

Cardigan Bay coastal gem! A wonderful mixed use opportunity providing luxurious 5 bedroom dwelling with successful café business and beach frontage. Llangrannog, West Wales.



Bryngobaith & Caffi Patio, Llangrannog, Llandysul, Ceredigion. SA44 6SL.

£1,600,000

C/2345/RD

** One of the finest mixed use opportunities available on the marketplace along Cardigan Bay ** Successfully run family café business with beach frontage and ownership ** Luxurious 5 bedroom dwelling (with potential for annexe) ** Outstanding and Unrivalled views over Llangrannog beachfront and the Cardigan Bay coastline ** One of the finest coastal properties to come onto the market ** Available for the first time in a generation ** Both properties finished to the highest order with no expense spared ** High quality fixtures and fittings throughout ** Immaculately presented ** For sale due to retirement ** Nearby parking facilities ** Own part of the beach! ** Available as a going concern ** Majestic coastal views from the living and bedroom spaces ** Private high terrace rear garden ** Useful range of outbuildings suitable for conversion (stc) ** Private parking **

****A UNIQUE AND EXCEPTIONAL OPPORTUNITY TO PURCHASE ONE OF THE FINEST RESIDENCES AND BUSINESS OPPORTUNITIES ALONG THE CARDIGAN BAY COASTLINE AND INDEED WITHIN WALES ****

The property is situated within the picturesque coastal cove of Llangrannog being one of the main tourism destinations along the Cardigan Bay coastline. The famous Georgian harbour town of Aberaeron and the market town of Cardigan are equidistant 20 minutes drive from the property.



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BRYNGOBAITH HOUSE

A recently renovated and finished to the highest possible standard to provide luxurious 5 bedroom accommodation which could easily be split as a large 3 bedroom house and a 2 bedroom annexe, fully orientated to maximise the outlook providing majestic views over Llangrannog beach and the Cardigan Bay coastline.

The main house respects the original character features with complimentary modern touches which further enhance the appeal of the property.

The current owners have not held back on the quality fixtures and fittings throughout providing comfortable family living accommodation set in peaceful and private surroundings.

The property benefits from independent access with large tarmacadam forecourt to front allowing space for 4+ vehicles to park.

Adjoining the main house is a range of useful outbuildings that have the potential to be converted (to holiday or commercial use) or can be used for just general storage.

Above the main house is a private terraced garden area that is in need of refurbishment but offers a wonderful opportunity for further outstanding views along the Cardigan Bay coastline.



CAFFI PATIO

Caffi Patio is a successful family run business which has been operating within the family in excess of 60+ years.

This is an extremely successful business available as a going concern with the sale due to retirement.

Performance accounts are available to those with a bona fide interest who have first of all visited the property.

The contents of the business are available to those wishing to purchase as a going concern.

Caffi Patio has recently been refurbished and provides high quality fixtures and fittings throughout with exceptional trade cooking equipment and food preparation utilities.

Caffi Patio and Bryngobaith own a section of Llangrannog beach located at the front of the patio area of the café.

The accommodation provides as follows:



BRYNGOBAITH HOUSE

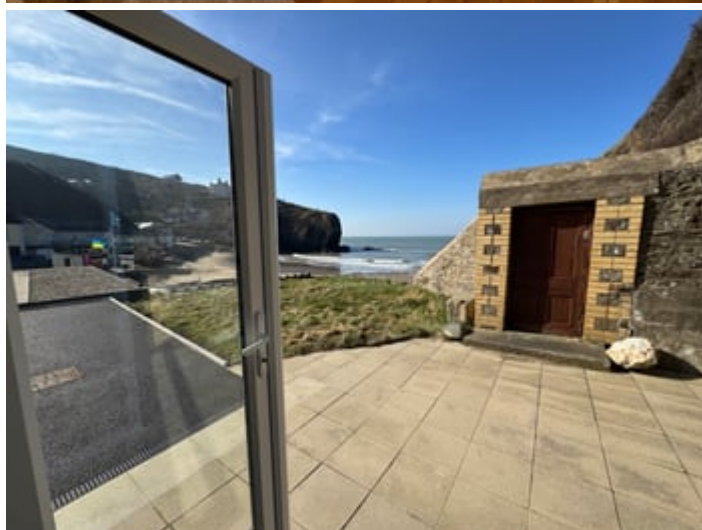
Reception Hallway

5' 9" x 17' 8" (1.75m x 5.38m) accessed via hardwood door with fanlight over and side glass panel, oak flooring, original pitch pine staircase to first floor, radiator, BT point.



Lounge

12' 5" x 18' 6" (3.78m x 5.64m) feature marble fireplace and surround with slate hearth, original cast iron fireplace with tiled surround, oak flooring, large window to front with views over Llangrannog with side patio door to patio area with private views over the beach and coastline, multiple sockets, radiator.



Dining Room

12' 8" x 17' 3" (3.86m x 5.26m) with large window to front, oak flooring, marble fireplace and surround, cast iron fire with tiled inserts, radiator, spotlights to ceiling, multiple sockets. Connecting door to:



Sitting Room

9' 4" x 14' 5" (2.84m x 4.39m) a comfortable family living space with feature log burner on slate hearth, bay window to front with views over the beach, oak flooring, multiple sockets, radiator, BT point, side window and access door to:



Side Hallway

With external glass panel door to side parking and front of house, tiled flooring, staircase to first floor area (potential annexe), radiator.



Kitchen

10' 4" x 16' 4" (3.15m x 4.98m) with high quality white base and wall units with quartz worktop and drainer, induction hobs with extractor over, 1½ stainless steel sink with mixer tap, side windows, Siemens double oven and grill, integrated microwave, breakfast bar with high level seating, tiled flooring, side door into dining area, open plan into:



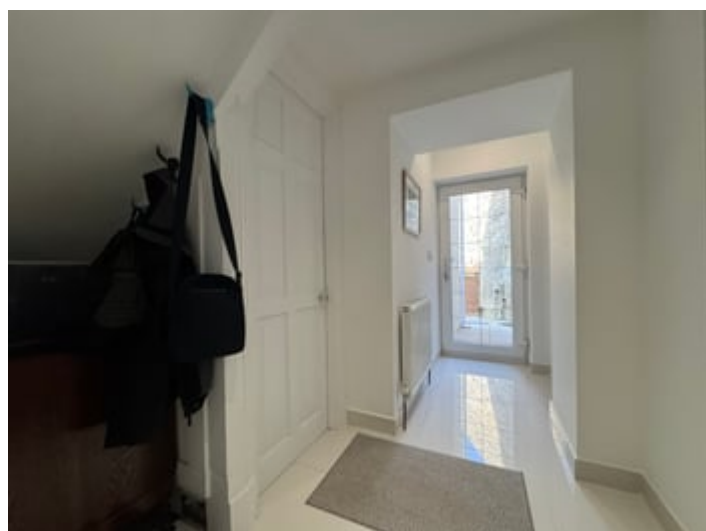
Snug

12' 5" x 10' 3" (3.78m x 3.12m) with feature oil fired Aga cooking range (hot water and cooking only), tiled flooring, rear window, 2 x Velux rooflights over, access to loft, spotlights to ceiling, glass door into:



Rear Inner Hallway

With glass door to side patio and rear garden area.



Boiler Room

With washing machine connecting, housing Worcester oil boiler, tiled flooring, rear window, multiple sockets.

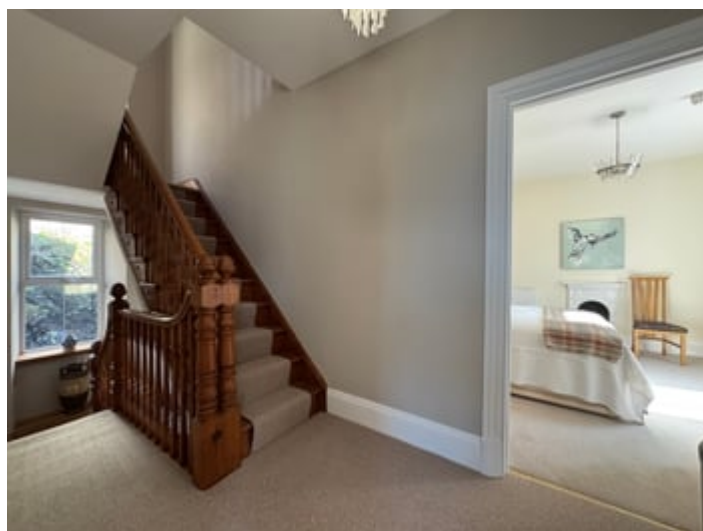
WC

WC, single wash hand basin on vanity unit, heated towel rail, side window, part tiled walls.

FIRST FLOOR

Main Landing

With window to half landing, radiator.



Bedroom 1

12' 3" x 18' 2" (3.73m x 5.54m) luxurious suite with dual aspect picture windows to beach and coastline, multiple sockets, radiator.



En-Suite

6' 9" x 9' 6" (2.06m x 2.90m) corner enclosed shower, WC, single wash hand basin, heated towel rail, half tiled walls, tiled flooring.



Front Bedroom 2

12' 8" x 13' 10" (3.86m x 4.22m) double bedroom, window to front with views to beach and coast, multiple sockets, radiator.



En-Suite

3' 8" x 12' 5" (1.12m x 3.78m) enclosed corner shower with waterfall head, WC, single wash hand basin, half tiled walls, tiled flooring, heated towel rail.



SECOND FLOOR

Landing

With window to half landing, radiator, linen cupboard.



Front Bedroom 3

12' 3" x 6' 5" (3.73m x 1.96m) double bedroom, dual aspect windows with views to beach and along coastline, multiple sockets, radiator.





Bathroom

12' 5" x 10' 8" (3.78m x 3.25m) feature central roll top bath, corner enclosed shower with side glass panel, radiator, Velux rooflight over, wood effect flooring, WC, under-eaves storage, heated towel rail.

Second Landing Area

Accessed from the side hallway on the ground floor with potential to provide segregated annexe space (if you include part of the kitchen and sitting room on the ground floor), radiator, oak flooring.

Front Bedroom 4

15' 6" x 14' 1" (4.72m x 4.29m) (into bay window) with panoramic views over the beach and coastline, oak flooring, radiator, multiple sockets.



Rear Bedroom 5

11' 6" x 5' 6" (3.51m x 1.68m) double bedroom, dual aspect windows to side and rear, oak flooring, radiator, multiple sockets.

Bathroom

7' 1" x 6' 3" (2.16m x 1.91m) panel bath with shower over, single wash hand basin, WC, heated towel rail, tiled flooring and walls, spotlights to ceiling.



EXTERNAL

To Front

The property is approached from a quiet lane leading to a large tarmacadam driveway with space for 4 vehicles to park providing access to:



Former Wash House

9' 3" x 18' 4" (2.82m x 5.59m) with potential to convert to additional accommodation/airbnb, sliding timber doors to front, stone fireplace, slate flagstone flooring, exposed beams to ceiling, plumbing for washing machine.



First Floor

9' 3" x 5' 4" (2.82m x 1.63m) accessed via original staircase, currently storage space, window to front.

Boathouse

12' 7" x 21' 3" (3.84m x 6.48m) also with potential for conversion with double timber doors to front, concrete base, 12'9" height.

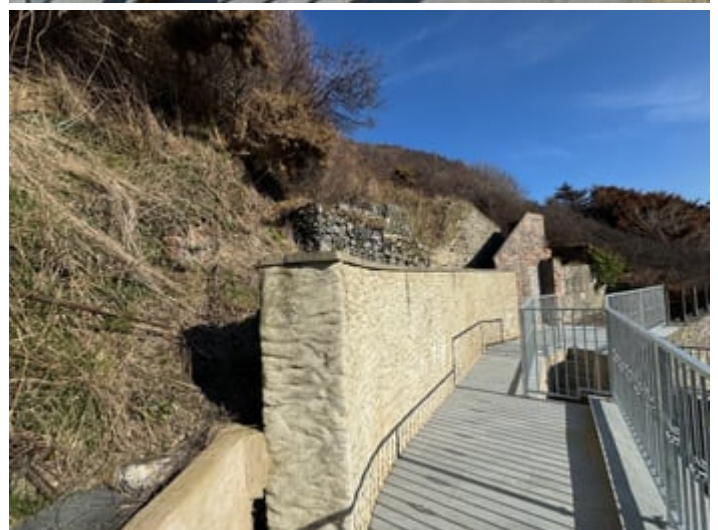


Dark Room

5' 5" x 12' 5" (1.65m x 3.78m) original dark room for photography with barrelled ceiling.

Rear Garden Area

Accessed via steel staircase leading through to upper levels of the garden area providing a wonderful private seating space in need of improvement providing access to the:



Loft Room

30' 0" x 16' 0" (9.14m x 4.88m) Located above bedrooms 4 and 5 with extended steel rear balcony providing access into a converted loft space with Velux windows to front overlooking the adjoining beach enjoying wonderful sea views, with part building regulations approval.



CAFFI PATIO

Front Patio

Front dining and eating space with potential for 30 covers overlooking the beach immediately in front



Front Servery

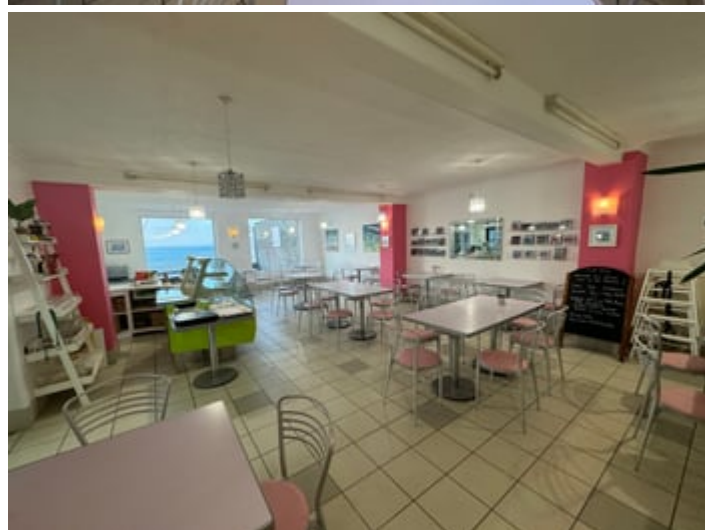
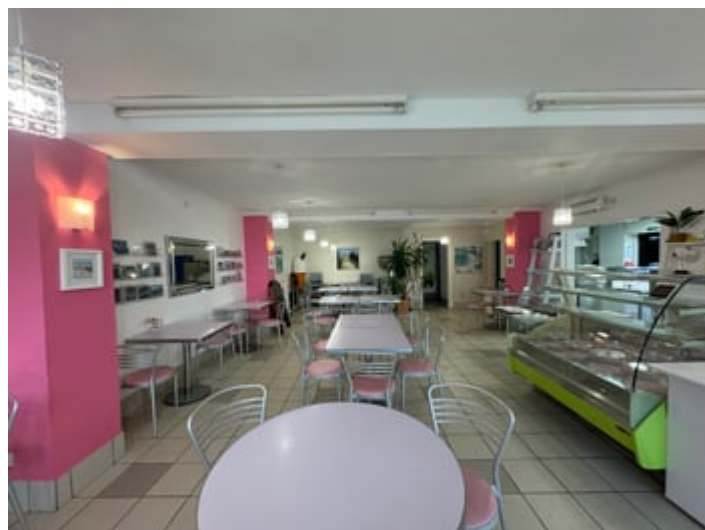
With display fridge, touch screen kitchen display and iPad ordering systems, cake display fridge, 16 Possiti ice cream display fridge, his and hers toilets.

Itinerary includes Carpigiani soft ice cream machine, double fridge freezer, Samsung microwave, double stainless steel sink and drainer, Carpigiani mini cream whip machine, milkshake machine, Instanta wall boiler, Renscilo coffee machine, multiple preparation counters and storage areas, hot chocolate fountain machine, ice cream maker, Williams prep fridge.



Main Cafe Area

27' 9" x 13' 3" (8.46m x 4.04m) providing 60+ covers internally, 30+ covers of patio and beach, external patio seating areas and also beach front location with recently installed modern aluminium windows and doors to front and side areas, tiled flooring, multiple sockets.



Kitchen/Prep Room

16' 6" x 33' 1" (5.03m x 10.08m) accessed from the front cafe but also accessed from side steps leading through to Bryngobaith house with quarry tiled flooring, side windows and door.

Itinerary includes 2 x Miele dishwashers, double stainless steel sink and drainer with mixer taps, range of steel shelving and storage areas, 2 x Samsung microwaves, Carpigiani ice cream batch fridge, Carpigiani 120 litre producer, 2 x Tekna ice cream freezers, 1 x Williams fridge, 3 x deep fryers, 1 x refrigerator, 2 x Bosch fridge/freezer, 2 x food mixers, Dualit toaster, Blue Seal fan oven, quantity of crockery and cutlery, side boiler room.





MONEY LAUNDERING REGULATIONS

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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Services

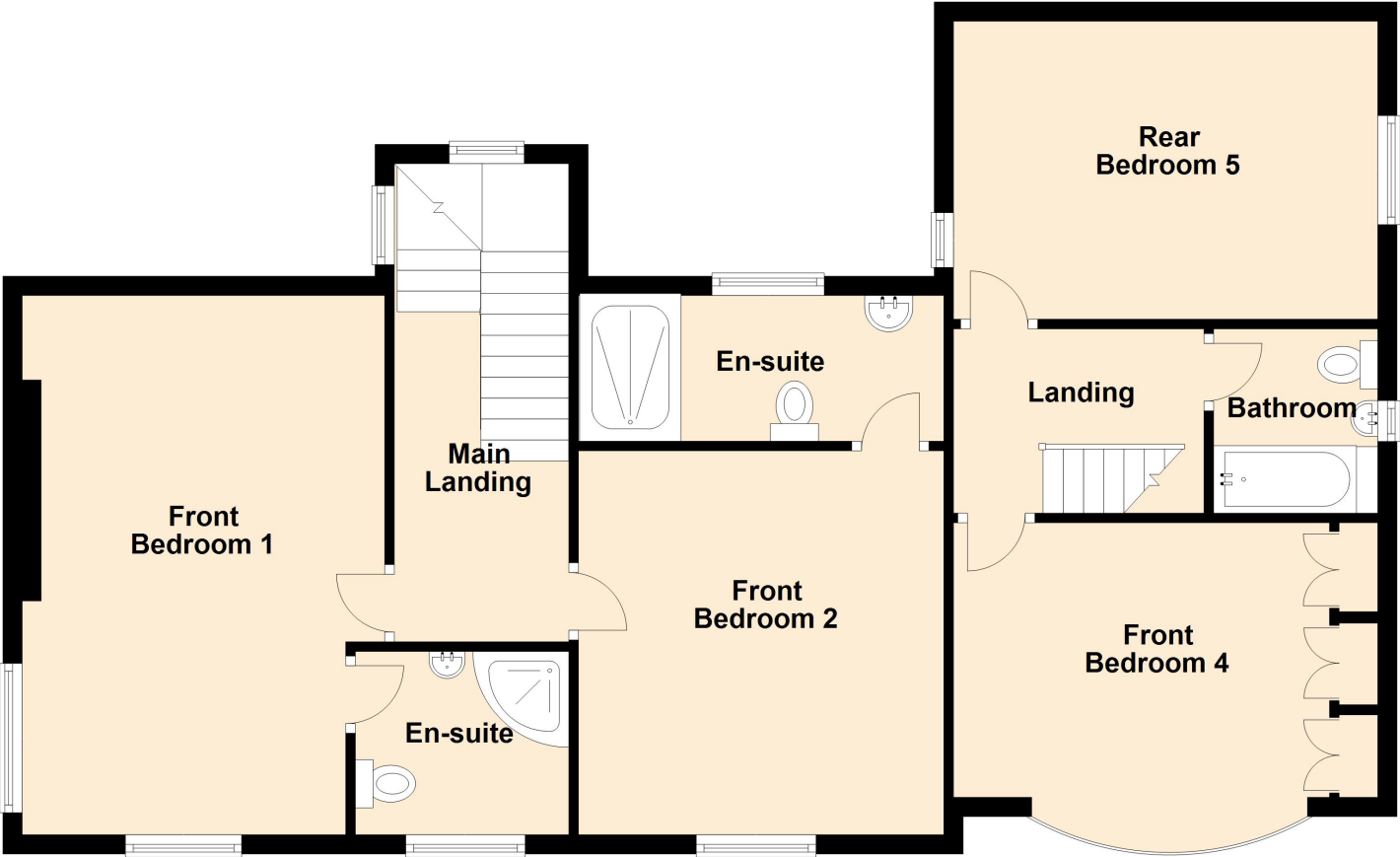
Bryngobaith house benefits from mains water, electricity and drainage. Oil central heating. Council Tax Band G.

Caffi Patio benefits from mains water, electricity and drainage. Electric heating. Rateable value £9,500.

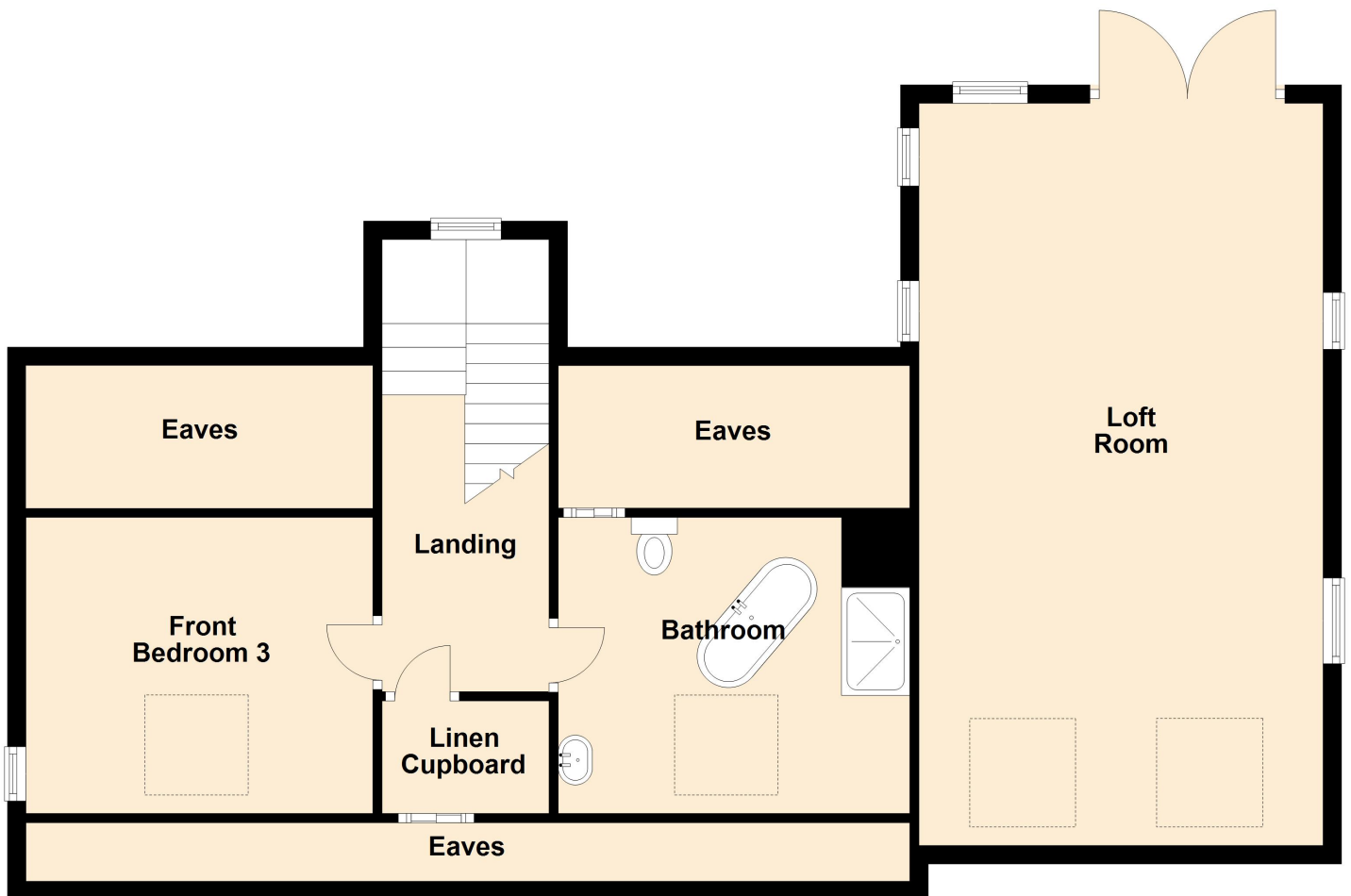
Ground Floor



First Floor

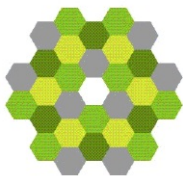


Second Floor

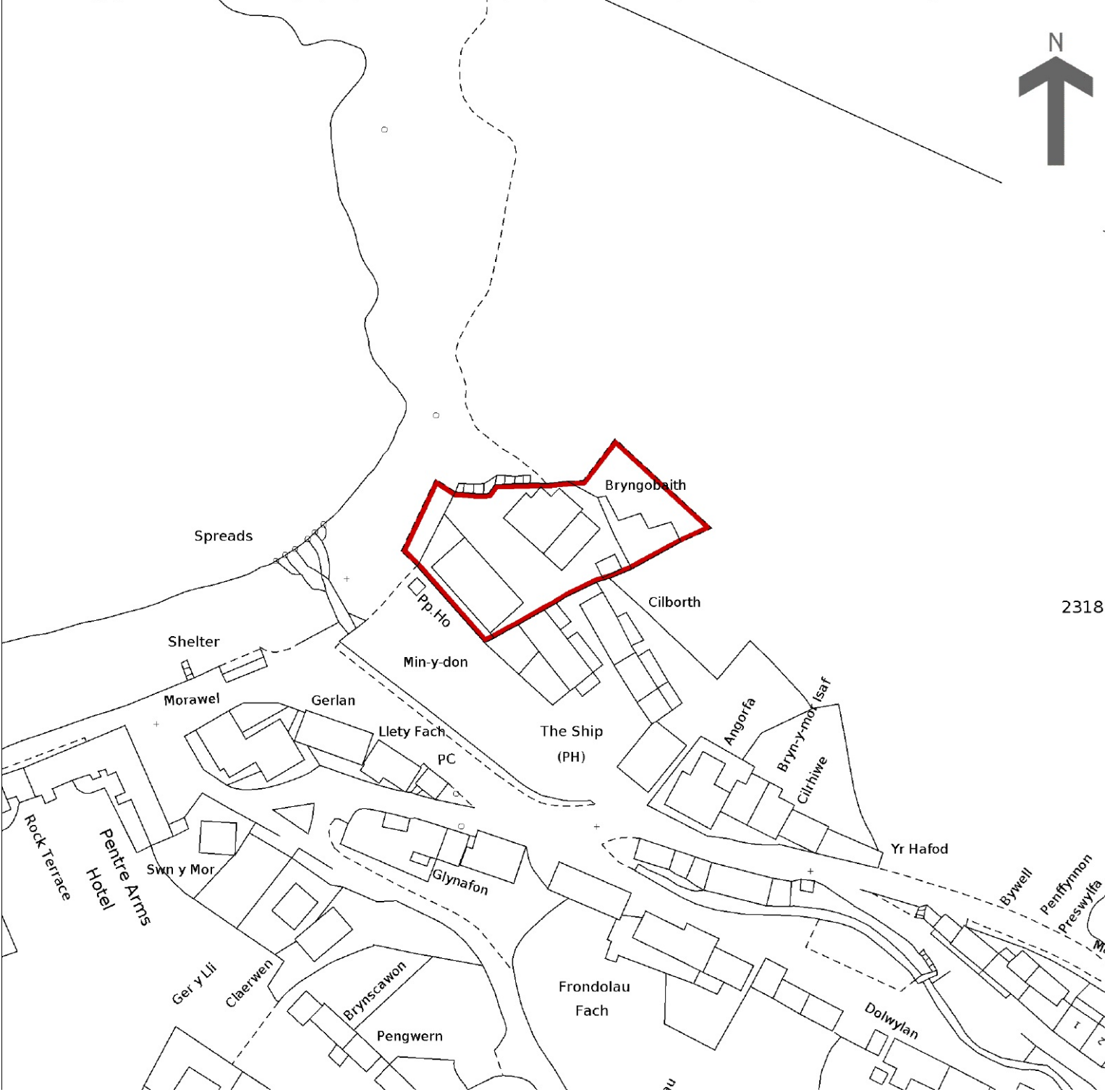


HM Land Registry
Official copy of
title plan

Title number **CYM330996**
Ordnance Survey map reference **SN3154SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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MATERIAL INFORMATION

Council Tax: Band G

Council Tax: Rate 2256

Parking Types: Driveway. 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

Has the property been flooded in last 5 years? No

Flooding Sources:

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



Directions

The property is situated at the front of Llangrannog Beach.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

54 This is how energy efficient the building is

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

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