

*Sympathetically and fully refurbished traditional country Smallholding of some 4 Acres or thereabouts. Synod Inn. Near New Quay. Cardigan Bay Coastal Region - West Wales.*



**Ty'r Esgob, Synod Inn, New Quay, Ceredigion. SA44 6JH.**

**£595,000**

**Ref A/4966/RD**

**\*\*Fully refurbished coastal smallholding\*\*Traditional Welsh Farm Homestead\*\*Refurbished Farmhouse with period features retained to provide 4 Bed (En Suite) Accommodation\*\*New kitchen\*\*New bathroom\*\* New heating\*\*New flooring\*\*New wiring\*\*Extensive Range of Stone Outbuildings of diverse potential being ideal for holiday let conversion or income potential, home office or commercial spaces(stc)\*\*Modern steel frame outbuildings\*\*Level pastureland\*\*3 miles Coastal Resort of New Quay and Cwmtedu on Cardigan Bay\*\*Good connections to the A487 and trunk road to Carmarthen\*\***

An increasingly rare opportunity of acquiring an unspoilt country smallholding of high residential appeal and of immense potential.

Located off a quiet country lane, ¼ of a mile off the main A487 coast road and equi distant to the A486 Llandysul road. On the outskirts of the village community of Synod Inn. Some 3 miles from the popular coastal resort and seaside fishing village of New Quay and a close proximity of several popular and picturesque sandy beaches and coves along this favoured heritage coastline. 7 Miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy



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## GENERAL

An opportunity to acquire a character period farm homestead of significant potential and being a rare offering to the market place.

**REFURBISHMENT WORKS** - The roof of the main house has been re-slatted to recent times.

Internally, significant improvements have been made to the original dwelling which was very dated and crying out for redevelopment.

The works are now completed which has resulted in an impressive farm house retaining character features with the works including internal insulation of all external walls, replacement of most of the internal partitions again well insulated.

The property boasts new flooring, new ceilings, new electrical wiring, new plumbing, new central heating system, new kitchen, new bathrooms, all of which have resulted in an improved proposition which must be viewed to be appreciated.

Externally, the traditional outbuildings are ripe for conversion (stc) and offer the opportunity for tourism led development including holiday accommodation, home office or commercial use (stc).

There are also an array of covered yards and barns.

The land covers some 4 acres or thereabouts.

## The Accommodation

The farmhouse is in its final stages of refurbishment. The work done so far has included internal insulation of all external walls, replacement of most of the internal partitions, again well insulated. All the walls are re-skimmed, new floors, new ceilings, new electrical wiring, new plumbing, new central heating system.

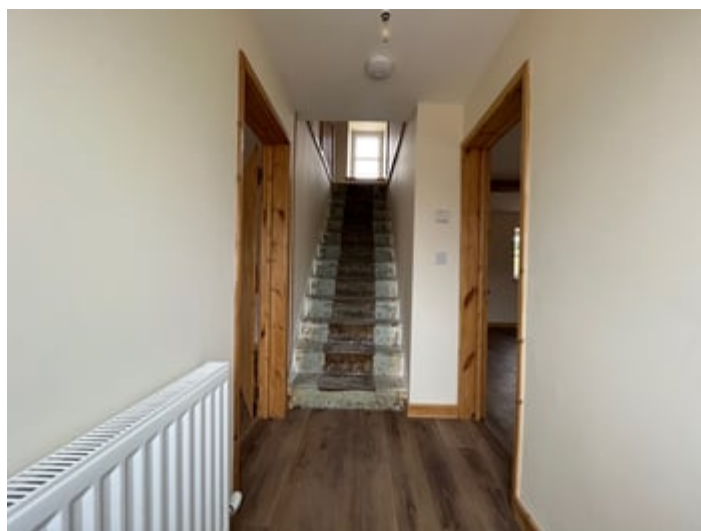
At this stage however the vendors propose holding back on fitting a new kitchen and bathroom to give purchasers the opportunity of selecting these fittings of their own choice (Price to be negotiated accordingly).

The current photographs are taken on the 2nd February 2023.

## GROUND FLOOR

### Entrance Hallway

via uPVC glazed entrance door with radiator.



### Reception Room

11' 8" x 9' 2" (3.56m x 2.79m) with new central heating radiator, window to front, new flooring, multiple sockets, TV point.



### Living/Dining Room

18' 3" x 13' 2" (5.56m x 4.01m) open plan room with alcove, built-in cupboard, dual aspect windows to front and rear overlooking farm yard, new wood effect flooring, multiple sockets, feature oak beams, 2 x radiator.



### Utility Room/Downstairs Toilet

9' 5" x 6' 0" (2.87m x 1.83m) WC, plumbing for washing machine, single wash hand basin, rear window, new flooring, radiator.



### Kitchen/Breakfast Room

15' 5" x 13' 9" (4.70m x 4.19m) a modern range of light grey base and wall units with wood effect worktop, tiled splashback, plumbing for dishwasher, space for electric cooking range, 1½ stainless steel sink and drainer with mixer tap, TV point, spotlights to ceiling, radiator, space for 4+ persons dining table, rear window, side entrance door into:



### Front Porch/Conservatory

With windows overlooking farm yard and side pedestrian door.



## FIRST FLOOR

### Full Length Landing

Approached via an original staircase from the Entrance Hall with new balustrades, radiator, 2 x rear windows, access to loft.

### Bedroom 1

14' 5" x 12' 9" (4.39m x 3.89m) double bedroom, window to front, built in airing cupboard with radiator and slatted shelving.



### En Suite Shower Room

With enclosed shower, WC, single wash hand basin and vanity unit.



### Front Bedroom 2

14' 3" x 8' 4" (4.34m x 2.54m) double bedroom, window to front, radiator, multiple sockets.



### Front Bedroom 3

14' 2" x 8' 7" (4.32m x 2.62m) (max) double bedroom with window to front, radiator, multiple sockets.



### Front Bedroom 4

10' 6" x 9' 3" (3.20m x 2.82m) double bedroom, window to front, radiator, multiple sockets.



### Bathroom and W.C.

7' 2" x 6' 2" (2.18m x 1.88m) brand new bathroom suite including panel bath with shower over, single wash hand basin on vanity unit, WC, new flooring, fully tiled walls, heated towel rail.



### EXTERNALLY

#### To the Front and rear of House

The property has an attractive walled entrance to an extensive front concreted yard. There is areas of garden to each side of the house with Workshop, Fuel Store etc.





**The Outbuildings provide more particularly as follows -**

Directly opposite the farmhouse is a -

### **Double Garage**

23' 0" x 22' 0" (7.01m x 6.71m) with double up and over doors.

### **A traditional Stone and Slated Cow Shed**

34' 0" x 15' 0" (10.36m x 4.57m) which was the Former Milking parlour with a lean to Dairy. This building provides an excellent prospect for conversion.



### **Further Stone and Slated Range**

Located slightly away from the main yard 60' x 18' overall providing a Former Stable /Coach House etc and again a building ripe for conversion.



**The More Modern Range of Covered Yard provide -**

Steel Framed Former Silage Shed 75' x 40' with re-enforced concrete walls and a building suiting a variety of purposes.

Workshop/Barn 53' x 20'.

Small side paddock area has a further Barn and a 2 Bay Dutch Barn with lean to's



## THE LAND

Lies immediately adjacent to the homestead in one enclosure, level and providing productive pastureland. The Homestead and lands extends in all to some 4 ACRES or thereabouts.

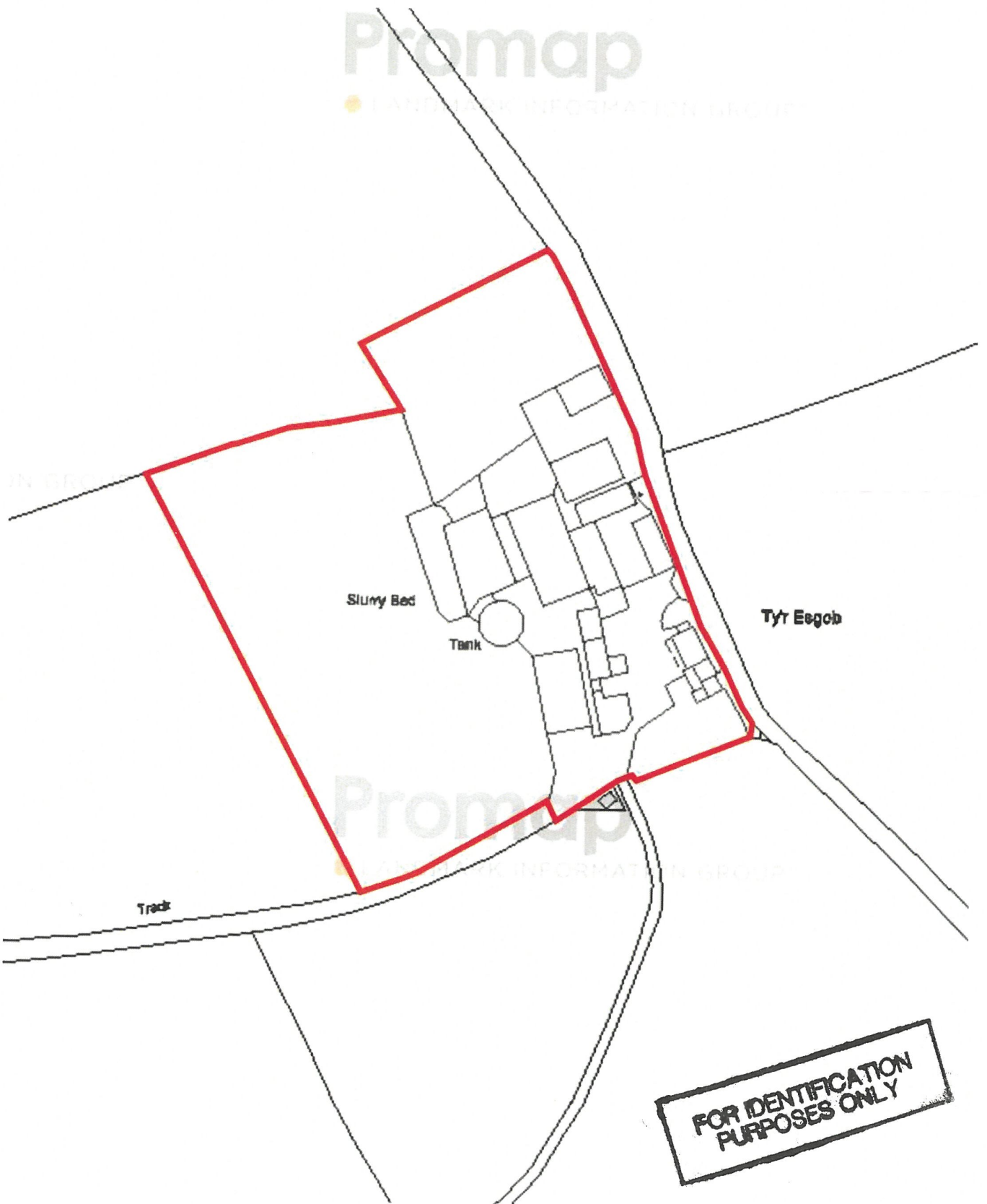
## Services

Mains Electricity and Water. Private Drainage. New Oil Fired Central Heating System.

Council Tax Band E (Ceredigion County Council).

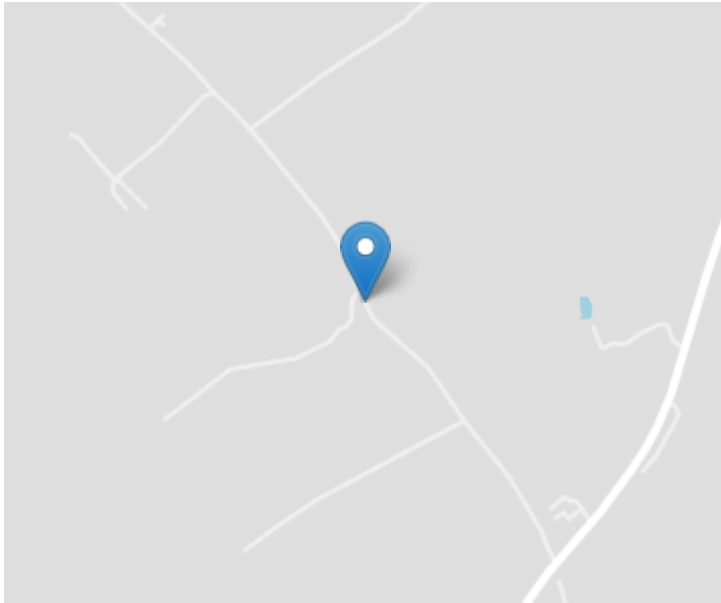
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### Directions

From Aberaeron the property is best approached by taking the main A487 coast road south west towards Cardigan. At the village of Synod Inn carry straight on and take the first left hand turning opposite a small church. You will proceed up this road passing a former school on the right hand side then this property will be the second on the right hand side identified by the Agents for sale board.

### Energy Efficiency Rating

|  | Current   | Potential   |
|--|-----------|---|
| <i>Very energy efficient - lower running costs</i> |           |   |
| (92+) <b>A</b>                                     |           | <b>95</b>   |
| (81-91) <b>B</b>                                   |           |   |
| (69-80) <b>C</b>                                   |           |   |
| (55-68) <b>D</b>                                   |           |   |
| (39-54) <b>E</b>                                   |           |   |
| (21-38) <b>F</b>                                   |           |   |
| (1-20) <b>G</b>                                    | <b>21</b> |   |
| <i>Not energy efficient - higher running costs</i> |           |   |
| <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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