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Unique opportunity! Improvable 22 Acre Smallholding in coastal location. Nr. Llangrannog, West Wales.



Arfor Fawr, Brynhoffnant, Nr. Llangrannog, Ceredigion. SA44 6EQ.

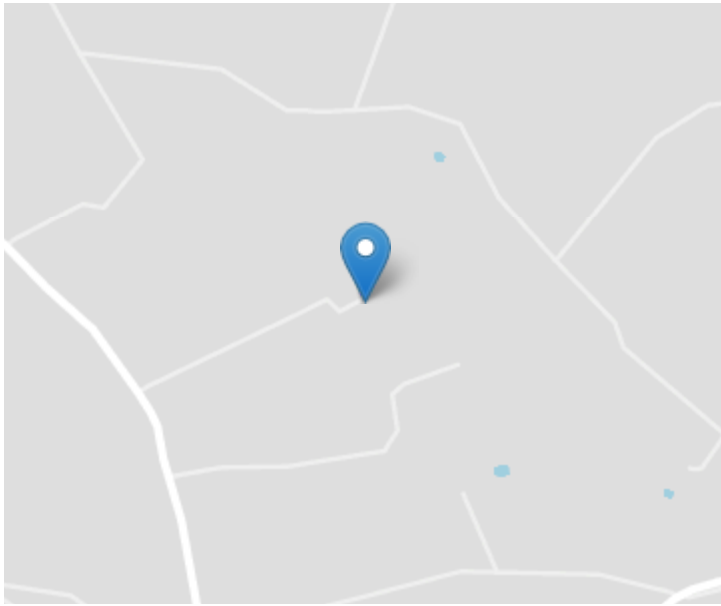
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£550,000

****A rare find!**** Improvable country Smallholding**Set in some 22 Acres or thereabouts**Lovely quiet setting**Less than 2 miles from the sea at Llangrannog**Traditional farm homestead**Character stone Farmhouse**Stone range of outbuildings with conversion potential (stc)**Level land in this warm climatic coastal region**Located down its own private farm track yet not remote**Only a mile or so from the main coast road**Close to the sea on Cardigan Bay with its sandy beaches and All Wales Coastal path**

DON'T LET THIS BE A MISSED OPPORTUNITY !

Located amidst unspoilt rural countryside a mile or so north of the village of Brynhoffnant on the main A487 coast road which offers an excellent range of local amenities including convenience store, filling station, public house/eating house, new area primary school and on a bus route. 2 miles inland from the popular coastal village of Llangrannog and within easy reach of several other picturesque and secluded beaches along this favoured West Wales heritage coastline including Cwmytydu, Mwnt, Tresaith, Aberporth etc. Easy reach of the larger marketing amenity centres of the area



Character Sitting Room



GENERAL



An original Detached Farm House which has been vacant for 15/20 years and is in need of a complete upgrading and refurbishment programme currently provides viz:

Kitchen



16' 0" x 6' 3" (4.88m x 1.91m) via front door with a basic range of fitted units and stainless steel sink unit.

Dining Room



14' 1" x 8' 7" (4.29m x 2.62m) with front aspect window and a solid fuel Rayburn cooking range with back boiler for domestic hot water.

Downstairs Bathroom/Shower Room



9' 9" x 6' 4" (2.97m x 1.93m) with a shower cubicle, wash hand basin and toilet.

FIRST FLOOR

Central Landing



Approached via a spiral concrete staircase

Upstairs WC



Which has a low level flush toilet, wash hand basin and ample space for bath/shower.



Front Bedroom 3



10' 3" x 8' 9" (3.12m x 2.67m) with front aspect window.

Rear Bedroom 4

10' 3" x 8' 9" (3.12m x 2.67m) with rear aspect window.

EXTERNALLY

The surrounding grounds are unkempt and overgrown.





Traditional stone range



The property is approached via its own private farm type track to the Homestead which is set in a totally secluded and quiet country setting surrounded by its own lands.



The Land



Directions

Travelling on the main A487 coast road west from Aberaeron towards Cardigan as you reach the village of Brynhoffnant you will see a filling station on the left hand side, take the right hand turning opposite towards Llangrannog onto the B4334 road. Follow the course of the road passing the 1st right hand turning. You will then see an entrance to Llainshed on the right and the entrance to Arfor Fawr is a little further along on the right hand side identified by the Agents For Sale board.

This is a Farm type track not suitable for cars with low ground clearance.



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