

Attractive 8.3 acre smallholding with camping site.  
Near Cwmttydu/New Quay. West Wales.

**MORGAN  
& DAVIES**

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BLAENLLAN,  
NANTERNIS, NEW  
QUAY, CEREDIGION  
SA45 9RS

£795,000

REF: A/5281/RD





Image Caption

**BLAENLLAN,  
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SA45 9RS**

**£795,000**

- \*\* Attractive 8.3 acre smallholding \*\*
- \*\* Caravan Club Camping site \*\*
- \*\* Idyllic location \*\*
- \*\* Peaceful and tranquil setting \*\*
- \*\* Useful stone range outbuilding \*\*
- \*\* Polytunnels and vegetable patches \*\*
- \* Nanternis, New Quay \*\*
- 5 bedroomed dwelling



Image Caption



Image Caption

**\*\* Attractive 8.3 acre smallholding \*\* Caravan Club camping site \*\* Peaceful and tranquil setting \*\* Coastal views \*\* Walking distance to Cwmtedu beach and the All Wales Coastal Path \*\* Useful stone range outbuilding with previous planning permission for conversion to 2 x holiday units \*\* Spacious 5 bedroom character dwelling \*\* Set within some 8.3 acres of grounds \*\* Private drive access \*\* Polytunnels and productive vegetable patches \*\* Useful range of outbuildings and workshop space \*\* An exciting property in an idyllic location offering great further potential that must be viewed to be appreciated \*\***

The property is situated within the hamlet of Nanternis positioned between the villages of Caerwedros and the coastal cove of Cwmtedu. Nearby Caerwedros offers an active community hall and Nanternis offering places of worship. The fishing village of New Quay is less than 10 minutes drive from the property offering a good level of local amenities an services including primary school, doctors surgery, places of worship, local shops, renowned cafes, bars, restaurants, sandy beaches and good public transport connectivity. The property lies equidistant from the university town of Aberystwyth to the north and the market town of Cardigan to the south being some 30 minutes drive from the property.

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Image Caption



## GENERAL

A unique opportunity to acquire a mixed use property comprising of a large 5 bedroom family home offering a good standard of living accommodation and useful connected stone range outbuilding with previous planning permission for the conversion to 2 x holiday units. Works to the roof to include new Velux rooflights had already taken place.

The property is set within large grounds providing good productive vegetable patches with accompanying polytunnels and also attractive gardens with mature planting, shrubs and trees.

The property also offers useful workshop/storage space.

In addition to the above, the property is a recognised caravan and camping licenced site with some 5 x hook-up pitches.

All in all the property is set within some 8.3 acres overlooking the Cardigan Bay coastline at Cwmtedu director from the garden area and from the main house.

A really exciting property that must be viewed to be appreciated.

## ACCOMMODATION

### MAIN HOUSE

#### Front Porch

Accessed via uPVC glass panel door and side glass panel with new carpet, access into:

#### Hallway



7' 5" x 4' 2" (2.26m x 1.27m) double glass door, electric sockets.

#### Shower Room



13' 1" x 8' 4" (3.99m x 2.54m) WC, enclosed shower, single wash hand basin, side window, wood effect flooring.





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## Ground Floor Bedroom/Study/Sitting Room



10' 9" x 12' 5" (3.28m x 3.78m) a flexible and versatile space the size of a double bedroom with patio door to garden, radiator, multiple sockets, sea views.

## Utility Room

7' 0" x 9' 9" (2.13m x 2.97m) former bathroom currently utilised as a utility room with plumbing for shower, side window, fully tiled walls, vinyl flooring.

## Inner Hallway



With open staircase to first floor, radiator, doors to lounge/study, bedroom and also kitchen.



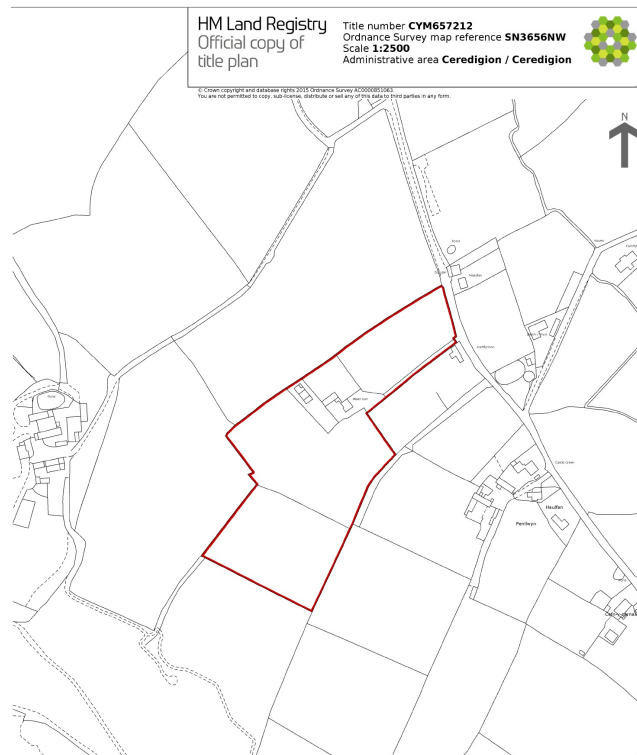




Sitting Room







From Caerwedros village centre head north signposted Cwmtedu passing the village hall on the right until you reach the next crossroad. Continuing along the crossroad signposted Cwmtedu and proceed for nearly 1 mile passing the turning to Penrallt Farm on your right and Blaenllan is the next property on the left hand side also identified by the Cwmtedu Camping Site sign.

### Tenure

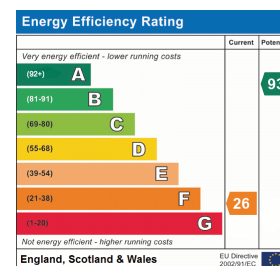
Freehold

### Services

We are advised the property benefits from mains water and electricity. Private drainage. Oil central heating.

Tenure - Freehold.

Council Tax Band - F.



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

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