

*Improvable 9.1 acre coastal smallholding with useful range of modern and traditional outbuildings.
Providing 3 bedroom dwelling. Plwmp. Near New Quay/Llangrannog. Cardigan Bay West Wales.*



Blaenbedw Fawr, Plwmp, Llandysul, Ceredigion. SA44 6HT.

£500,000

A/5501/RD

**** Improvable coastal smallholding ** 3 bedroom dwelling ** Traditional homestead with useful traditional and modern outbuildings ** 9.1 acres of productive grassland ** Ideal for those seeking a refurbishment project ** Original and traditional character features throughout ** Outbuildings with potential for conversion (stc.) ** Ideal for those seeking a change of lifestyle ** Equidistant drive to New Quay, Llangrannog and Cwmydu ** Enjoying a wonderful southerly aspect ** Good roadside frontage ** An impressive offering to the market that must be viewed to be fully appreciated ****

The property is located on the fringes of the coastal settlement of Plwmp off the A487 coast road. The property is located on a minor road that links the village of Plwmp to Ffostrasol and connecting roads along the coastline towards Carmarthen. The village of Plwmp offers village shop and post office with residents also relying mainly on nearby Brynhofnant or Synod Inn for their day to day needs including primary school, public transport connections, public houses and general day to day needs. The market town of Cardigan is some 20 minutes drive to the south offering a wider level of local amenities and services including secondary school and 6th form college, retail parks, supermarkets, traditional high street offerings, local cafes, bars, restaurants, cinema and theatre, community hospital and employment opportunities. The popular sandy coves of Cwmydu, Llangrannog and Treasaith are all within 10-15 minutes drive of the property and the Georgian harbour of Aberaeron being some 20 minutes drive to the north.



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FARMHOUSE

Entrance Porch

via hardwood door, tiled flooring, side windows.



Entrance Hallway

Red and black quarry tiled flooring, open stairs to first floor.



Reception Room

14' 1" x 12' 2" (4.29m x 3.71m) with window to front, period tiled fireplace and surround, multiple sockets.



Sitting Room

13' 0" x 14' 2" (3.96m x 4.32m) with inglenook fireplace, window to front, red and black quarry tiled flooring.



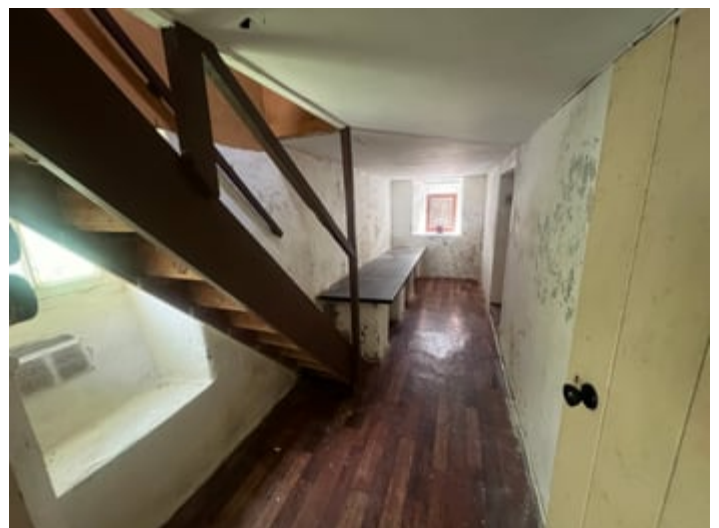
Scullery

5' 6" x 17' 0" (1.68m x 5.18m) with feature redundant Rayburn, red and black quarry tiled flooring, window to rear.



Larder

19' 0" x 6' 0" (5.79m x 1.83m) with slate salting slab, side window.





Kitchen

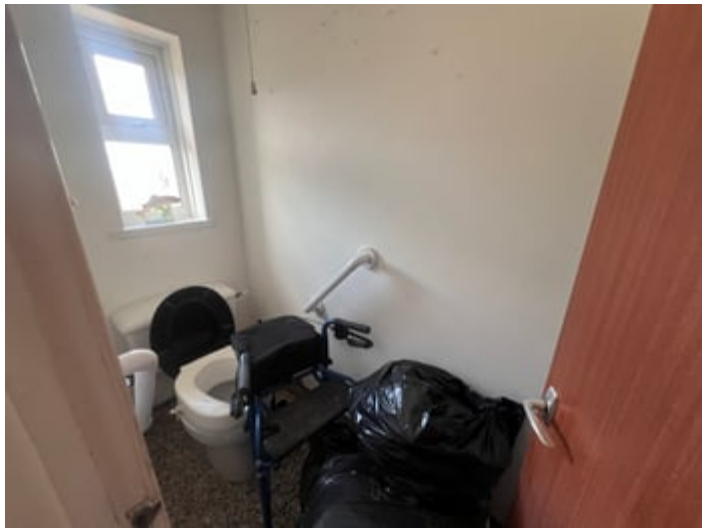
11' 8" x 14' 9" (3.56m x 4.50m) with a range of Elizabeth Rose base units, Royal Rayburn with back boiler, dual aspect windows to rear and side, tiled flooring, access to:



Utility Room

With external door and side WC.





FIRST FLOOR

Split Level Landing

With rooflight over.



Front Bedroom 1

12' 4" x 14' 6" (3.76m x 4.42m) double bedroom, window to front.



Front Bedroom 2

7' 0" x 12' 7" (2.13m x 3.84m) double bedroom, window to front.



Front Bedroom 3

12' 9" x 14' 6" (3.89m x 4.42m) double bedroom, window to front, electric socket.



Rear Inner Landing

with rear staircase down to the larder area and under-eave storage space.



Box Room

Currently used for storage.



Bathroom

Cast iron bath, single wash hand basin, side window.



EXTERNAL

The property is approached via the adjoining county road leading into a central forecourt area with access to all buildings which have recently been used for agricultural purposes. The main front forecourt of the house is slightly elevated overlooking the farmyard below.

Stable Building

16' 0" x 29' 0" (4.88m x 8.84m) traditional stone construction and limewashed to front with asbestos roof over, being a stable block with timber cubicles, cobbled floor, window to front with loft over which also benefits from external staircase.



Garage and Zinc Lean-To Storage Area

Steel Frame Outbuilding

45' 0" x 60' 0" (13.72m x 18.29m) currently used for animal housing and feed store with access onto front concrete handling area and providing access to adjoining fields.







Brick and Stone Range

'L' shaped buildings under a cement fibre roof split into:



10 Tie Cow Shed

16' 3" x 27' 0" (4.95m x 8.23m) used for cubicle housing, water and electric connection and connecting door into:



20 Tie Cow Shed

16' 0" x 75' 0" (4.88m x 22.86m) with doors and windows to front and rear.





THE LAND

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Approximately 9.1 acres located to the west of the main homestead with access from the adjoining road and stream boundary being ideal for grazing and cropping purposes.



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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

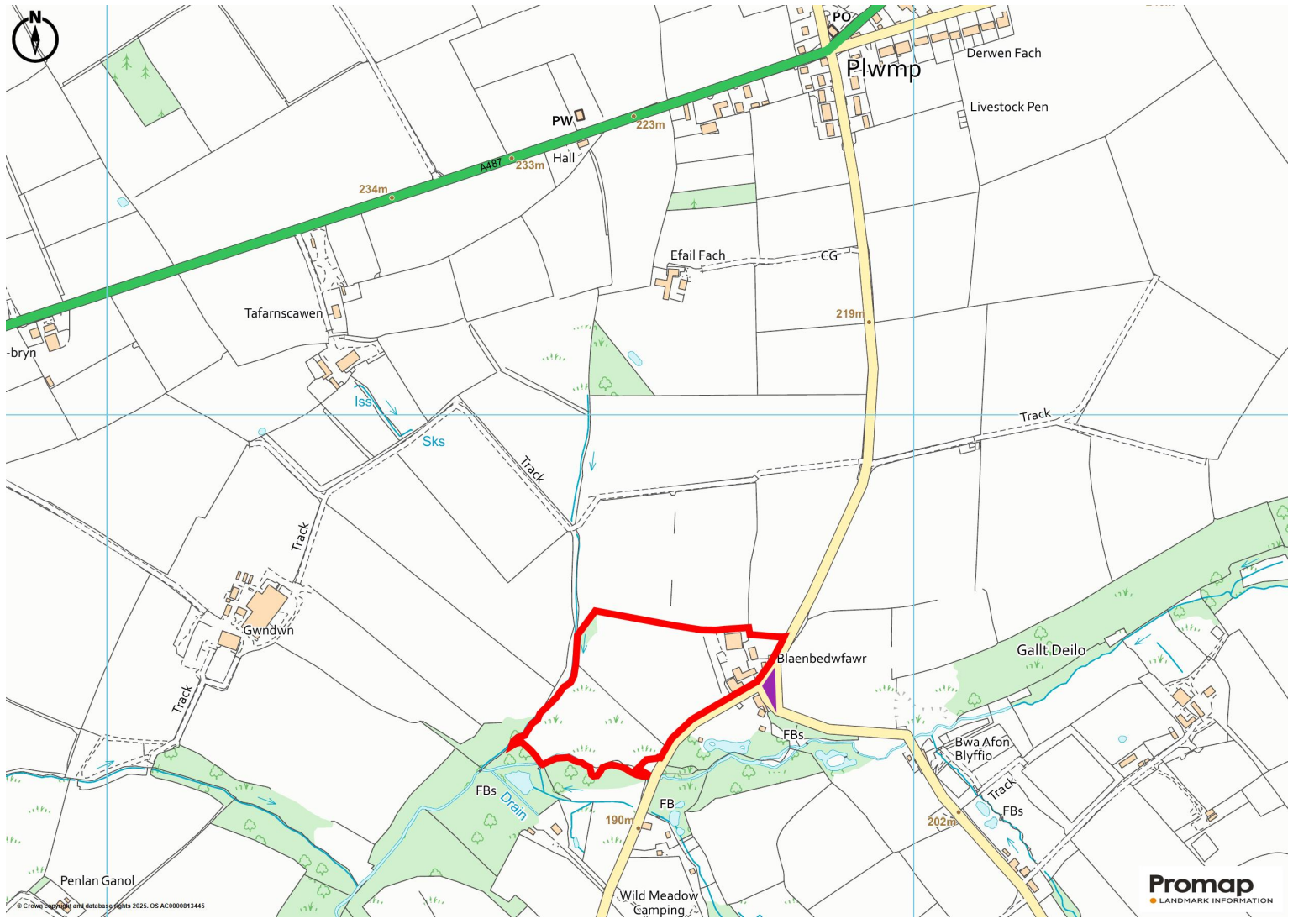
Services

The property benefits from mains water and electricity. Private drainage. Oil central heating.

Tenure - Freehold.

Council Tax Band - E.





MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate 1654

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

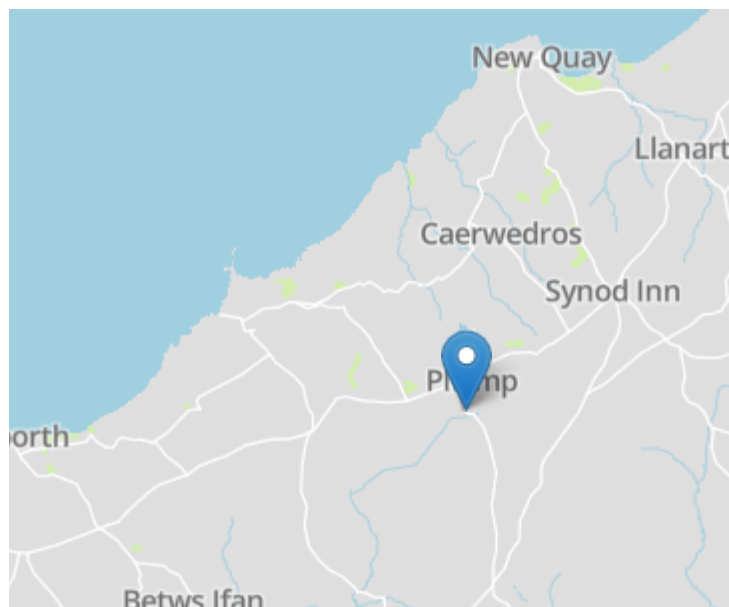
Any risk of coastal erosion? No

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

Travelling south from Synod Inn on the A487 coast road proceed for approximately 3 miles until you enter the village of Plwmp. On entering the village, take the 2nd left hand exit on the sharp bend junction opposite the petrol station signposted Ffostrasol. Continue along this minor road for approximately ½ mile and the property is located on the right hand side as identified by the Agents for sale board.

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

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