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TYCWM CROSS INN, NR NEW QUAY, CEREDIGION SA44 6NG

£1,250,000 Ref A/5202/RD

An exceptional 5 Bed Family Home with connecting 1 Bed Annexe and Detached Pool House. Set in 3.6 Acres. Near New Quay - West Wales.

****Exceptional 5 Bed Family Home**Connecting 1 Bed Annexe (With potential for more bedrooms)**Majestic Pool House with sauna and jacuzzi**Set in 3.6 Acres of mature grounds**Private lane access**Walking distance of village amenities**5 Minutes drive to New Quay**Impressive standards of living accommodation**Airbnb/Guest House potential**Private setting with no overlooking**Double Garage**Ample off road parking**Potential for future development (Stc)****

****ONE OF THE FINEST RESIDENTIAL PROPERTIES WITH OUTSTANDING AMENITIES TO COME ON THE MARKET WITHIN THE NEW QUAY AND CARDIGAN BAY COASTLINE OVER RECENT YEARS****

The property is set within the coastal village of Cross Inn being some 5 minutes drive from the Cardigan Bay coastline at New Quay. The village of

Cross Inn offers good levels of local amenities including village shop, agricultural merchants, public house and places of worship. Nearby primary school. The renowned picturesque fishing village of New Quay is within 5 minutes drive of the property offering wider amenities and services including primary school, doctors surgery, local shops, cafes, bars and restaurants, sandy beaches, access to the All Wales coastal path. Having good public transport connectivity. The Geogrian Harbour town of Aberaeron is within 15 minutes drive of the property with a wider range of local amenities and services including community health centre and comprehensive school. The property sits equi distance between the larger University town of Aberystwyth and the Market town of Cardigan and conveniently positioned along the nearby A487.

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Image Caption

Location

From Synod Inn on the A487 head west on the A486 sign posted New Quay and continue through the villages of Pentre Bryn and after a further 1 mile you will enter the village of Cross Inn. Proceed through the village of Cross Inn heading towards New Quay and on exiting the village following a right hand bend and passing the entrance to Heol Y Cwm, take the immediate right hand entrance into Tycwm and follow the tarmacadamed driveway to the main house.



Image Caption

GENERAL



An exceptional offering to the market place with impressive 5 bed family home with connecting annexe providing flexibility in terms of future accommodation, can provide additional bedroom space or a B&B/Guest House potential.

The house has been finished to the highest standard with no expense spared on quality of fixtures and fittings.

The property sits centrally within its own private grounds measuring some 3.6 Acres or thereabouts in total with various pockets of lawned garden space bound by mature trees and hedgerows and post boundaries.

Central to the rear garden is a feature Pool House, custom designed by the current owners to provide 10m x 5m swimming pool with side jacuzzi and separate Sauna with adjoining Shower Rooms and Changing Rooms. A corner kitchen is also provided for entertaining with 6m wide bi-fold doors to each end of the building connecting the pool house to its surrounding gardens and patio space.

The property is accessed via a private lane from the adjoining county highway with walled entrance and side lawned and planted areas leading down to the main house.

To the front is a raised lawned area which offers a recently constructed Summer House bound to the adjoining residential estate by high level boundaries, preventing any overlooking of the property.

The property offers a double garage and ample off road parking space.

A rare but great example of a high quality family home within this favoured coastal belt.

The Accommodation provides as follows -

GROUND FLOOR

Entrance Porch

Accessed via upvc glass panel door and black and white tile flooring. Glass panel door into -

Hallway



29' 7" x 11' 6" (9.02m x 3.51m) with Oak effect flooring, doors to all ground floor rooms, radiator. Access into -

Lounge



26' 8" x 22' 8" (8.13m x 6.91m) a large L shaped family living room with feature open fireplace and marble surround, wood effect flooring, 2 x radiator, triple aspect windows to front and side garden and forecourt. Side patio door to garden. Connecting door into -

Kitchen

20' 4" x 16' 3" (6.20m x 4.95m) also accessed from the Entrance Hallway into a large family kitchen space with modern range of white base and wall units with formica work top, Whirlpool dishwasher, Rangemaster 6 gas hob and electric oven range. Tiled flooring, double electric oven and grill, tiled splash back, washing machine connection. Space for American fridge freezer, dual aspect windows to rear and side garden. Fitted microwave, multiple sockets, radiator. Access to -



Side Porch

Ground Floor W.C.

5' 1" x 6' 2" (1.55m x 1.88m) Accessed from the entrance hallway. Having w.c. corner single wash hand basin, rear window, radiator, fully tiled walls and flooring, access to under stairs cupboard.

Rear Porch

5' 3" x 7' 6" (1.60m x 2.29m) with rear door to garden, tiled flooring housing a Firebird oil boiler.

Office

5' 5" x 11' 5" (1.65m x 3.48m) accessed from the Entrance Hallway, radiator, multiple sockets. Connecting door into annexe with window to rear garden, radiator. Fitted double airing cupboards.

Master Bedroom

22' 8" x 13' 5" (6.91m x 4.09m) a large double bedroom suite with triple aspect windows to front and side gardens and forecourt. Range of fitted wardrobes throughout, 2 x radiator.



En Suite

8' 6" x 7' 7" (2.59m x 2.31m) with luxurious bathroom suite including panelled bath, corner enclosed shower, w.c. single wash hand basin, bidet, side window, fully tiled walls and flooring. Spot lights to ceiling.



Bathroom

6' 9" x 8' 7" (2.06m x 2.62m) corner enclosed steam shower with jet wash shower system, w.c. single wash hand basin, heated towel rail, side window, fully tiled walls and flooring.



Bedroom 2

11' 4" x 13' 9" (3.45m x 4.19m) a double bedroom, side window to garden, multiple sockets, radiator.



Bedroom 3

10' 9" x 10' 3" (3.28m x 3.12m) a double bedroom, window to side, radiator, multiple sockets.



Rear Bedroom 4

9' 8" x 16' 6" (2.95m x 5.03m) A double bedroom suite with dual aspect windows to rear and side garden overlooking Pool House, multiple sockets, radiator.



Annexe

20' 4" x 19' 7" (6.20m x 5.97m) accessed via the office from the entrance hallway or via separate patio doors from the front forecourt and also accessible from the inner hallway and kitchen spaces.

Living Room



20' 4" x 19' 7" (6.20m x 5.97m) With dual aspect windows to front and rear, patio doors to rear garden, feature electric fire and surround, corner TV point, 2 x radiator, multiple sockets.

Inner Hallway

With side access door to garden and access to -

Boiler Room/Ground Floor Shower Room/Utility

7' 1" x 11' 0" (2.16m x 3.35m) with washing machine connection, enclosed corner shower.

W.C

6' 4" x 6' 5" (1.93m x 1.96m) with w.c. radiator, single wash hand basin, half tiled walls.

Open Plan Kitchen/Dining/Living Room

34' 7" x 15' 1" (10.54m x 4.60m) Kitchen area with modern white kitchen with formica work top, integrated electric oven and grill, gas hobs with extractor over, tiled flooring, dishwasher, fitted fridge, radiator, tiled splash back. Side window to front forecourt. Space for 2 large dining tables, multiple sockets, tv point, seating area with feature stone fire surround and electric fire on quarry tiled hearth, dual aspect windows to front forecourt and side garden. Front patio door to forecourt.



First Floor

Landing

With window to rear garden overlooking Pool House, under eaves storage, radiator.

Bedroom 1

30' 6" x 9' 7" (9.30m x 2.92m) previously 2 bedrooms now converted into one large bedroom with 4 x velux roof lights, overlooking front and rear gardens, radiator, multiple sockets.



En Suite

6' 5" x 9' 6" (1.96m x 2.90m) with tiled panelled bath, w.c. single wash hand basin, radiator, fully tiled walls and flooring, side windows, spot lights to ceiling.



EXTERNALLY

Ty Cwm Entrance

The property is approached via its private driveway with stone walled entrance leading from the adjoining county road directly to the house with large side lawned areas bound by stone wall and mixture of stone walls and mature trees and hedgerows providing a wonderful setting as you lead down to the property.



Double Garage

20' 0" x 22' 0" (6.10m x 6.71m) with dual aspect windows to rear and side, 2 x steel up and over door, concrete base, electric connections, side pedestrian door.

Continuing tarmac driveway leading through to -



Front Forecourt

With ample space for 4+ vehicles to park and steps leading up to raised front lawned garden.





Corner Summer House



9' 5" x 15' 2" (2.87m x 4.62m) being a recent addition, of

timber frame construction under a slated roof with panelled exterior walls with bi-fold doors to both sides, wood effect flooring. Overlooking the front garden area.

Around the house, footpaths lead through to large rear lawned garden. A designated footpath leading through to -



POOL HOUSE



36' 5" x 40' 1" (11.10m x 12.22m) being one of the main features of the property offering a custom made building with focus and attention given to relaxation but also the ability to



entertain, enjoying an outlook over Ty Cwm.

The building has been designed to maximise the use of

natural sun light, predominantly all day sunshine coming through the 6m wide bi-fold door at either end of the emerging gable which also acts as a feature connecting the external patio and garden areas to the entertainment space within.

Within the building there is ample entertainment and dining space, currently housing a large Snooker table but has the option to provide space for soft furnishings.

The Pool House is split level with a Lower Service and Boiler Room being well hidden and located to the rear.

Provides -

SITE PLANS





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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For further information or
to arrange a viewing on this
beautiful property, contact us:

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