

An impressive 4 bed dwelling with range of useful outbuildings set within 11.4 ACRES of woodland and grounds. Near New Quay - West Wales.



Cwm Cottage, Gilfachrheda, New Quay, Ceredigion. SA45 9SS.

£475,000

Ref A/5258RD

****Impressive 4 bed dwelling**Useful range of outbuildings and workshops**Large mature grounds**Peaceful and tranquil setting**Set in some 11.4 acres with over 10 acres of woodland to boundaries**Highly self sufficient home**Character property with good standard of living accommodation**Located within a quiet cluster of properties**5 Minutes drive to New Quay and Cardigan Bay Coastline**Potential for a home with an income with change of use to outbuildings (stc)**Ideal for those seeking a quiet pace of life and enjoying an attractive setting**River boundary**AN UNIQUE AND IMPRESSIVE PROPERTY THAT MUST BE VIEWED TO BE APPRECIATED****

The property is situated on the fringes of the coastal hamlet of Gilfachrheda being some 5 minutes drive from the Cardigan Bay coastline at New Quay with its primary school, doctors surgery, local shops, cafes, bars, restaurants, sandy beaches and enjoying good public transport connectivity. The Georgian Harbour town of Aberaeron is some 10 minutes drive from the property with its comprehensive school, community Health Centre, traditional High Street offerings and renowned restaurants. The property lies an equi distant 30 minutes drive from the University town of Aberystwyth to the North and the Market and Estuary town of Cardigan to the south.



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GENERAL

A highly quality smallholding offering an unique and tranquil setting with over 10 Acres of woodland providing a fantastic back drop to the setting of the property.

The main forecourt provides tarmacadamed access to a range of workshops and storage areas which have potential for the change of use to additional accommodation or small businesses (stc).

The property offers great diversification potential and is priced to sell being an opportunity not to be missed.

The Accommodation provides -

GROUND FLOOR

Front Conservatory

12' 5" x 11' 7" (3.78m x 3.53m) a hardwood conservatory with full ceiling windows and glass panelled door to front, tiled flooring, log burner, hardwood door to front boundary of the property. Connecting door to -



Kitchen

14' 7" x 11' 0" (4.45m x 3.35m) with a range of base and wall units, sink and drainer, tiled worktops, gas cooking range, double oven and grill with extractor over, tiled splash back, space for a dining table and part wood paneling to walls, exposed beams to ceiling. Door into -





Lounge

16' 8" x 14' 9" (5.08m x 4.50m) a 'cosy' family living room with feature stone fireplace and surround with cast iron fire and tiled inserts with timber mantle surround, side alcove cupboards, exposed beams to ceiling, windows to front, open staircase to first floor. Connecting door into -



Study/Bedroom 1

17' 6" x 7' 9" (5.33m x 2.36m) currently used as a study but providing a double bedroom facility with window to side, currently with fitted desk and cupboard, radiator, access to loft.



Bathroom

9' 5" x 12' 9" (2.87m x 3.89m) an impressive large bathroom space with feature P shaped panelled bath with side glass panel with shower over, w.c. single wash hand basin, vanity unit, radiator, side window.



Side Utility Room

9' 2" x 8' 2" (2.79m x 2.49m) with plumbing for washing machine housing a modern Worcester oil boiler, wall units, tiled flooring, fitted cupboards, side access to -



Front Porch

With glass windows and doors to side. Fitted cupboards, tiled flooring.



FIRST FLOOR

Landing

With window to half landing. Access to Loft.



Bedroom 2

11' 2" x 12' 6" (3.40m x 3.81m) a double bedroom, windows to front, multiple sockets, radiator, fitted mahogany wardrobes, radiator.





Bedroom 3

7' 7" x 6' 6" (2.31m x 1.98m) a single bedroom, window to front, radiator, multiple sockets.



En Suite

With enclosed shower w.c. single wash hand basin and vanity unit.



Principal Bedroom

11' 2" x 13' 3" (3.40m x 4.04m) a double bedroom, window to front, multiple sockets, fitted cupboards, radiator.



EXTERNALLY

To the Front

The property is approached from the adjoining lane into a covered archway over the driveway to the front entrance and accessing through to a large tarmacadamed parking area providing access to the range of outbuildings, house,

woodland and garden areas.

Side entrance off the lane to the workshop.



The Workshop

13' 6" x 65' 1" (4.11m x 19.84m) A lean to building to the rear of the main house of block construction under a zinc roof with sloping roof providing an average height of 9'7" with double sliding doors to front and side double doors off the entrance lane, concrete base, multiple sockets.





Outbuilding 1

65' 0" x 32' 0" (19.81m x 9.75m) a lean to building of block and timber construction with box profile cladding, concrete base split into 4 separate sections.



Outbuilding 2

19' 0" x 45' 0" (5.79m x 13.72m) currently used for storage but has potential to be converted. Block built with box profile roof being insulated in part, double doors to front and side pedestrian door, front and side windows, multiple sockets.





Rear Lean to

Currently used as a log store.



Garden Areas

The main garden area is located to the side of the workshops on the southern boundary of the property enjoying all day sunshine and interesting planting and seating areas with river boundary along the eastern side of the property.

Connecting tracks leading through to -





Woodland Areas

Being gently sloping along the western boundary of the property providing a wonderful shelter and sustainable source of timber for the log burners within the main dwelling.

There are footpaths nestled through the woodland area which boasts native and deciduous species of tree and enjoys a wonderful outlook over the valley below.

TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

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.

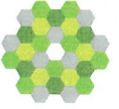
Services

The property benefits from Mains Water and Electricity. Private Drainage. Oil Central Heating.

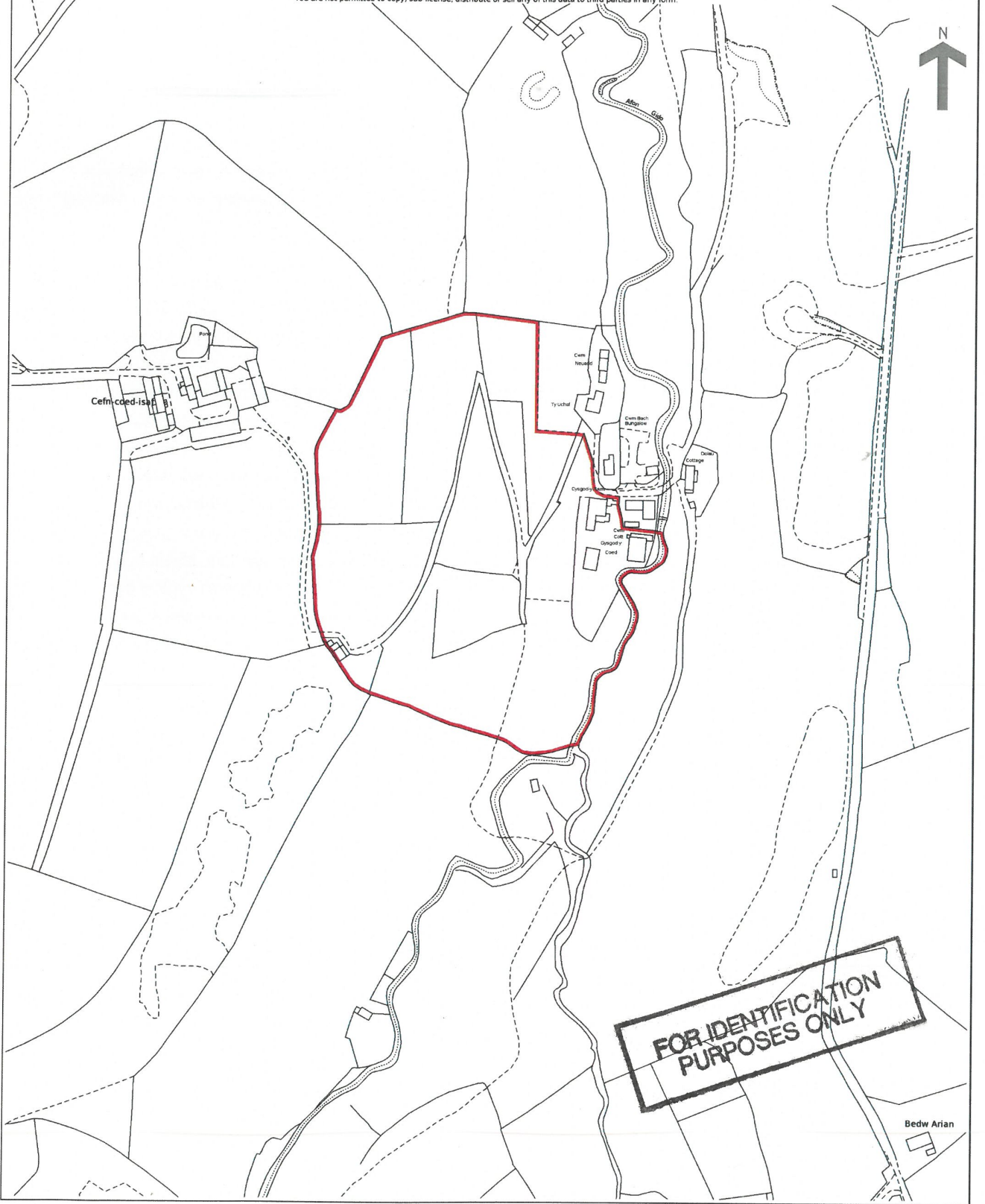
Council Tax Band - D (Ceredigion County Council).

HM Land Registry
Official copy of
title plan

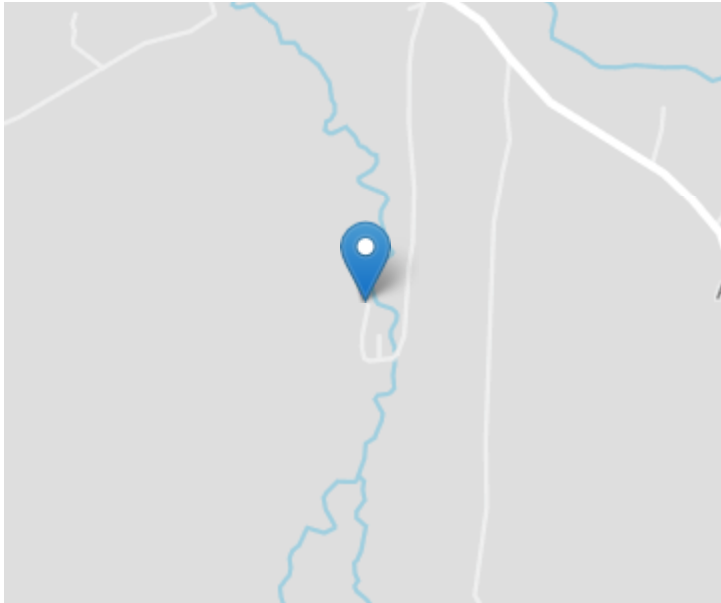
Title number **CYM733166**
Ordnance Survey map reference **SN4158SW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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Directions

From Llanarth on the A487 proceed onto the B4342 adjoining the Llanina Arms Hotel and after some 1 mile or so you pass Woodlands Caravan Park on your right and Sheffield House Builders Merchants on your left, continue for a further 150 yards and take the third left hand exit before you reach a row of houses. Take this left hand turning and continue for approximately half a mile until you reach a cluster of properties, crossing over the bridge and the property is the last 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		76
(55-68) D		
(39-54) E	45	
(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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