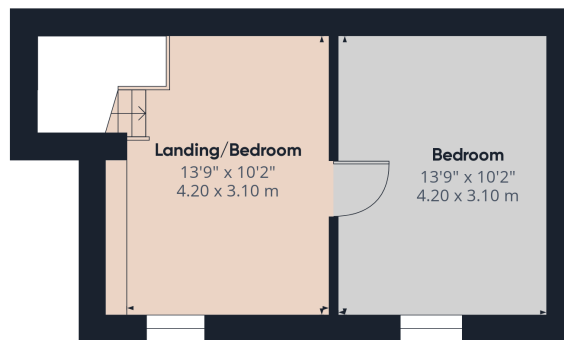
## **Services**

Mains water and electricity. Private drainage.

Council Tax Band - D (Ceredigion County Council)



Ground Floor



Floor 1



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** G (1)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

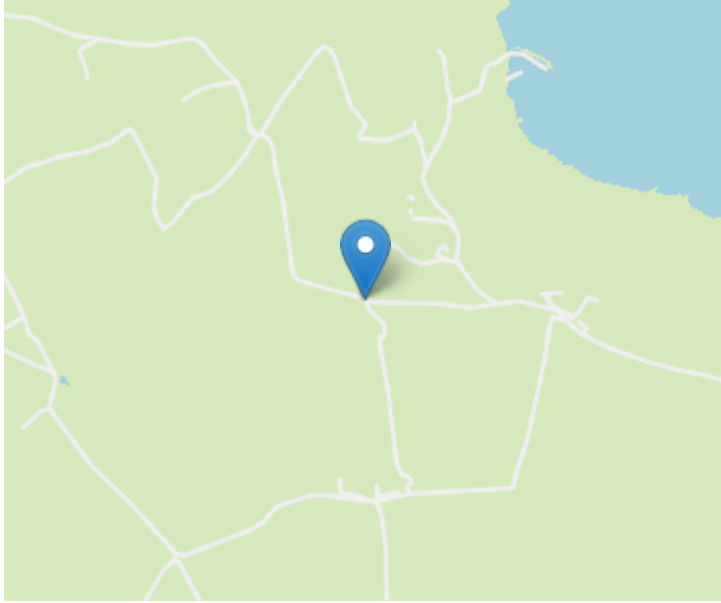
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No


**The existence of any public or private right of way?** No



## Directions

From St Dogmaels, head towards Poppit Sands and continue right along the sea front passing the entrance to the beach and the RNLI, bearing left at the bend and continue up hill, passing Glan Y Mor farm on your right hand side and a track entrance on the bend. Continue for a further ½ a mile, past the former Youth Hostel and Tahoe on your right hand side, proceed for a further 100 yards and the entrance to Vagwrlas is identified by a blocked curved wall with driveway leading up to the main homestead.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	1	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

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