

*Attractive 8.3 acre smallholding with camping site. Near Cwmttydu/New Quay. West Wales.*



**Blaenllan, Nanternis, New Quay, Ceredigion. SA45 9RS.**

**£775,000 Offers Over**

**A/5281/RD**

**\*\* Attractive 8.3 acre smallholding \*\* Caravan Club camping site \*\* Peaceful and tranquil setting \*\* Coastal views \*\* Walking distance to Cwmttydu beach and the All Wales Coastal Path \*\* Useful stone range outbuilding with previous planning permission for conversion to 2 x holiday units \*\* Spacious 5 bedroom character dwelling \*\* Set within some 8.3 acres of grounds \*\* Private drive access \*\* Polytunnels and productive vegetable patches \*\* Useful range of outbuildings and workshop space \*\* An exciting property in an idyllic location offering great further potential that must be viewed to be appreciated \*\***

The property is situated within the hamlet of Nanternis positioned between the villages of Caerwedros and the coastal cove of Cwmttydu. Nearby Caerwedros offers an active community hall and Nanternis offering places of worship. The fishing village of New Quay is less than 10 minutes drive from the property offering a good level of local amenities and services including primary school, doctors surgery, places of worship, local shops, renowned cafes, bars, restaurants, sandy beaches and good public transport connectivity. The property lies equidistant from the university town of Aberystwyth to the north and the market town of Cardigan to the south being some 30 minutes drive from the property.



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## GENERAL

A unique opportunity to acquire a mixed use property comprising of a large 5 bedroom family home offering a good standard of living accommodation and useful connected stone range outbuilding with previous planning permission for the conversion to 2 x holiday units. Works to the roof to include new Velux rooflights had already taken place.

The property is set within large grounds providing good productive vegetable patches with accompanying polytunnels and also attractive gardens with mature planting, shrubs and trees.

The property also offers useful workshop/storage space.

In addition to the above, the property is a recognised caravan and camping licenced site with some 5 x hook-up pitches.

All in all the property is set within some 8.3 acres overlooking the Cardigan Bay coastline at Cwmttydu director from the garden area and from the main house.

A really exciting property that must be viewed to be appreciated.

## ACCOMMODATION

### MAIN HOUSE

#### Front Porch

Accessed via uPVC glass panel door and side glass panel with new carpet, access into:

#### Hallway

7' 5" x 4' 2" (2.26m x 1.27m) double glass door, electric sockets.



#### Shower Room

13' 1" x 8' 4" (3.99m x 2.54m) WC, enclosed shower, single wash hand basin, side window, wood effect flooring.



#### Ground Floor Bedroom/Study/Sitting Room

10' 9" x 12' 5" (3.28m x 3.78m) a flexible and versatile space the size of a double bedroom with patio door to garden, radiator, multiple sockets, sea views.





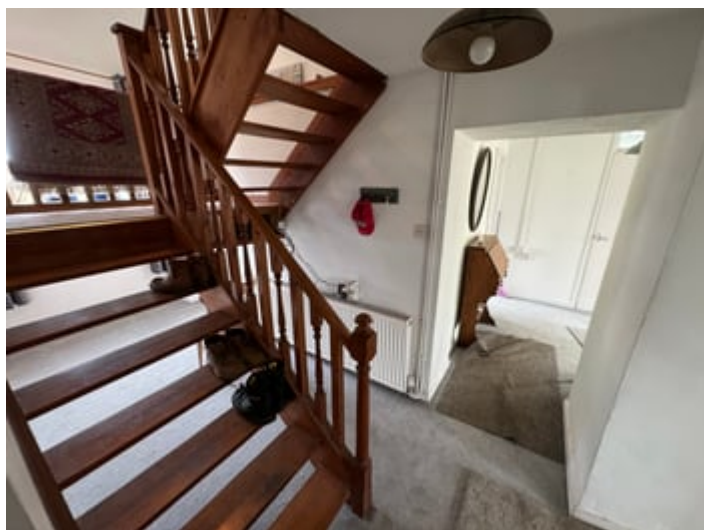


## Utility Room

7' 0" x 9' 9" (2.13m x 2.97m) former bathroom currently utilised as a utility room with plumbing for shower, side window, fully tiled walls, vinyl flooring.

## Inner Hallway

With open staircase to first floor, radiator, doors to lounge/study, bedroom and also kitchen.



## Sitting Room

13' 3" x 22' 6" (4.04m x 6.86m) large family living room with feature fireplace with multi-fuel burner on slate hearth, alcove shelving, side windows, 2 x radiator, multiple sockets.





## Kitchen

13' 9" x 14' 7" (4.19m x 4.45m) modern grey base and wall units, oak worktop, Rayburn used for cooking (for hot water and heating also), dishwasher connection, double stainless steel sink and drainer with mixer tap, rear window to garden, gas and electric cooking range, alcove cupboard, red and black quarry tiled flooring, space for dining table, glass door into:



## Rear Conservatory

12' 7" x 34' 4" (3.84m x 10.46m) connecting the stone range to the main house with floor to ceiling windows to each side, concrete base, overlooking the garden and adjoining fields, external doors to garden area and providing access to:



## Utility Area

4' 8" x 14' 8" (1.42m x 4.47m) with a range of shelving, space for fridge/freezer, side window, quarry tiled flooring.



## FIRST FLOOR

### Landing

With window at the front with views towards Cwmtedu and Cardigan Bay, radiator, multiple sockets.



### Front Bedroom 1

9' 9" x 11' 3" (2.97m x 3.43m) Double bedroom, window to front with coastal views towards Cwmtedu and Cardigan Bay, radiator, multiple sockets



### Bathroom

7' 6" x 8' 1" (2.29m x 2.46m) panelled bath, side window, WC, single wash hand basin, heated towel rail, wood effect flooring.



### Front Bedroom 2

10' 6" x 13' 7" (3.20m x 4.14m) double bedroom, dual aspect windows to front and side enjoying coastal views, radiator, multiple sockets.





### Rear Bedroom 3

13' 5" x 11' 6" (4.09m x 3.51m) double bedroom, window to rear garden, multiple sockets, radiator, airing cupboard.



### Rear Bedroom 4

12' 2" x 13' 2" (3.71m x 4.01m) double bedroom, window to rear garden, multiple sockets, radiator.



## EXTERNALLY

### To Front

The property is approached from the adjoining county road via a private lane owned by the property which leads to the main front forecourt and provides access to the:



### Camping Field

With 5 x electric hook-up pitches and ample space for



caravans and motorhomes or tents.

Opportunities are rare particularly enjoying a wonderful aspect over the Cardigan Bay coastline.



Along the front of the house is a grass track which leads to the adjoining fields and vegetable patch area with side footpath leading through to the:



### Rear Garden Area

Predominantly laid to lawn with numerous raised flowerbeds with mature planting and shrubs providing variation to the landscape and continuing access through to the vegetable patch with 2 x 15' and 22' polytunnels with side vegetable beds.







### Stone Range

32' 1" x 15' 1" (9.78m x 4.60m) of stone construction under a slated roof with exposed 'A' frames to ceiling, Velux rooflight, partly converted with concrete base, dual aspect windows and doors to front and rear garden areas, radiator. Previous Planning Permission for holiday accommodation. Also suitable as overflow accommodation.







### Side Storage Area

10' 7" x 16' 8" (3.23m x 5.08m) with external door to rear garden area, front window.

### Side Garage Lean-To

With double doors to front.

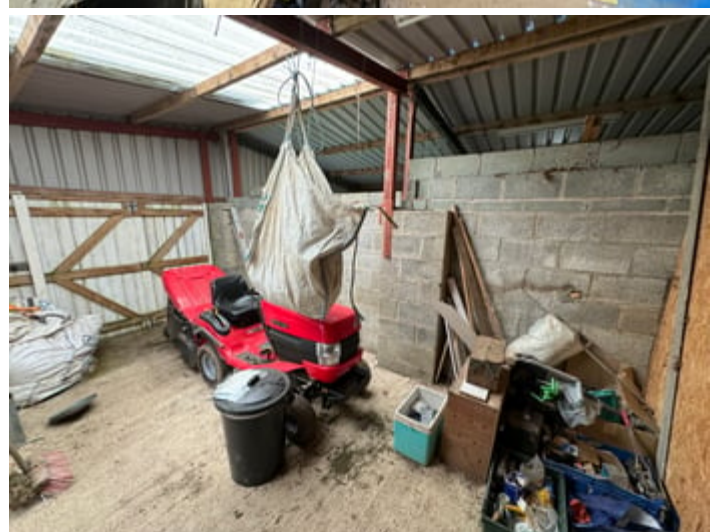
### Block Outbuilding

30' 0" x 24' 0" (9.14m x 7.32m) Split into numerous sections measuring 30' x 24' with double doors to all sides, ideal for wood storage, workshop area and housing of equipment.



### Mezzanine Floor

15' 1" x 13' 8" (4.60m x 4.17m) accessed via spiral staircase.





## THE LAND

### The Land

Measuring some 8.3 acres and split into 3 separate paddocks ideal for grazing or growing of crops.







## **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](http://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**

We are advised the property benefits from mains water and electricity. Private drainage. Oil central heating.

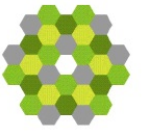
Tenure - Freehold.

Council Tax Band - E

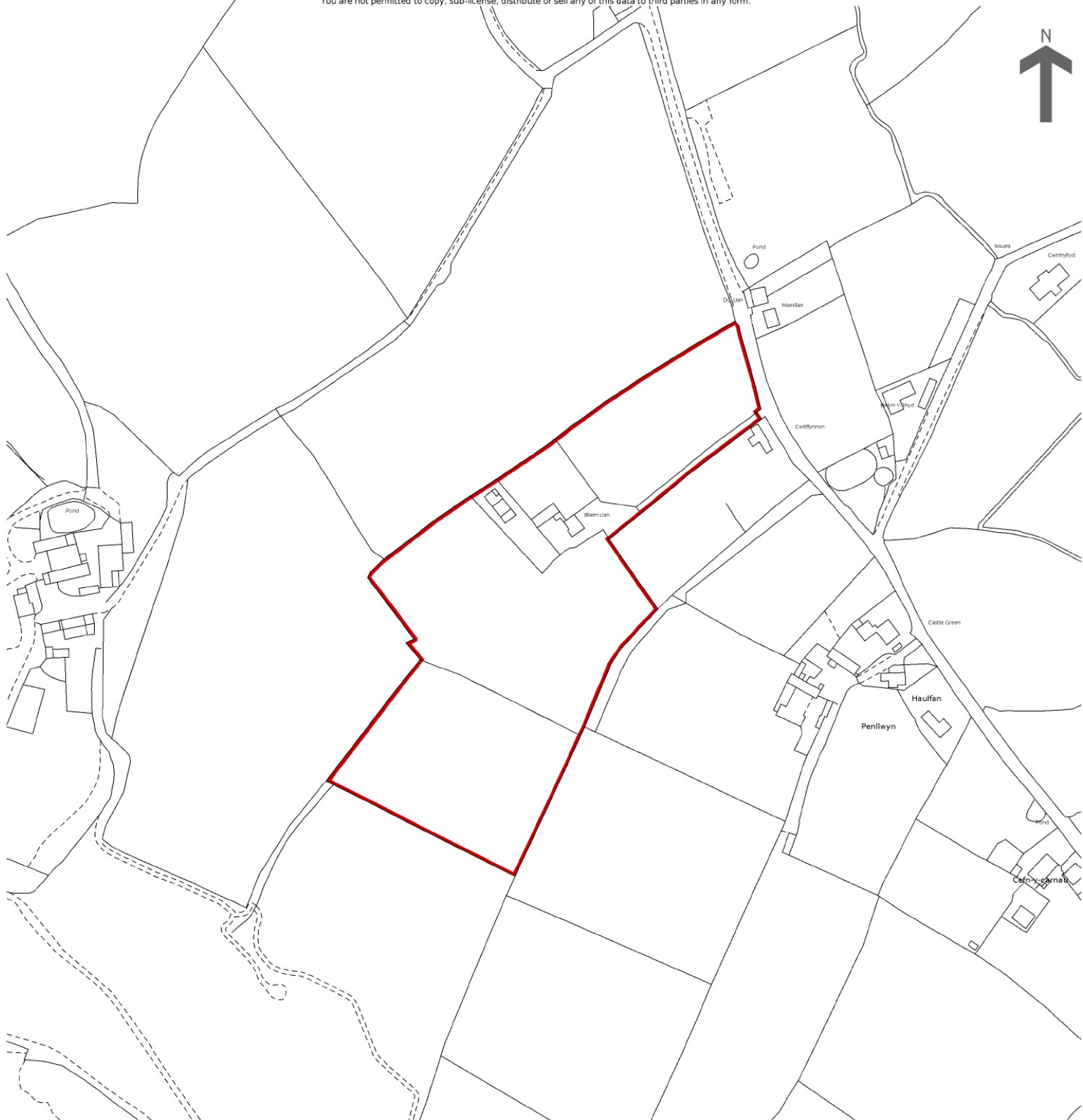


HM Land Registry  
Official copy of  
title plan

Title number **CYM657212**  
Ordnance Survey map reference **SN3656NW**  
Scale **1:2500**  
Administrative area **Ceredigion / Ceredigion**



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## MATERIAL INFORMATION

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**Council Tax:** Band F

**Council Tax:** Rate 1955

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** F (26)

**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

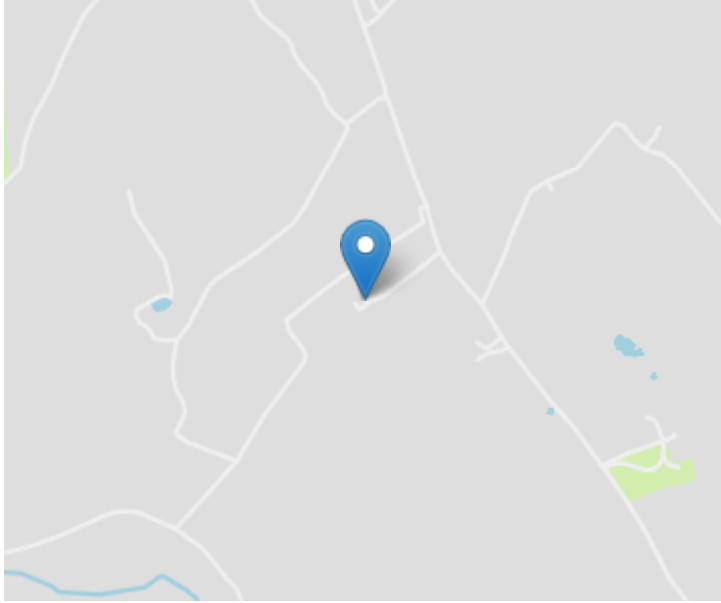
**Any easements, servitudes, or wayleaves?** No

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

### Existing Planning Permission

Title: Codi adeilad y gellir ei dynnu i lawr at ddefnydd preswyl sy'n gysylltiedig a fferm fwydod Erection of demountable building for residential use tied to worm farm, Submitted Date: 30/11/2006 00:00:00, Ref No: A061464, Decision: WITHDRAWN, Decision Date: N/A






## Directions

From Caerwedros village centre head north signposted Cwmtedu passing the village hall on the right until you reach the next crossroad. Continuing along the crossroad signposted Cwmtedu and proceed for nearly 1 mile passing the turning to Penrallt Farm on your right and Blaenllan is the next property on the left hand side also identified by the Cwmtedu Camping Site sign.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>26</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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