

*Highly desirable coastal property. Substantial 3 bed barn conversion. Attached Annexe. Double Garage. Indoor Swimming Pool. Holiday Caravan. Small Caravan/Camping Site. In all 3 Acres.*



**Bron Y Aur Penrhiw Pistyll Lane, New Quay, Ceredigion. SA45 9TQ.**

**£799,000**

**Ref A/5277/ID**

**\*\*Superb coastal residence\*\***Substantial Barn Conversion offers 3 bed accommodation\*\*Adj 1 Bed Annexe\*\*All set in 3 Acres of grounds\*\*Double Garage\*\*Indoor Swimming Pool\*\*Holiday Letting Caravan\*\*Coastal slope and woodland\*\*Upper Plateau used as caravan and camping site for 5 units from which there are outstanding views over Cardigan Bay\*\*Ideal opportunity for a home with an income, multi generational lifestyle, home office and all set on the beautiful Cardigan Bay coastal region\*\*

The main accommodation provides - Ent hall, cloak room, living room, kitchen/dining room. First floor - 3 double bedrooms, family bathroom.

Nicely positioned on the fringes of the popular West Wales coastal resort and seaside fishing village of New Quay, 8 miles Aberaeron. Easy reach of the larger Marketing and Amenity Centres of Cardigan, Aberystwyth and Lampeter. Less than an hours drive from the link road to the M4 motorway.



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## GENERAL

The offering of Bron Y Aur on the market provides prospective purchasers with an opportunity of acquiring a property of considerable and diverse potential ideal for those seeking a home with an income, multi generational living as well as part suitable for home office. All set within some 3 Acres or thereabouts which incorporates woodland on a coastal slope and on the upper plateau an area used a caravan and camping site for 5 units.

The caravan is let for holiday purposes all round the year and the camping site operated under the 28 day camping rule for the month of August only. No formal planning permission or membership of the caravan and camping site was ever sought and the property is let normally via the Pitch Up Website. The businesses is income generating and further figures can be discussed with bonefied parties.

The letting caravan pays Local Authority business rates.

Bron Y Aur forms part of what was originally Penrhiwpistyll Farm homestead. This property comprised of a two story barn which was expertly converted and extended some 20-25 years ago. This property is private, contained within its own boundaries backing away from the remaining farm homestead which was also converted to cottages, again some 20-25 years ago.

To the front and side of the residence are lovely but easily maintained gardens and grounds. At the bottom end is located the caravan and to the side is a double garage and also a purpose built enclosed heated swimming pool.

## THE MAIN RESIDENCE



The main residence has attractive stone facing elevations all round, benefits double glazing and an oil fired central heating system and offers the following well proportioned accommodation. (All dimensions approximate ) viz:

### Reception Hall







20' 6" x 10' 10" (6.25m x 3.30m) with wood laminate flooring, central heating radiator, built in cloak cupboard and understairs storage cupboard with central heating radiator.

### Utility Room/Cloak Room

10' 5" x 9' 4" (3.17m x 2.84m) with stainless steel single drainer sink unit h&c, appliance space with plumbing for automatic washing machine, low level flush toilet, wash hand basin, half tiled walls, central heating radiator. Built in cupboard houses the Grant oil fired central heating combi boiler and hot water storage tanks.

### Living Room

14' 9" x 14' 2" (4.50m x 4.32m) with rear aspect window, central heating radiator, ornamental fireplace.



### Kitchen/Dining Room





15' 9" x 15' 0" (4.80m x 4.57m) with a tiled floor, full range of Oak fronted base and all cupboard units, some with glazed doors, formica working surfaces, part tiled walls, 1½ bowl single drainer sink unit with mixer taps, integrated appliances including dishwasher, new ceramic hob unit with cooker hood over, new Hotpoint double oven and an American style fridge freezer, ceiling down lighters. Rear aspect window.

## FIRST FLOOR

### Large Gallaried Landing (part used as an office)



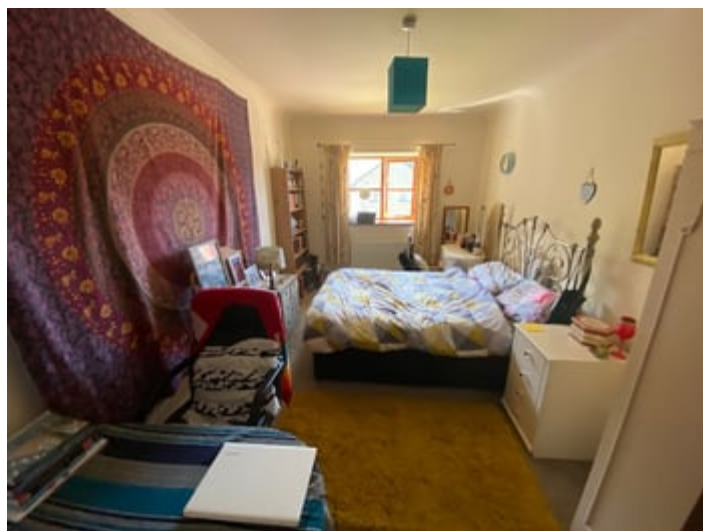
19' 2" x 9' 9" (5.84m x 2.97m) Approached via a staircase from the Reception Hall. Central heating radiator, front aspect window.

### Double Bedroom 1



15' 9" x 11' 8" (4.80m x 3.56m) with rear aspect window, one wall having a fully fitted range of quality wardrobes incorporating chest of drawers and cupboards, central heating radiator.

### Double Bedroom 2



15' 8" x 9' 5" (4.78m x 2.87m) with central heating radiator and rear aspect window.



## Inner Hall

With central heating radiator.

## Rear Double Bedroom 3



15' 8" x 10' 2" (4.78m x 3.10m) with central heating radiator. Rear aspect window.

## Family Bathroom



11' 2" x 6' 2" (3.40m x 1.88m) with tiled walls and tiled floor, a good quality white suite provides a corner jacuzzi bath, vanity unit with inset wash hand basin, close coupled flush

toilet, mirror and light over, corner shower cubicle with curved shower doors.

## ADJACENT ANNEXE (TY CREGYN)



Which has been used as a holiday letting cottage for a number of years. Provides. -

## Open Plan Living/Kitchen/Dining Room



20' 8" x 16' 4" (6.30m x 4.98m) with a fireplace housing wood burning stove, good quality laminate flooring, french windows to front, understairs storage cupboard. 2 central





heating radiators.

The kitchen area is fitted with a range of base and wall cupboard units with formica working surfaces, stainless steel single drainer sink unit h&c, slot in oven with cooker hood over, appliance space, part tiled walls. Side and rear aspect windows.

## FIRST FLOOR

### Double Bedroom

20' 7" x 16' 9" (6.27m x 5.11m) with front side and rear

aspect windows, alcove, fitted cupboards, 2 central heating radiators.



### En Suite Shower Room

8' 9" x 4' 6" (2.67m x 1.37m) with tiled floor and tiled walls, double sized shower cubicle, vanity unit with inset wash hand basin, mirror and light over, close coupled flush toilet, central heating radiator. Side aspect window



## EXTERNALLY



To the front



Fourcourt and raised decking area. Beyond which is a gravelled shrubbery.

Walled gated entrance drive at side leads to front courtyard providing ample turning and parking space for several vehicles. Outdoor kitchen area perfect for al fresco dining.

### **Purpose Built Detached Double Garage**

30' 0" x 26' 0" (9.14m x 7.92m) in two sections, one has an up and over door, the other section has recently been used as a workroom/office, has french doors to front.

### **Indoor Swimming Pool**

31' 0" x 31' 0" (9.45m x 9.45m) Purpose built of timber construction under a torch felt roof with 2 sets of front patio doors, upvc double glazing, paved forecourt and incorporates a heated plunge pool (depth 52 inches x 18ft diameter).

Electric Sauna with CD Player/Radio.

The pool has its own boiler.





#### 4 Berth Static Caravan



Situated at the lower end of the forecourt. Which is used for holiday purposes. Has mains electricity and water and private drainage to a septic tank. This has been used as a holiday letting unit for a number of years and qualifies for Business Rates.

#### Wooded Area



To the rear of the swimming pool is a private grassed garden area and the whole is surrounded by woodland which comprises mainly of a coastal slope.

At the upper end is a plateau which is accessed via footpath and also a separate drive and is used as a -

#### Caravan Camping Site

For 7 units with electric hook up points.

Timber Built Changing Rooms, Ladies and Gents each approx 12'x 8' each with shower, wash hand basin and toilet.

Services to this site includes electricity, water and a private



drainage system.

Enjoys outstanding coastal views over New Quay and north along Cardigan Bay.



### The Grounds

The property as a whole we are advised extends to some 3 ACRES or thereabouts with glorious views towards New Quay.





## Services

Mains Electricity, Water and Drainage. Mains Services are also connected to the holiday caravan. The camping site has a private drainage system. Telephone subject to transfer regulations. Broadband connection. There is a wi-fi system available to the caravan, garage, pool, cottage, house and camping field.

Council Tax Band G (Ceredigion County Council).

## TENURE

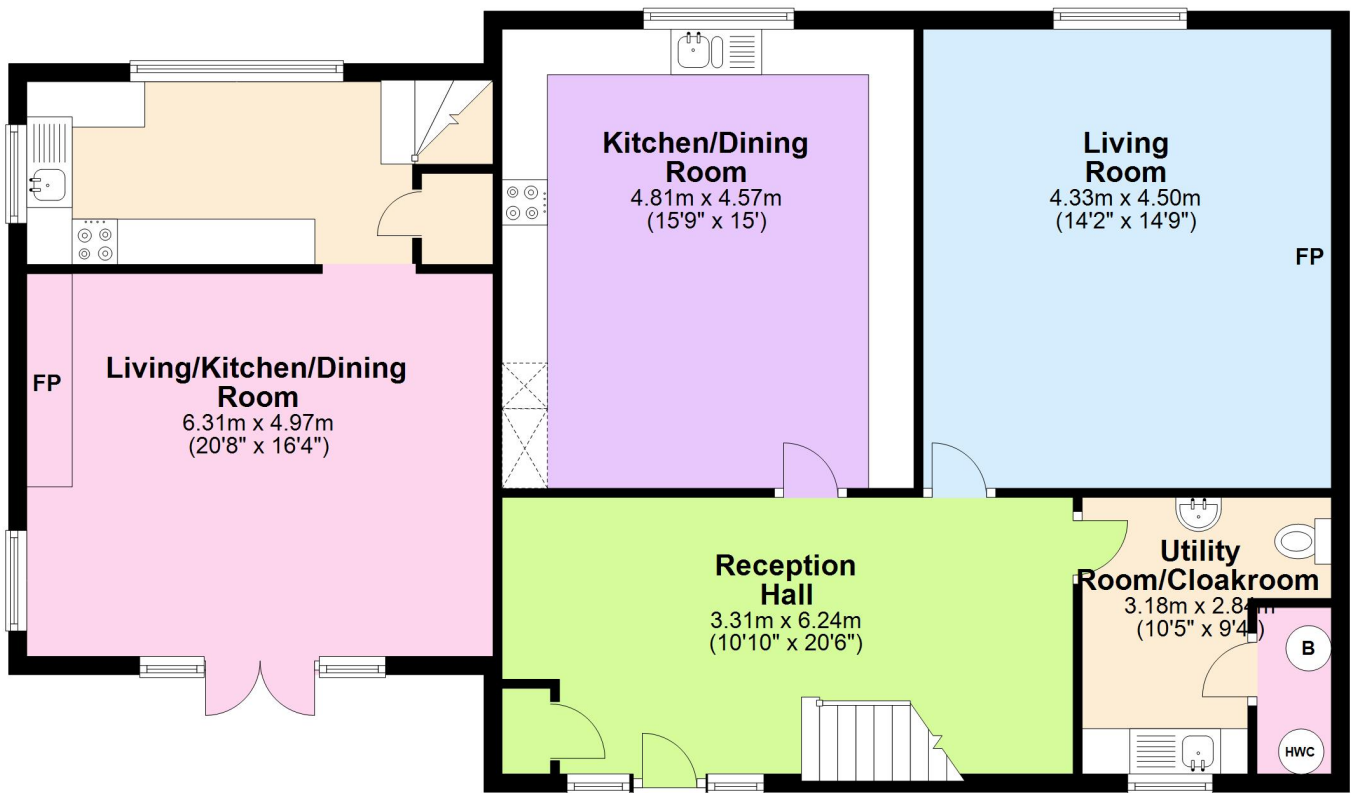
The property is of Freehold Tenure.

## MONEY LAUNDERING

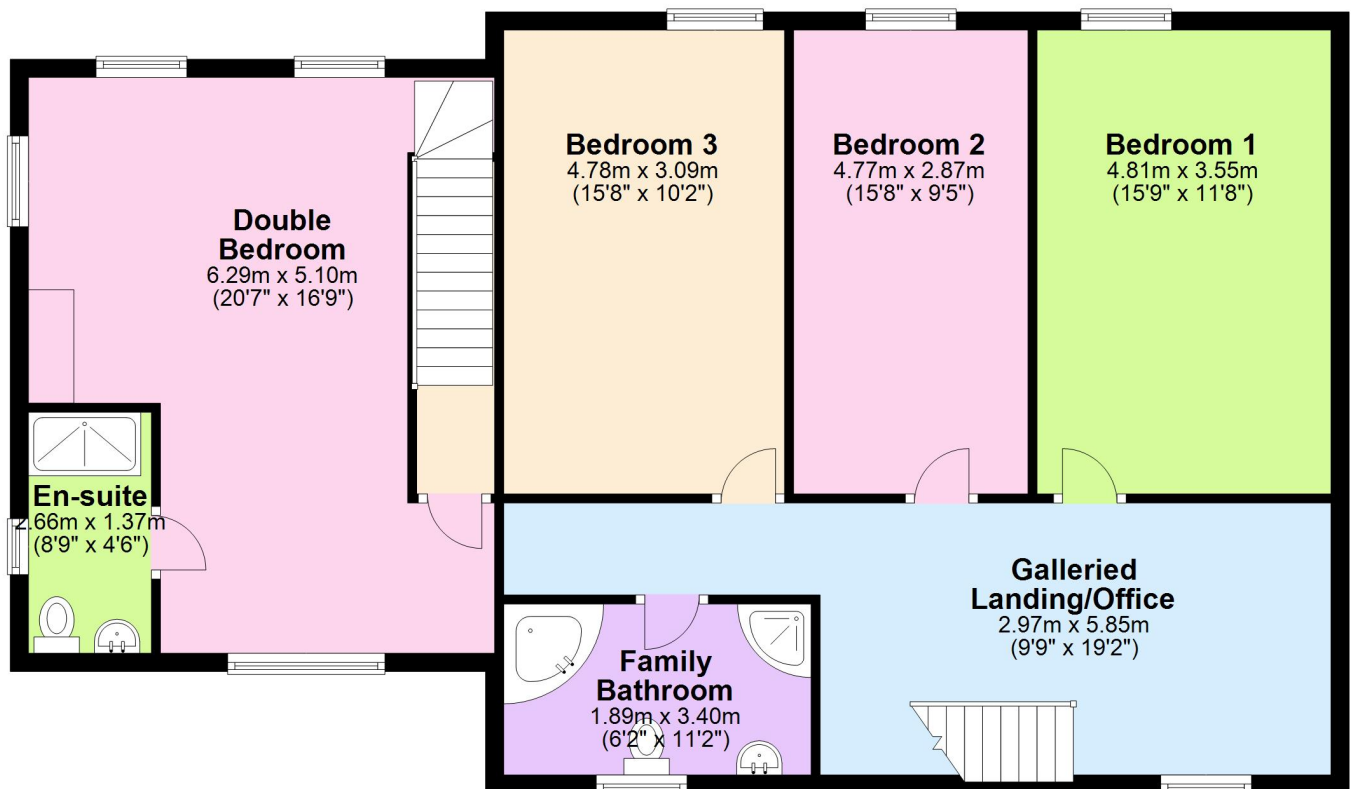
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.



## Ground Floor



## First Floor



Total area: approx. 207.6 sq. metres (2234.7 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**BRON Y AUR, PENRHIW PISTYLL LANE, NEW QUAY**



## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** C (75)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:** None.

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

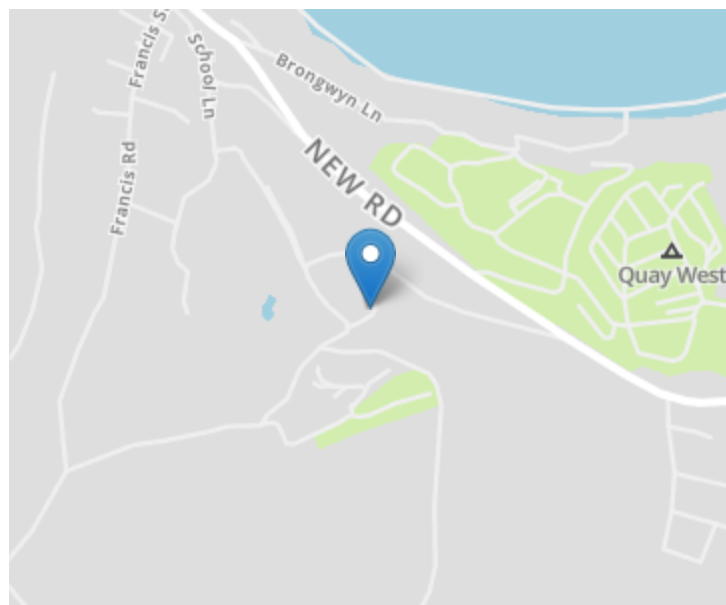
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

### Existing Planning Permission


Title: Codi 5 uned wyliau Erection of 5 holiday units, Submitted Date: 22/07/2006 00:00:00, Ref No: A060997, Decision: REFUSED,  
Decision Date: N/A



## Directions

From Aberaeron proceed south west on the A487 coast road as far as the village of Llanarth. At Llanarth, alongside The Llanina Arms Hotel turn right onto the B4342 New Quay road. Follow this road until you will see Quay West Holiday Resort on the right hand side, just beyond you will see the entrance to Cwmhalen residential estate on the left hand side. Proceed for a further 300 yards and turn fork left onto a small lane and follow this lane up hill until you get to the brow of the hill. Follow the road around to the left and when you reach a right hand turning you will see in front a name plate for Penrhiwpistyll cottages. Turn left into the complex and you will see directly ahead a walled gated entrance and this will provide the private access to this property.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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