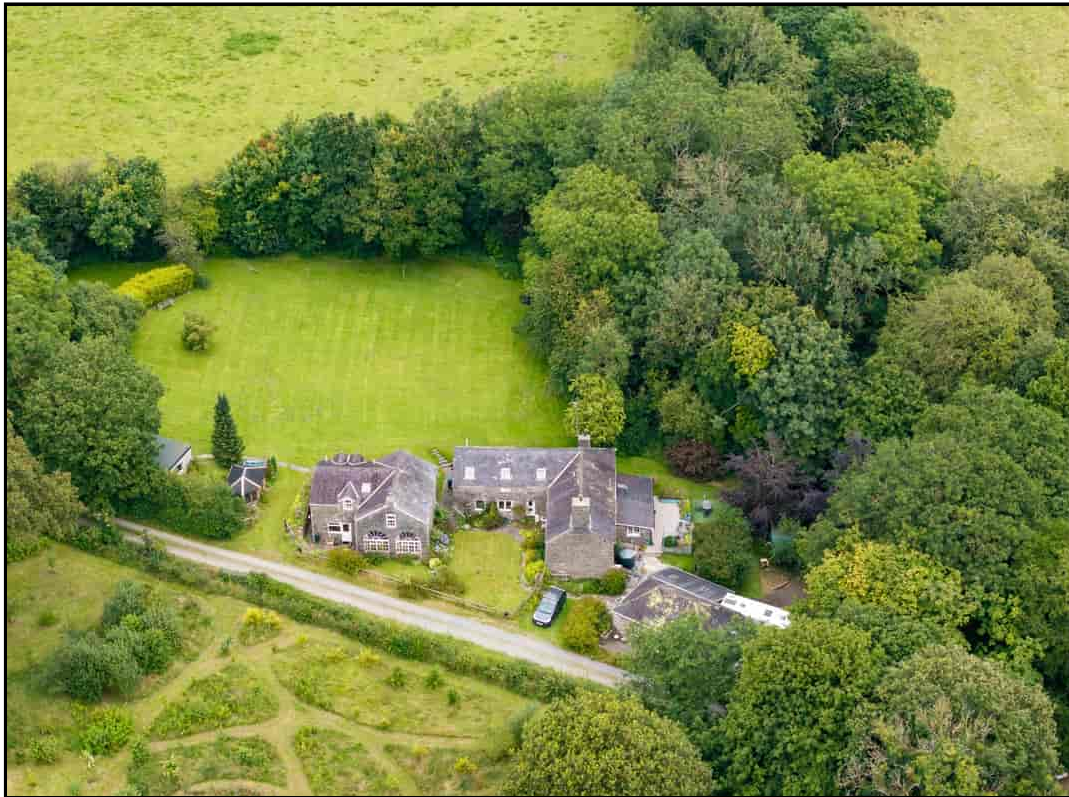


*Exciting Lifestyle Opportunity ! A complex of 4 character cottages set in magnificent grounds.  
Oakford Near Aberaeron - West Wales.*



**Oakford Country Cottages, Oakford, Llanarth, Ceredigion. SA47 0RL.**

**£725,000**

**Ref R/4240/ID**

**\*\*Unique Opportunity to acquire a complex comprising of 4 character stone cottages\*\* Set in superb landscaped gardens and grounds\*\*Located in the sought after village of Oakford on the outskirts of Aberaeron\*\*Lovely rural surroundings\*\*In total 11 bedrooms\*\*Perfect multi generational family living or business venture\*\*Oozing charm and character throughout\*\*Only a 10 minute drive from the renowned Heritage Cardigan Bay coastline\*\*Individual oil fired heating systems\*\*Garage/Workshop\*\*Ample private parking\*\*A REAL COUNTRY GEM DESERVING OF AN EARLY VIEWING\*\***

The cottages comprise of Cobnut Cottage, Pear Tree Cottage, The Coach House (Grade II Listed) and Barn Own Cottage.

Located in a quiet rural location between the village communities of Oakford and Llanarth, between them offering a good range of local amenities and only 4 miles from the Georgian Harbour town of Aberaeron on Cardigan Bay which offers a comprehensive range of shopping and schooling facilities. Also within an easy travelling distance to the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



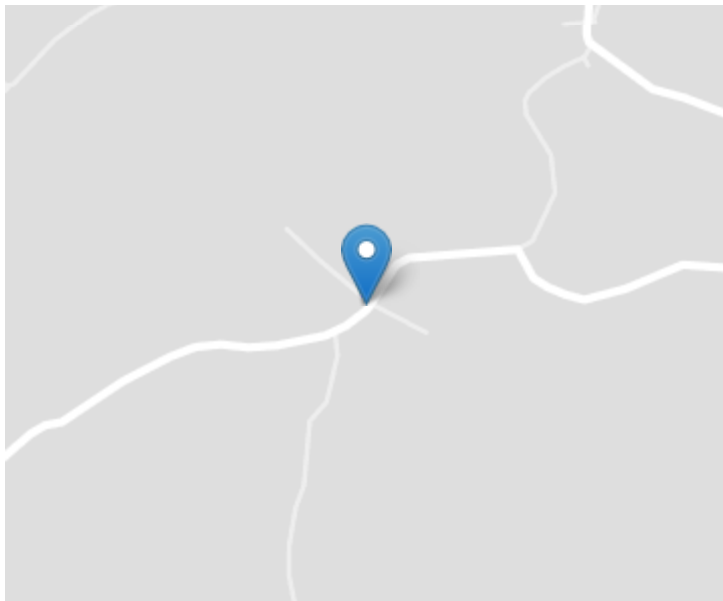
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## GENERAL

Morgan & Davies are proud to offer this unique complex of 4 character cottages to the open market.

We believe the cottages were formerly part of Neuadd Mansion and date back to the 1800's.

They have been expertly converted and now offer 4 separate cottages full of charm and character and set within garden and grounds.

The Cottages offer prospective purchasers an opportunity to acquire a perfect multi generational complex or an ideal business opportunity/home with an income.

AN EARLY VIEWING IS ADVISED !

## COBNUT COTTAGE

### GROUND FLOOR

#### Open Plan Kitchen/Dining/Living Area

16' 6" x 10' 8" (5.03m x 3.25m) (max) accessed via upvc glazed door. Provides a spacious kitchen area with dual aspect double glazed windows to front, upvc glazed patio door to front, central heating radiator, exposed ceiling beams, a lovely modern kitchenette with part tiled walls, electric oven, 4 ring electric hob, stainless steel drainer sink.



#### Bedroom

10' 0" x 16' 6" (3.05m x 5.03m) with double glazed window to front and rear, central heating radiator. Door into -



### En Suite

5' 10" x 16' 6" (1.78m x 5.03m) having a 4 piece white suite comprising of panelled bath with hot and cold taps, walk in shower unit with mains shower above, low level flush w.c. pedestal wash hand basin, central heating radiator, dual aspect windows to rear and side.



### LOWER GROUND FLOOR

Door into -

### Utility Room /W.C.

5' 10" x 4' 3" (1.78m x 1.30m) tiled walls, window, fitted

cupboards. low level flush w.c. plumbing for automatic washing machine.



### Bathroom

6' 7" x 6' 9" (2.01m x 2.06m) having a 3 piece suite comprising of a walk in shower unit with Triton electric shower above, low level flush w.c. pedestal wash hand basin, central heating radiator, velux sky light window, shaver point and light, airing cupboard. Access to -

### Boiler Room

8' 0" x 3' 9" (2.44m x 1.14m)

### Bedroom 2

8' 3" x 10' 10" (2.51m x 3.30m) with double glazed window to side, central heating radiator, velux window.



## BARN OWL COTTAGE

### GROUND FLOOR

#### Entrance Hall

09' 2" x 3' 0" (2.79m x 0.91m) via half glazed external door, tiled flooring, door into -

#### Kitchen

9' 2" x 15' 0" (2.79m x 4.57m) with range of fitted base and wall cupboard units with formica working surfaces above, inset stainless steel drainer sink, electric oven and grill, 4 ring electric hob above, extractor hood, dual aspect double glazed windows to rear and side.



#### W.C.

9' 2" x 2' 5" (2.79m x 0.74m) with low level flush w.c. pedestal wash hand basin.

#### Dining Area

16' 6" x 18' 0" (5.03m x 5.49m) with dual aspect with 2 windows to front and 1 to side, stairs leading to first floor with understairs storage cupboard. Double doors leading through to -





### Sitting Room

16' 6" x 23' 3" (5.03m x 7.09m) with dual aspect windows to front with views over the surrounding gardens, original inglenook fireplace housing a multi fuel stove on a raised hearth, exposed ceiling beams, central heating radiator and cupboard housing the Firebird oil fired boiler.



### Office

7' 4" x 14' 4" (2.24m x 4.37m) with side port hole window and exterior door.



### PLEASE NOTE -

There is easy access into Pear Tree Cottage which currently has been partitioned by a stud wall.

## FIRST FLOOR

### Landing

Access to walk in dressing area. Access to airing cupboard with shelving. Doors into -

### Bedroom 1

16' 6" x 13' 1" (5.03m x 3.99m) with dual aspect windows to front and rear, 2 central heating radiators, exposed ceiling beams, tongue and groove panelled walls, door into -



### Bedroom 2

8' 1" x 13' 8" (2.46m x 4.17m) with 2 double glazed windows to front, original exposed stone walls, central heating radiator, night storage heater, built in cupboards, exposed ceiling beams. 2 double glazed windows to front with wonderful rural views.



### Bedroom 3

8' 2" x 10' 6" (2.49m x 3.20m) with double glazed window to side, built in cupboard, central heating radiator, exposed ceiling beams, access hatch to loft.



### En Suite

6' 4" x 6' 0" (1.93m x 1.83m) having a 4 piece suite comprising of panelled bath with hot and cold taps, walk in double shower unit with wall mounted shower, pedestal wash hand basin, low level flush w.c. central heating radiator, upvc double glazed window to side.



### Family Shower Room

5' 0" x 6' 1" (1.52m x 1.85m) having a 3 piece suite comprising of pedestal wash hand basin, walk in shower unit with Triton electric shower above, low level flush w.c. part tiled walls, upvc double glazed window to front, central heating radiator.

## PEAR TREE COTTAGE

### Open Plan Kitchen/Dining/Sitting Room

15' 3" x 16' 7" (4.65m x 5.05m) via upvc door, 2 double glazed windows to rear, stairs leading to first floor.

Lovely open plan seating area, Kitchen area comprising of a range of base and wall cupboard units with formica working surfaces above, stainless steel single drainer sink with mixer tap with tiled splash back, double electric oven, 4 ring electric hob with extractor hood, exposed beams to ceiling, under stairs storage cupboard.



### Cloak Room

8' 2" x 2' 5" (2.49m x 0.74m) with plumbing for automatic washing machine and storage space.

### Shower Room

8' 2" x 5' 4" (2.49m x 1.63m) comprising of a walk in shower with Triton electric shower above, pedestal wash hand basin, low level flush w.c. heated towel rail, part tiled walls, upvc double glazed window to side, extractor fan.

## FIRST FLOOR

## Spacious Landing



With sky light window and double glazed window to front.

## Bedroom 1

15' 7" x 8' 10" (4.75m x 2.69m) with double glazed window to rear and velux window above, built in cupboards and exposed beams to ceiling, central heating radiator.



## Sitting Room/Bedroom 2/Study

7' 6" x 11' 5" (2.29m x 3.48m) with dual aspect double glazed windows to side and rear, velux window, central heating radiator, built in storage cupboard. Door into -



## Bedroom 3

7' 6" x 9' 9" (2.29m x 2.97m) with double glazed window to

rear with lovely rural views, built in wardrobes, central heating radiator.



## Bathroom

5' 6" x 7' 9" (1.68m x 2.36m) with 3 piece suite comprising of a panelled bath, pedestal wash hand basin, low level flush w.c. 2 velux windows.



## THE COACH HOUSE



## General



The Coach House is a Grade II Listed building full of character and charm and has great residential appeal. Provides the following -

## GROUND FLOOR

### Kitchen/Breakfast Room

12' 9" x 12' 9" (3.89m x 3.89m) a spacious room with dual aspect windows to front and side enjoying lovely views over the garden. Exterior door, range of base and wall cupboard units with formica working surfaces above, built in Indesit electric cooker with 4 ring electric hob and extractor hood, stainless steel drainer sink with mixer tap, tiled flooring, plumbing for automatic dishwasher, exposed beams to ceiling. Door into -



### Utility Room

9' 4" x 7' 9" (2.84m x 2.36m) with range of fitted cupboard units, plumbing for automatic washing machine.



### W.C

3' 1" x 7' 9" (0.94m x 2.36m) with low level flush w.c. and pedestal wash hand basin.

### Dining Room

17' 1" x 11' 11" (5.21m x 3.63m) a character room with exposed beams, window overlooking the rear garden, radiator, understairs storage cupboard, Dog leg staircase leading to first floor, stable door to front garden and access into -



## Sitting Room

17' 1" x 11' 9" (5.21m x 3.58m) a charming room of character features which include the original coach house shaped windows giving lovely rural views to the front, attractive fireplace with exposed stone walls housing an electric stone on a raised hearth, window seating area, central heating radiator.



## FIRST FLOOR

### Landing

Accessed via dog leg staircase from ground floor.

### Bedroom 1



15' 2" x 10' 11" (4.62m x 3.33m) L shaped room with dual aspect windows to side and one to rear, built in cupboard unit..

### Bedroom 3 / Office

17' 1" x 6' 7" (5.21m x 2.01m) with dual aspect windows to front and side, central heating radiator, 2 built in cupboard units.



### Bathroom

7' 6" x 7' 5" (2.29m x 2.26m) with enclosed shower unit with wall mounted shower above, low level flush w.c. pedestal wash hand basin.

### Bedroom 2

12' 9" x 6' 7" (3.89m x 2.01m) with dual aspect windows with wonderful views over the rear garden, built in cupboards and exposed beams.



### Bathroom

3' 1" x 7' 8" (0.94m x 2.34m) with low level flush w.c. pedestal wash hand basin, enclosed shower.

## EXTERNALLY

### The Grounds

One of the main features of this property is its most attractive garden and grounds which offers a blend of traditional cottage style gardens and a large lawned area that is completely private offering a lovely rural aspect.

The property is approached via a farm type track (which the cottages benefit from a full right of way over) onto a tarmac driveway with ample parking for 5-6 cars and also a recently built Car Port.

There is also further parking outside the individual cottages.



**To the Front**

There is a range of Cottage Gardens which comprises of mature shrubs and flowers.





Council tax Bands -

(Ceredigion County Council).

Cobnut Cottage - Band D

Barn Owl Cottage - Band D.

Pear Tree Cottage - Band B.

The Coach House - Band D.

### **To the Rear**

A superb lawned area which is well maintained with a Garage/Workshop of timber construction with up and over door, electricity connected.



### **Woodland**

There is a woodland area which runs down to the stream.

### **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.

### **TENURE**

The property is of Freehold Tenure.

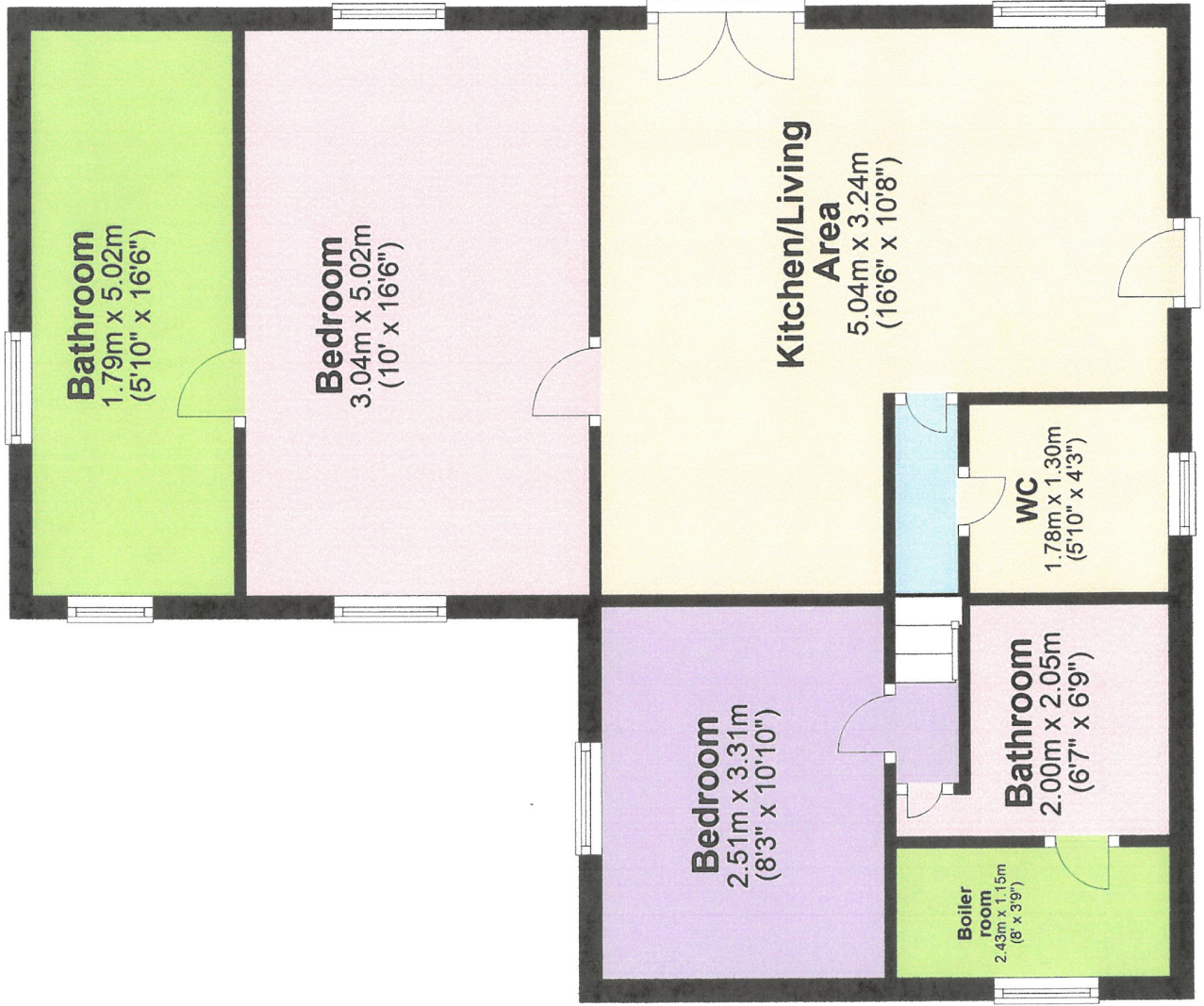
### **Services**

We are advised that the properties from mains water and electricity (sub metered). Private Drainage to septic tank (shared). Oil fired Central Heating.

# Ground Floor

Approx. 67.4 sq. metres (725.1 sq. feet)

COB NUT COTTAGE



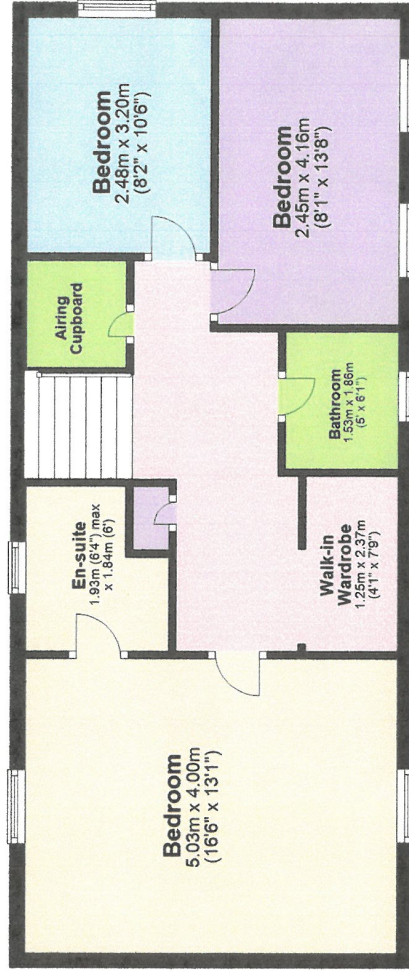
### Ground Floor

Approx. 92.5 sq. metres (995.2 sq. feet)



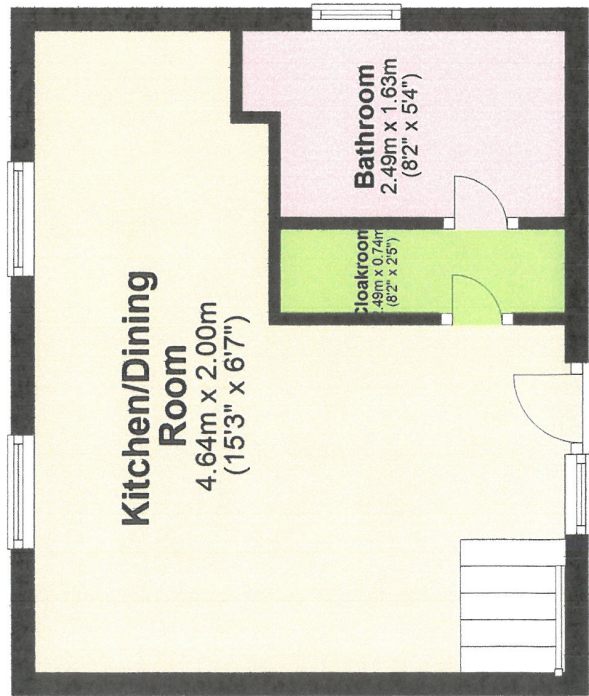
### First Floor

Approx. 63.1 sq. metres (679.0 sq. feet)



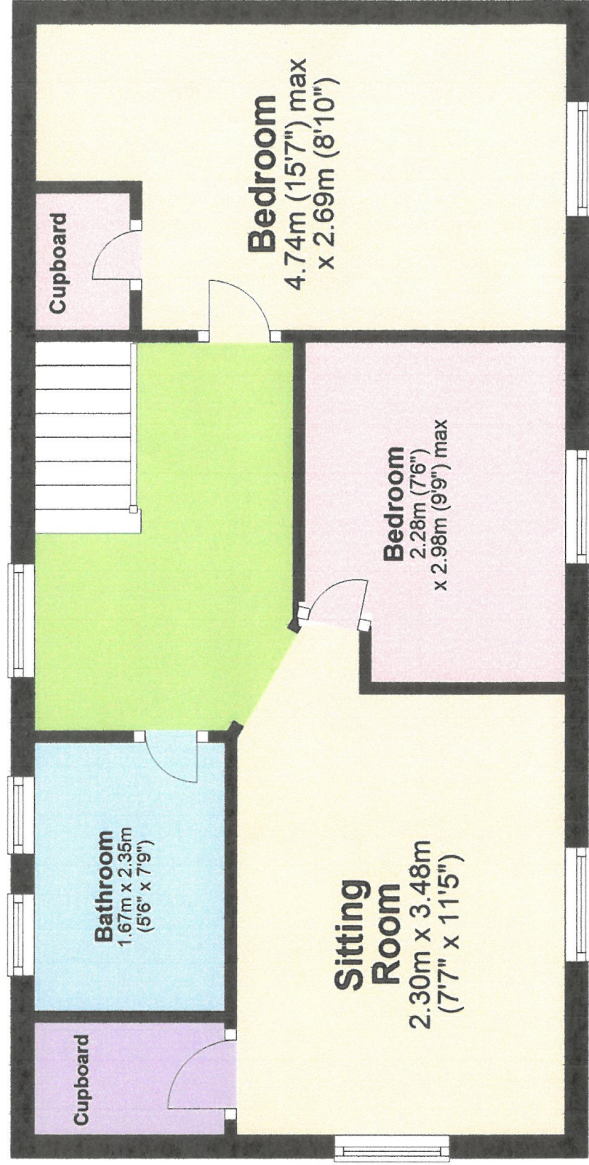
### Ground Floor

Approx. 26.1 sq. metres (280.7 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)





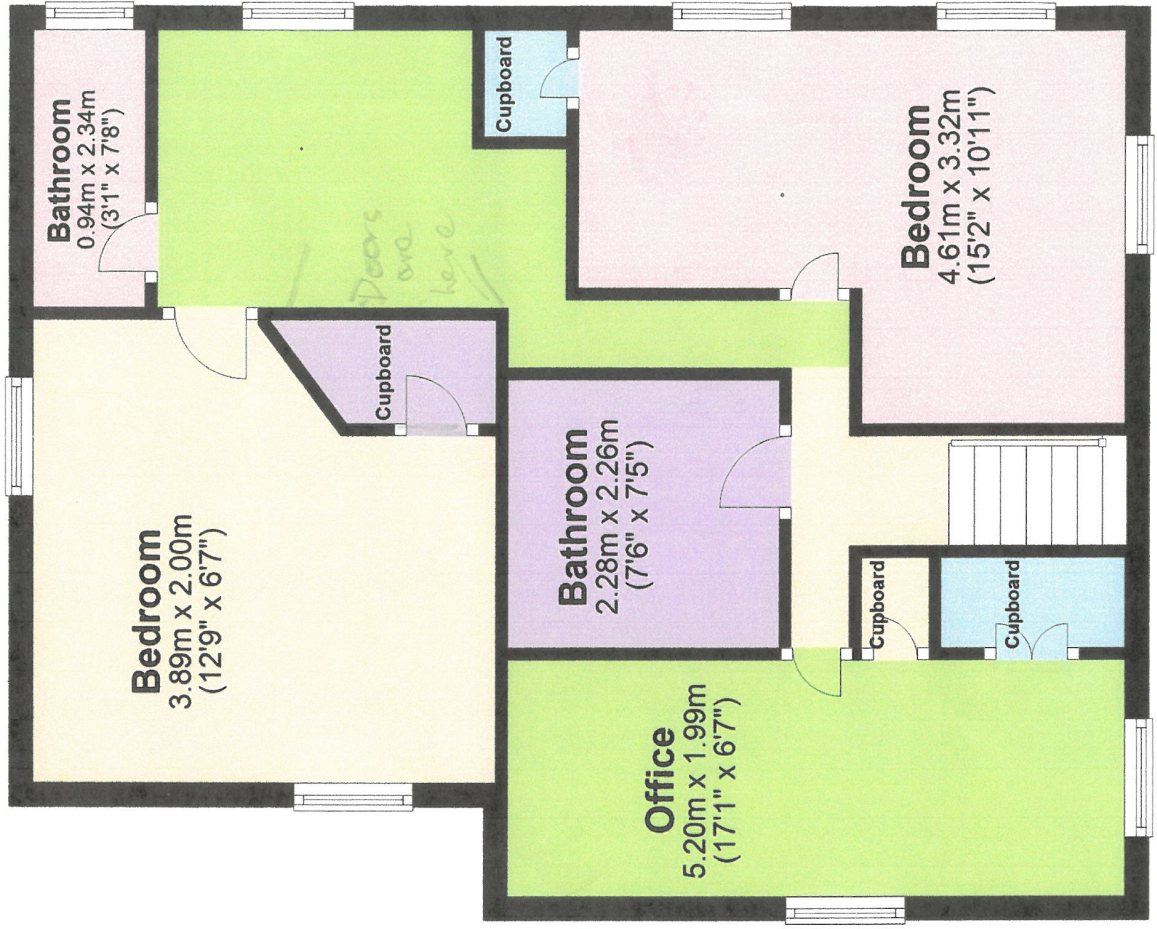
## Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



## First Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



## Directions

The property is best approached by taking the A487 south from Aberaeron. Continue to the village of Llwyncelyn, after passing the filling station on your right hand side, take the next left hand turning, sign posted Oakford. Continue into Oakford. At the square turn right, follow this road for approximately ¼ of a mile, around some s bends, follow the road for a further ¼ of a mile, carrying on out of the village and Oakford Country Cottages will be found on the right hand side as identified by the Agents for sale board.

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

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**SA46 0AS**

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