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**RICS**



Since 1989

*A most appealing 5 Acre Country Smallholding. Close to the Cardigan Bay coast. Near New Quay, West Wales.*



**Rhyd-Yr-Hwyaid, Cross Inn, Nr New Quay, Ceredigion. SA44 6LW.**

**Ref A/4906/DD**

**£589,000**

**\*\*A delightful 5 ACRE Smallholding\*\*Private setting\*\*Picturesque surroundings\*\*3 miles coast\*\*4 Bed former Farmhouse\*Attractive grounds\*\*Enjoys lovely Country Views from the upstairs windows and fields\*\*1,800 sq ft General Purpose Outbuilding currently providing 8 stables\*\*Polytunnel\*\*4 productive pasture paddocks\*\*Wildlife Meadow\*\*2 x wildlife ponds\*\***

**\*\*An appealing country property in a sought after location on the Cardigan Bay coastal region\*\***

The accommodation provides Front Porch/Conservatory, attractive Lounge, Dining room, Kitchen/Breakfast room, rear Porch. To the first floor 4 Bedrooms, Bathroom and WC.

Conveniently positioned yet nicely tucked away ½ mile or so from the village community of Cross Inn which offers a good range of local amenities including shops, public house, nearby new area primary school etc and less than 3 miles from the popular coastal road and seaside fishing village of New Quay. 3 miles from the main A487 coast road providing ease of access to the larger marketing and amenity centres of the area.



## GENERAL

The former Farmhouse built of traditional stone construction benefits uPVC double glazing and an oil fired central system. The accommodation is nicely presented, family proportioned and offers more particularly as follows:

## GROUND FLOOR

### Front Porch/Conservatory

9' 6" x 7' 5" (2.90m x 2.26m) in uPVC double glazing with laminate tile effect flooring and French doors to Garden.



### Front Lounge

19' 3" x 13' 5" (5.87m x 4.09m) with laminate flooring, front aspect window, 2 x central heating radiators, fireplace housing a wood burning stove with antique wood mantle surround.



### Dining Room

13' 0" x 8' 9" (3.96m x 2.67m) with laminate flooring, period cast iron fireplace, front aspect window, central heating radiator.







### Rear Kitchen/Breakfast Room

33' 7" x 9' 0" (10.24m x 2.74m) overall. The dining area has French doors to garden, 2 x central heating radiators, an oil fired Rayburn cooking range with back boiler for domestic and central heating hot water. The Kitchen area is fitted with a range of modern white fronted units comprising of base cupboards and pan drawers with Formica working surfaces, single drainer sink unit with mixer taps, slot in Hotpoint double oven with ceramic hob unit with cooker hood, a pine fitted dresser style unit, part tiled walls, side and rear aspect windows, walk in shelved larder.



### Rear Porch

10' 4" x 6' 7" (3.15m x 2.01m) with exterior door.

## FIRST FLOOR

### Split Level Galleried Landing

Approached via a staircase from the front Lounge, hatch to Loft and built in Airing cupboard.

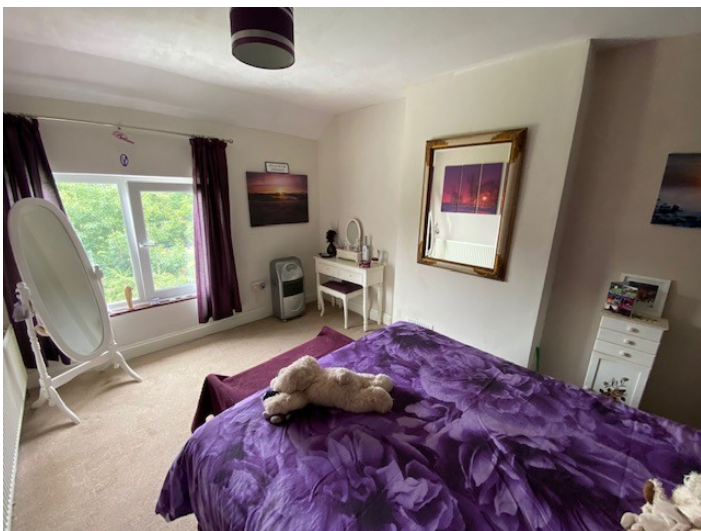






### Front Double Bedroom 1

13' 4" x 13' 2" (4.06m x 4.01m) (Max) with central heating radiator, built in cupboard/wardrobe, front aspect window.



### Front Double Bedroom 2

13' 5" x 9' 1" (4.09m x 2.77m) with laminate flooring, central heating radiator, front and side aspect windows.



### Front Single Bedroom 3

9' 3" x 6' 2" (2.82m x 1.88m) with central heating radiator, front aspect window.

### Rear Double Bedroom 4

12' 0" x 9' 1" (3.66m x 2.77m) with laminate flooring, central heating radiator, rear aspect window.





## Bathroom

11' 0" x 6' 1" (3.35m x 1.85m) with half tiled walls, a white suite provides a bath with telephone handset shower unit, low level flush toilet, pedestal wash hand basin, central heating radiator, opaque window to rear.



## EXTERNALLY

### To the Front

The property is approached via its own private gated hardcore surfaces driveway, boundary on each side by its own lands leading to the homestead. The house is surrounded on 3 sides by lawned garden areas, mature and pretty flower and shrub gardens and to the rear a paved patio.







### Side Laundry Room

With space for tumble dryer and washing machine plus w.c. and hand basin.

### To the Rear -

There are further grassed areas at rear with useful timber built 3 section garden shed and also a polytunnel.



### Adjacent Static Caravan

With electricity and water connected but currently only utilised as a gym and general storage. (Not Habitable but could be replaced).



### General Purpose Building

At the lower end of the homestead is a useful General Purpose steel framed building 60' x 30 overall which currently incorporates 8 purpose built stables, large front double doors and side exterior door. Electricity connected.





## The Land




The land extends in all to 5 acres or thereabouts. Provides 4 level to undulating highly productive pasture paddocks plus and area of approximately 3/4acre wildlife meadow with 2 wildlife ponds thereon. There are 2 field shelters.

## Services

Mains electricity and water, private drainage, oil fired central heating via Rayburn cooking range.

## Directions

From Aberaeron proceed South West on the A487 coast road to the village of Synod Inn. At Synod Inn turn right onto the A486 New Quay Road. Follow this road into the centre of Cross Inn and at the village square alongside the Penrhiwgaled Arms pub turn left onto C class district road. Keep on this road for ½ mile or so and you will see a road on the right hand side which leads to 3 private properties and a Caravan and Camping Club site. Take this lane leading to the Caravan site. After 100yards you will see a private gated drive on the left hand side which takes you into this property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		98
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



FOR IDENTIFICATION PURPOSES ONLY