

Coastal smallholding set within 10.8 acres with large 5 bed (min) dwelling with useful range of outbuildings. Option to purchase additional 32.7 acres in whole or lots. Near Cwmttydu/Llangrannog/New Quay - West Wales.



Ffynnon Newydd, Llwyndafydd, Near New Quay, Ceredigion. SA44 6LA.

£650,000

Ref A/5444/RD

****Attractive 10.8 acre smallholding**Spacious 5 bed dwelling with converted attic space**Set within a commodious plot with garden overlooking fields**Useful range of stables and steel frame buildings**Private lane access**10 minutes drive to the Cardigan Bay coastline at Cwmttydu, Llangrannog and New Quay**In need of sympathetic modernisation**Highly productive grassland with grazing and cropping potential**Ideal for those with an equestrian interest**AN IMPRESSIVE COASTAL PROPERTY ALONG THIS FAVOURED CARDIGAN BAY COASTLINE- THAT MUST BE VIEWED TO BE APPRECIATED****

The property is situated on the fringes of the coastal village of Llwyndafydd, some 10-minute equi distance from the sandy coves of Cwmttydu and Llangrannog. The property relies on day-to-day facilities within Cross Inn and Brynhoffnant offering a village shop and post office, petrol stations, places of worship and primary schools. New Quay and Llangrannog offer a range of local cafes, bars and restaurants with access to sandy beaches and tourism led facilities. The larger towns of Cardigan and Aberaeron are equi distant 20 minutes' drive from the property offering a wider range of day-to-day needs including secondary schools, 6th form college, leisure centres and good public transport connectivity.



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GENERAL

The property comprises of a detached 2 storey dwelling set within some 10.8 Acres or thereabouts of garden and agricultural land. The main homestead sits centrally within the land block benefiting from independent private access from the adjoining county lane.

The main house offers substantial living and bedroom accommodation with outstanding views over the adjoining countryside. The house is in need of modernisation in places.

Supporting the main house are a range of agricultural buildings and stables, some of which are in need of attention.

A central track from the adjoining county road leads to the fields with connecting gates within the field boundaries linking all fields.

The fields are in good order, being well maintained with good level of stock proof fencing and hedged in boundaries to all fields.

The track that serves the main house continues along the western boundaries of the property linking to the council road that leads to Penbontrhydyfoddau and later on to Llangrannog.

GROUND FLOOR

Front Porch

6'4" x 6'8" via upvc glass panel door and side window, hardwood glass panel door into –

Reception Hallway

13' 4" x 13' 6" (4.06m x 4.11m) with slate flag stone flooring, open staircase to first floor, radiator, understairs cupboard.



Side W.C.

Ground Floor Shower Room

9' 7" x 9' 8" (2.92m x 2.95m) part completed wet room facility with open walk-in shower, panelled walls, heated towel rail, side window, Dimplex extractor/heater.



Lounge

14' 6" x 23' 7" (4.42m x 7.19m) a large family living room with feature fireplace with cast iron insets and timber surround, timber flooring, dual aspect windows overlooking garden and

adjoining fields, patio door to conservatory, multiple sockets, 2 x radiator.



Open Plan Kitchen and Dining Room

22' 8" x 18' 6" (6.91m x 5.64m) recently installed modern kitchen with wood effect worktop, 1 ½ stainless steel sink drainer with mixer tap, side Green Rayburn used for cooking and hot water, under larder appliance space, rear window to garden, tiled flooring, radiator, space for dining table. Seating area with feature multi fuel burner, multiple sockets.





Conservatory

10' 9" x 18' 7" (3.28m x 5.66m) with windows overlooking the garden, side glass door to garden area, multiple sockets. Connecting sliding doors to lounge.



Utility Room

6' 5" x 10' 6" (1.96m x 3.20m) with a range of base units, stainless steel sink and drainer with mixer tap, Firebird oil boiler, side window, washing machine connection.



Rear Inner Hallway

with side w.c. and access to rear porch with upvc door to garden, side window.



Rear Bedroom 2

a double bedroom with dual aspect windows to front and side overlooking the adjoining fields, radiator.

FIRST FLOOR

Landing Area

Via half landing with window, approached from open staircase, radiator. Access to converted loft space.



Front Bedroom 1

9' 9" x 9' 5" (2.97m x 2.87m) a double bedroom, window to side with views over the adjoining fields, radiator, multiple sockets.





En Suite

With corner enclosed shower, single wash hand basin and vanity unit, w.c wood effect vinyl flooring, heated towel rail, side window.



Rear Bedroom 3

14' 0" x 9' 2" (4.27m x 2.79m) a double bedroom, window to rear overlooking adjoining fields, multiple sockets, radiator.



Inner Landing Area

With window to garden, airing cupboard.

Bathroom

8' 6" x 6' 7" (2.59m x 2.01m) with panelled bath with shower over, single wash hand basin, w.c. heated towel rail with wood effect vinyl flooring.



Front Bedroom 4

10' 6" x 15' 8" (3.20m x 4.78m) a double bedroom, window to front, multiple sockets, views over the adjoining fields towards the coast.





Bedroom 5

A double bedroom with dual aspect windows to side and front with distant sea views, single wash hand basin and vanity unit, radiator, multiple sockets.



Attic Room

11' 4" x 20' 7" (3.45m x 6.27m) a converted loft space with extending staircase from the first-floor landing. We do not believe that this area benefits from any building regulations and the staircase does not seem to comply with current requirements. However, the room provides 2 open spaces with under eaves storage, 2 x velux roof lights over, side window.



EXTERNALLY

To the Front

To the front the property is approached from the adjoining county road via a gravelled driveway running centrally through the farm with access to adjoining fields from the lane. The lane leads into the main curtilage of the property and provides access to the lawn and also to a –



The Garden





The main garden of the house is predominantly laid to lawn and surrounds the whole house.

Connecting footpath access leading through to –

Block Built Garage



23' 3" x 24' 8" (7.09m x 7.52m) of block construction with zinc roof, open ended to front, electric and light connection.

Rear Lean To



12' 2" x 22' 5" (3.71m x 6.83m) of block construction with steel framed door, multiple sockets.

Stables

Modern Multiple Agricultural Building



To the Rear



60' 0" x 30' 0" (18.29m x 9.14m) of steel frame with box profile cladding and cement fibre roof.

Side Lean To.

Gated entrance to side leading through to rear yard area but also providing access to adjoining fields and to Rear LEAN TO's - 60' x 16' with box profile cladding open ended to front.

The adjoining track leads to a large yard area last used for the storage of equipment and also haylage.

The gravelled track leading to the homestead continues to the side of the outbuildings in an L shaped fashion along the



Western boundary of the land and runs for approximately 1/2 a mile to the hamlet of Penbontrhydyfoddau. This also provides access to the northern most fields of the property.

THE LAND



The land measures approximately 8.6 Acres or thereabouts of good quality agricultural land currently used for grazing and cropping purposes. The land is considered to be well maintained and has a stock proof fence and hedgerow boundaries.



OPTION LAND

There is potential to negotiate the purchase of an additional 32.7 acres of land, identified in blue on the attached plan.

This land is of equal quality being farmed well by the current tenant.

Please note that the required notice has been served on the tenant of the land to vacate at the end of March 2026.

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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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 that the property benefits from mains water and electricity. Private drainage. Oil central heating.

Council Tax Band E (Ceredigion County Council).

TENURE - Freehold.



Glyn Rhosyn

149m

**RED LAND - PROPERTY AVAILABLE WITH 10.8 ACRES FOR £650,000
BLUE LAND- OPTION TO PURCHASE IN WHOLE OR LOTS -
TOTAL OPTIONAL LAND 32.7 ACRES**

161m

Ffynnonlefrith

Ffynnon Newydd

Iss

189m

Fynnon Lefrith Fach

155m

160m

FB

171m

177m

FOR ILLUSTRATIVE PURPOSES ONLY

Iss

FB

Plwm Pond

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (46)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

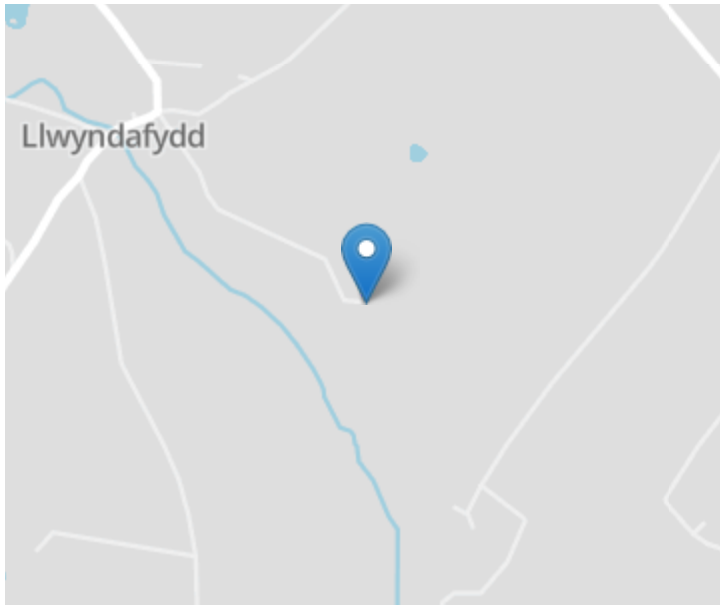
Any risk of coastal erosion? No

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 Aberaeron proceed south west on the A487 coast road as far as the village of Synod Inn. Carry straight on the A487 through Synod Inn to the next crossroads (alongside church). Turn right for Caerwedros, after 2 miles you will reach the village of Caerwedros, turn left at the village crossroads which will take you down into the small village of Llwyndafydd. At T junction with the Crown Inn on your right hand side, turn left and carry straight on (DO NOT TURN RIGHT FOR CWMTYDU). Take the next left hand turning, keep on this road for approximately 1 mile until you reach a bend in the road, taking the right hand turning, continue for approximately half a mile and the entrance to Ffynnon Newydd is immediately on the left hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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