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*An extremely desirable 23 Acre Coastal Smallholding. Traditional Homestead. Grand Period Farmhouse. Cardigan Bay Coast - Near Llangrannog West Wales.*



**Trecregin North Farm, Llangrannog, Ceredigion. SA44 6AQ.**

**Ref A/4950/DD**

**£850,000**

**\*\*Coastal Smallholding in superb location with sea views\*\*Substantial Georgian Farmhouse with an aura of grandeur\*\*Traditional Stone Outbuildings of diverse potential\*\*Mature Gardens\*\*Productive Grazing Pastures\*\*Small Areas of Woodland\*\*A scarcity to the Market just inland from the sea on Cardigan Bay\*\***

This Handsome 18th Century Farmhouse provides Rec Hall, 3 Rec Rooms, Kitchen, Larder, Cloak Room/Utility Room. To The First Floor - 4 Bedrooms, Main Bathroom, Large Loft with sky light windows. Outbuildings including 2 Stone Ranges with excellent conversion potential for commercial/holiday letting units (stc), other outbuildings. Fertile pastureland on this early growing Cardigan Bay coastal region.

Nicely tucked away towards the end of a No through road, close to the seaside village of Llangrannog and many other popular picturesque and secluded beaches and coves along this favoured Heritage coastline. Convenient to the Teifi Valley towns of Cardigan, Newcastle Emlyn and Llandysul. Easy reach of Aberaeron and Aberystwyth. 45 Minutes drive to Carmarthen and the link road to the M4 motorway. OS Grid Ref 331/546.

## GENERAL

The offering of Trecregyn North on the market provides prospective purchasers with an unique opportunity of acquiring a traditional unspoilt country smallholding just inland from the Cardigan Bay coast near Llangrannog.

The property comprises of an early Georgian farmhouse believed to have been built in 1716 and purchased by the current family back in 1964.

The farmhouse retains a wealth of character features and although in need of some cosmetic upgrading has in recent times benefited from a new slated roof, complete re-wiring, insulation, damp proofing and Rentokil treatment of timber.

It provides a comfortable family home of substantial proportions, nicely situated and enjoying country and sea views. It is surrounded by its own gardens and adjoins a traditional former farmyard with excellent diverse potential.

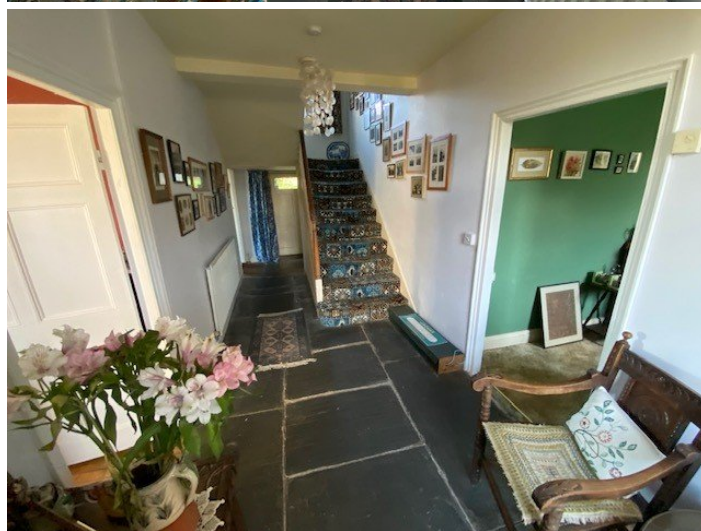
The land surrounds the homestead and includes a small area of woodland and a stream bordering the bottom enclosures. All enjoying direct sea views.

The accommodation benefits from oil fired central heating and part double glazing and offers the following viz:

## GROUND FLOOR

### Reception Hall

24' 6" x 7' 2" (7.47m x 2.18m) with half glazed entrance door, original Period slate flag flooring, central heating radiator, understairs storage cupboard.



### Front Living Room

14' 4" x 12' 8" (4.37m x 3.86m) with exposed timber floors, front and side aspect windows with original window shutters. Sea views. New wood burner Fireplace with slate surround. Front walls panelled to dado level. Central heating radiator.





### Front Dining Room

14' 0" x 10' 5" (4.27m x 3.17m) with front aspect window with original window shutters, central heating radiator, period cast iron fireplace with wood surround.



### Cloak Room off

With quarry tiled floor. Belfast sink (h&c) low level flush toilet, appliance space and including automatic washing machine. and tumble dryer. Central heating radiator.



### Farmhouse style kitchen

14' 0" x 12' 7" (4.27m x 3.84m) with exposed original ceiling beams, front and side aspect windows. A range of fitted Oak fronted base cupboard units with Formica working surfaces, stainless steel single drainer sink unit h&c, solid fuel Rayburn Royal cooking range with back boiler for domestic hot water, Indesit electric oven, central heating radiator.



### Rear Sitting Room (now used as an office)

14' 0" x 10' 1" (4.27m x 3.07m) with exposed timber floors, side and rear aspect windows with sea views, central heating radiator and houses the Worcester oil fired central heating boiler.





### Walk in Larder

With fitted shelving and window.

### Rear Porch

## FIRST FLOOR

### Split level Central Galleried Landing

14' 0" x 7' 3" (4.27m x 2.21m) Approached via an original Easyrise wide dog leg staircase. With rear aspect window, pull down ladder to -



### Loft Overall

With 2 sky lights windows and 1 side window towards the sea.

### Front Double Bedroom 1

13' 1" x 13' 0" (3.99m x 3.96m) with dual aspect windows with country and coastal views, exposed timber floors. Central heating radiator.



### Front Single Bedroom 2

9' 5" x 9' 3" (2.87m x 2.82m) with front aspect window

overlooking garden, exposed timber floors, central heating radiator.



### Rear Double Bedroom 3

14' 2" x 10' 6" (4.32m x 3.20m) with side and rear aspect windows with superb views towards the coast. Exposed timber floors, central heating radiator.



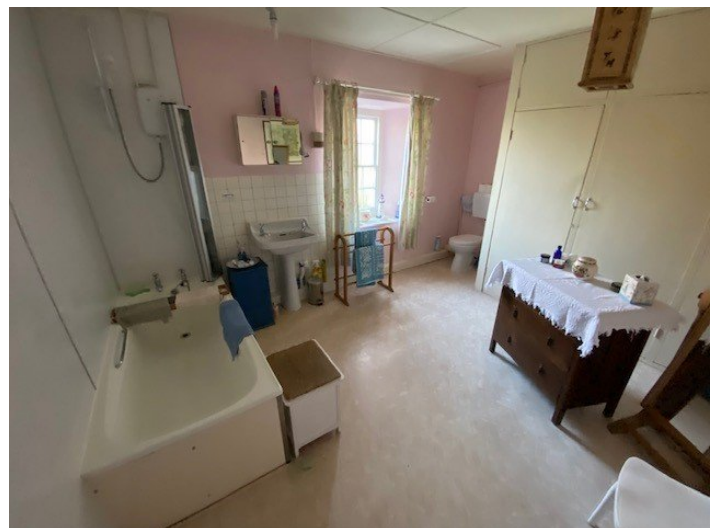
### Family Bathroom

13' 6" x 10' 8" (4.11m x 3.25m) with rear aspect window, a White suite provides a panelled bath with Triton shower over and folding shower screen. Low level flush toilet, pedestal wash hand basin, double panel radiator and a built in airing cupboard.



### Front Double Bedroom 4

13' 2" x 13' 0" (4.01m x 3.96m) with front and side aspect windows, central heating radiator.



### EXTERNALLY

#### Small Rear Courtyard.

To the side is a Stone Outhouse/Fuel Store.



### To the Front

Extensive mature gardens, mainly laid down to grassed areas with flower borders, shrubberies, ornamental trees as well as apples, plum and herbs.



### Paddock/Orchard

With buddleias, crab apples etc for butterflies, bees. Wild Garlic.

Off the district road a driveway leads to the Former Farmyard, flanked on each side by traditional stone outbuildings viz;

### Stone Range 1

71' 0" x 18' 0" (21.64m x 5.49m) which incorporates a Former Coach House, Stables, Loose Boxes and Pig Sty.



### Stone Range 2

38' 0" x 18' 0" (11.58m x 5.49m) now part used as Garage and General Storage.



### Covered Yards/Barns

Behind the traditional buildings with separate roadside access are a range of Covered Yards/Barns 61' 0" x 40' 0" (18.59m x 12.19m) overall mainly in the way of Hay Barns, Loose Stock Housing and Cubicles with a concreted front yard/apron.



## The Land

The land is in a convenient unit surrounding the homestead, extends in all to some 23.2 Acres or thereabouts, mainly level to undulating in nature and laid down to productive grazing pastures, well suited also for harvesting purposes.

There are three sections of woodland on the Western side (created 2012-2013) being native Welsh deciduous biodiversity woodland - willow, alder, sessile Oak, woody shrubs, wild cherry, downy Birch, Hazel etc. Probably extends in all to just over 5 Acres or thereabouts.

There is a stream which runs along the lower Western boundary.





## NOTE

There is an old water well on the land which is shown on the map as a footpath (FP) but this is in fact a path from the farmhouse to the well and is not a Public Footpath.

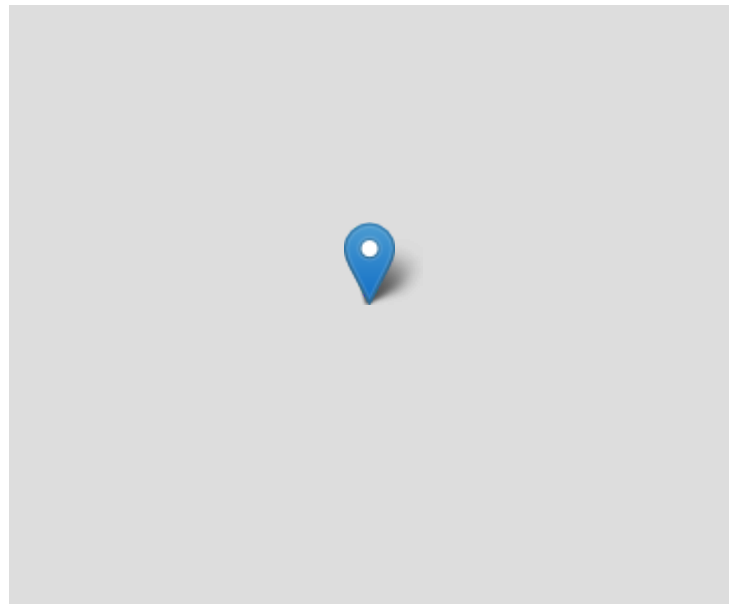
It should be noted that the house, grounds, yard and buildings extend to approximately 1.15 Acres in addition to the 23.2 Acres of lands.

## Services

Mains Electricity. Mains Water (Also Private Water Supply).  
Private Drainage. Oil Fired Central Heating. Telephone  
subject to transfer regulations.

## Directions

From Aberaeron the property is best approached by taking the main A487 coast road South West towards Cardigan. At the village of Pentregat turn right onto the B4321 Llangrannog road. Follow this road until you reach the village of Pontgarreg. As you enter Pontgarreg fork right passing the village hall on your right hand side and keep right. You will come to a long stretch of road with some woodland on the right hand side, then a pair of semi detached houses on the right. At this point you will see a sharp turning back to the right just before you reach the Urdd Activity centre. After you turn right then take the first left hand turning onto a No Through Road. This property will then be the third you will come to on the left hand side.





AMENDED PLAN  
2F/14/22

