

*A character 3 bed house set within just over an acre or thereabouts of mature gardens with an useful range of outbuildings. Cross Inn, near New Quay - West Wales.*



**Tynant, Cross Inn, Near New Quay, Ceredigion. SA44 6LX.**

**£550,000**

**Ref R/4573/RD**

**\*\*Character 3 bed house\*\*Set within immaculately presented gardens\*\*Useful polytunnel and productive flower and vegetable patches\*\*Useful range of outbuildings with potential for conversion (stc)\*\*Static caravan for overflow accommodation\*\*Part attractive wooded valley area providing a wonderful setting\*\*Accessed via a private lane\*\*Peaceful and tranquil setting with no overlooking\*\*Comfortable family living home\*\*Solar panels for electric generation\*\*10 minutes drive to New Quay, Cwmtdu on the Cardigan Bay coastline\*\*Positioned along a quiet country lane\*\*Unique opportunity within this favoured coastal belt\*\*MUST BE VIEWED TO BE APPRECIATED ! \*\***

The property is situated on the fringes of the coastal village of Cross Inn offering village shop and post office, popular public house, cafe, good public transport connectivity to New Quay and nearby community primary school at Synod Inn where there is also a petrol station. The Georgian harbour town of Aberaeron is within some 15 minutes drive of the property with the fishing village of New Quay being within 10 minutes. The larger town of Cardigan is some 30 minutes drive to the south.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

An opportunity to acquire a character 3 bed former farmhouse set within just over an acre of mature gardens and part woodland area.

The property offers wonderful productive gardens and polytunnel area with extremely useful range of outbuildings, currently used for storage purposes but with potential for conversion into accommodation etc. There is also a dutch barn to the rear of the property, currently used for storage with side workshop.

In addition there is a static caravan located to the side of the dutch barn which is currently used as overflow accommodation but has the potential for airbnb generation (stc).

Located along a quiet country lane in a popular area of the Cardigan Bay coastline and this wont be around for long !

The Accommodation provides as follows -

## GROUND FLOOR

### Entrance Hallway

18' 5" x 5' 9" (5.61m x 1.75m) with upvc doors to front and rear garden areas, side windows, multiples sockets.



### Reception Hallway

6' 1" x 10' 9" (1.85m x 3.28m) accessed via glass panel door, radiator, parquet flooring. Access to first floor and all ground floor rooms.



### Living room and Dining Area

12' 6" x 23' 2" (3.81m x 7.06m) a comfortable living space with door and windows overlooking garden, multi fuel burner on slate hearth, TV point, multiple sockets, space for dining table, 2 x radiators, exposed beams to ceiling.







## Kitchen

14' 8" x 10' 7" (4.47m x 3.23m) with a range of base and wall units with wood effect worktop, dual sink and drainer with mixer tap, tiled splash back, space for electric or gas oven, breakfast bar seating area overlooking rear courtyard, window overlooking garden, tongue and groove paneling to ceiling, radiator, vinyl flooring.



## Ground Floor Bedroom 1

14' 8" x 9' 4" (4.47m x 2.84m) a double bedroom, dual aspect windows to rear and side overlooking adjoining fields,

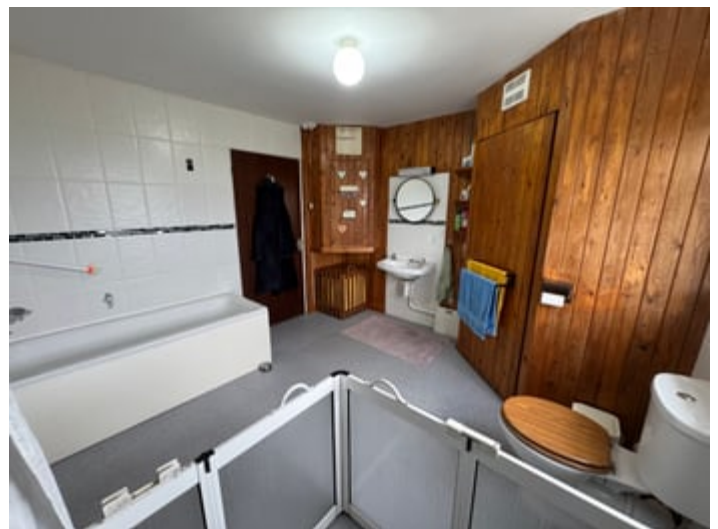


multiple sockets, radiator



## Bathroom

10' 4" x 11' 11" (3.15m x 3.63m) with a panelled bath, corner walk in shower, w.c. single wash hand basin, side airing cupboard, heated towel rail, side window, vinyl flooring.



## FIRST FLOOR

### Landing Area

With access to loft and storage cupboards.

### Front Double Bedroom 2

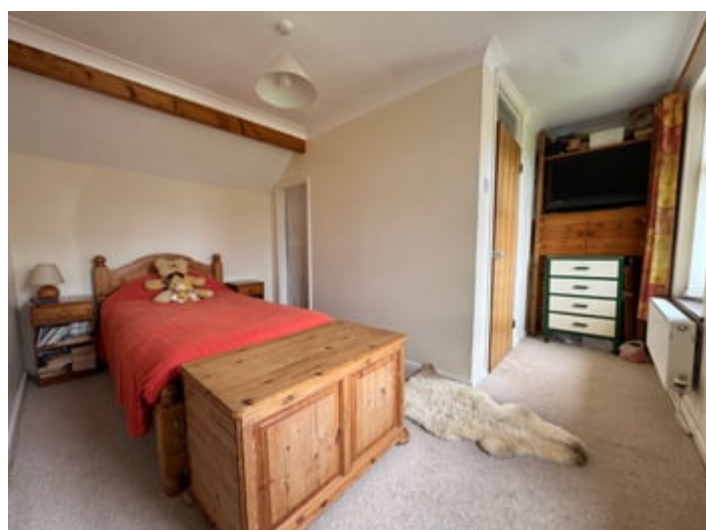
with dual aspect windows to front and side overlooking garden and adjoining fields, multiple sockets, radiator, exposed beam to ceiling.





### Front Double Bedroom 3

12' 3" x 14' 0" (3.73m x 4.27m) (max) with window to front overlooking garden and adjoining fields, multiple sockets, radiator, under eaves storage cupboard.



### EXTERNALLY

#### To the Front

The property is approached via a private driveway within the ownership of the property from the adjoining county road with gated entrance leading along an attractive gravelled track with stone wall boundary overlooking the garden and woodland area with a bridge crossing the stream and attractive daffodil and snowdrop meadow.

The track continues into a gravelled parking area with access to the gardens, outbuildings and also a 3 bay car port area.







## Front Garden

Laid to lawn with enclosed area for raised vegetable and flower patches being highly productive.

Glass House 12' x 8' with aluminium frame on concrete base, meandering paths through the garden and shrub areas with water connection.

Access to -





### Polytunnel

42' 0" x 18' 0" (12.80m x 5.49m) of aluminium frame with water connection.





**Potting Shed**



17' 4" x 8' 3" (5.28m x 2.51m) Of brick construction with a range of shelving, window to front.

### **To the Rear**

Gravel and concrete courtyard enjoying all day sun light and providing access to the range of outbuildings.



### **Hot Tub Area**

Located to the rear of the stone building with decking and gravelled area for the setting of the hot tub.



### **Traditional Stone Built Outbuilding**

Split into numerous compartments with zinc roof and solar panels generating an income of between £210-£350 per annum with free electric to the house. There are 18 6.57kw solar panels with 13.5kw (per hour) Tesla battery storage.

The stone outbuilding is split into numerous compartments



including -



### Pantry

9' 4" x 5' 3" (2.84m x 1.60m) with a sink unit and electric hot water unit.

### Storage Room

16' 3" x 14' 2" (4.95m x 4.32m) with window to front, exposed A frames to ceiling, concrete base.



### Rear Store



### Office

6' 8" x 16' 3" (2.03m x 4.95m) with window to front, multiple sockets, fitted desk.

### Timber Shed

7' 8" x 9' 7" (2.34m x 2.92m) a timber shed with useful storage space.





## Side Log Store

Located to the side of the stone and slate outbuilding.

## Caravan

30' 0" x 12' 6" (9.14m x 3.81m) with external decking area, calor gas boiler, currently used for overflow accommodation with potential for airbnb (stc).



## Dutch Barn

17' 6" x 29' 0" (5.33m x 8.84m) of timber frame construction, open ended to front with zinc roof.



## Workshop

12' 7" x 27' 5" (3.84m x 8.36m) with a range of work benches and storage cupboards of timber frame construction with zinc roof, multiple sockets, connecting door to stone building and external door to front.



## Former Pig Sty

Last used as a hen house with side run.







### Garage

9' 6" x 16' 4" (2.90m x 4.98m) Of stone and brick construction under a zinc roof with concrete base and mezzanine floor over.



### 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](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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

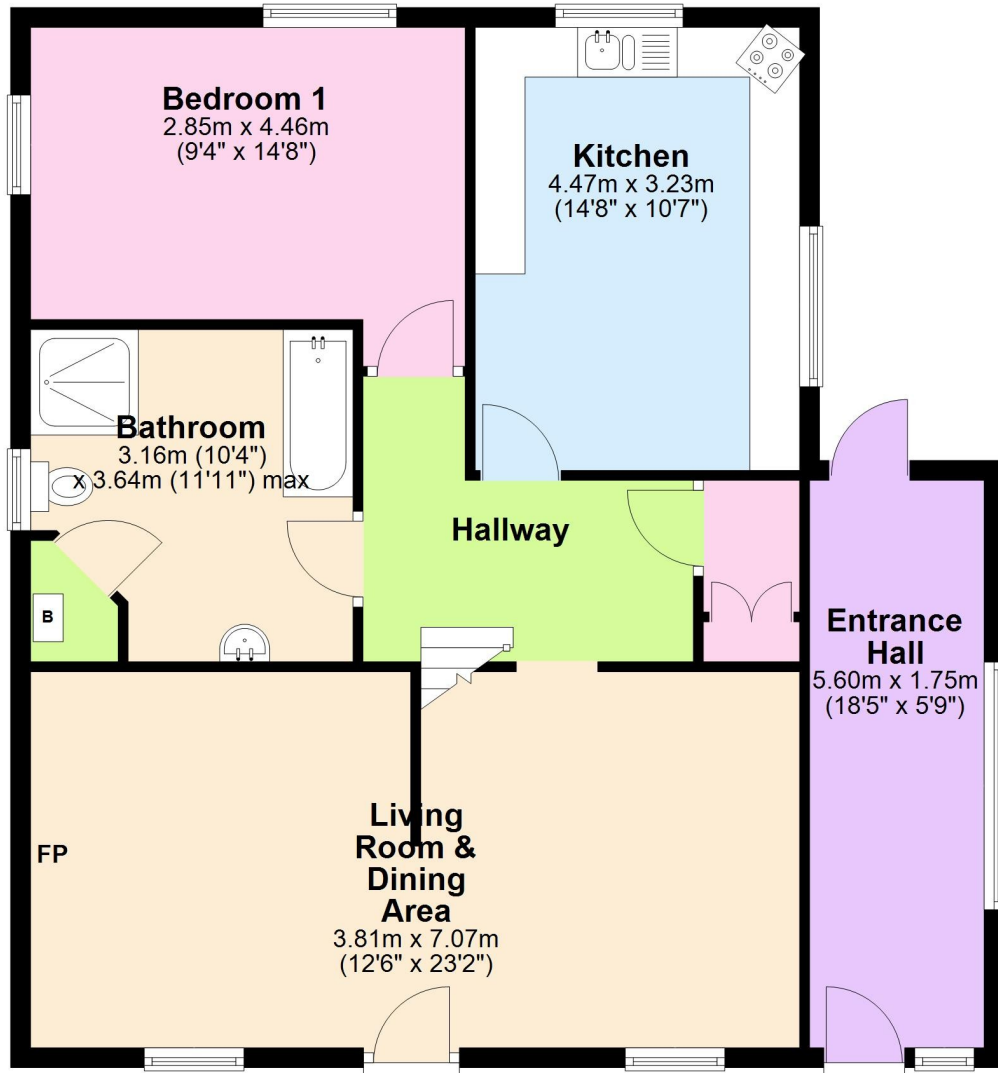
The property benefits from mains water and electricity. Private drainage. LPG central heating system.

Council Tax Band E (Ceredigion County Council).

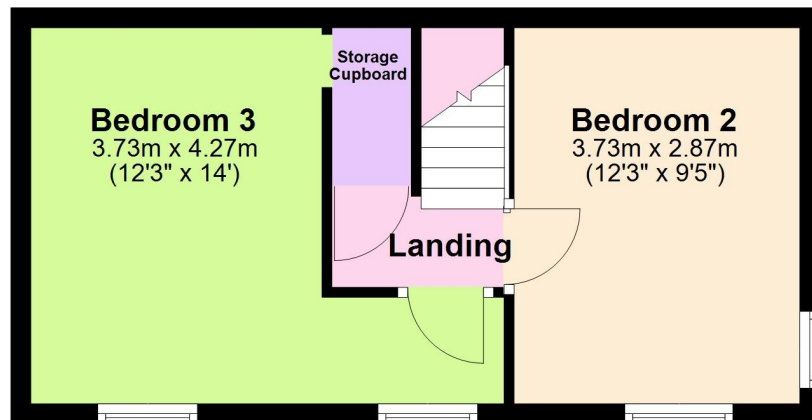
TENURE - Freehold.



## Ground Floor



## First Floor

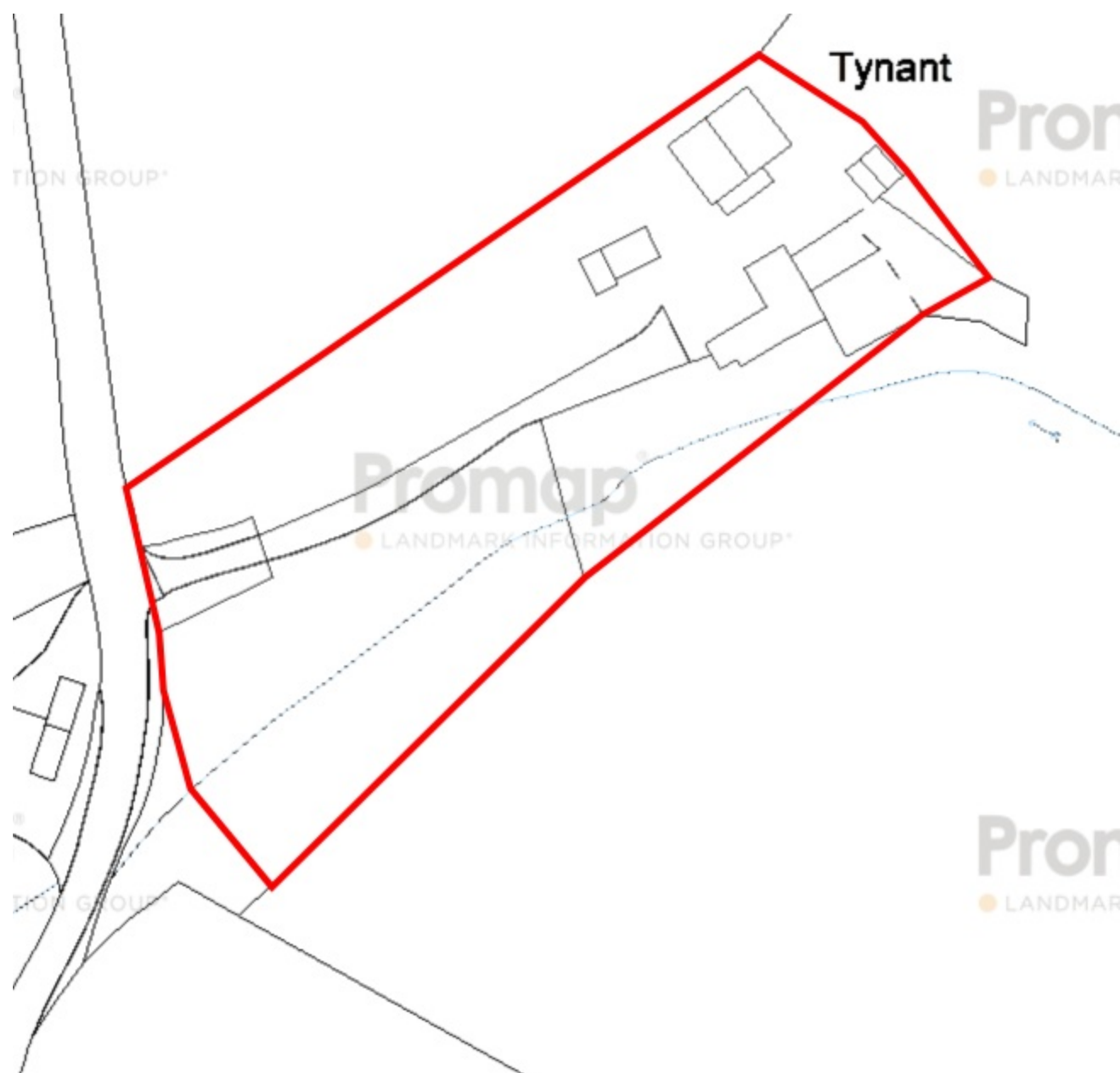


Total area: approx. 116.5 sq. metres (1254.1 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

**Ty Nant, Cross Inn, Near New Quay**







## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Covered. Driveway. Private.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply. Solar PV Panels.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** D (62)

**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

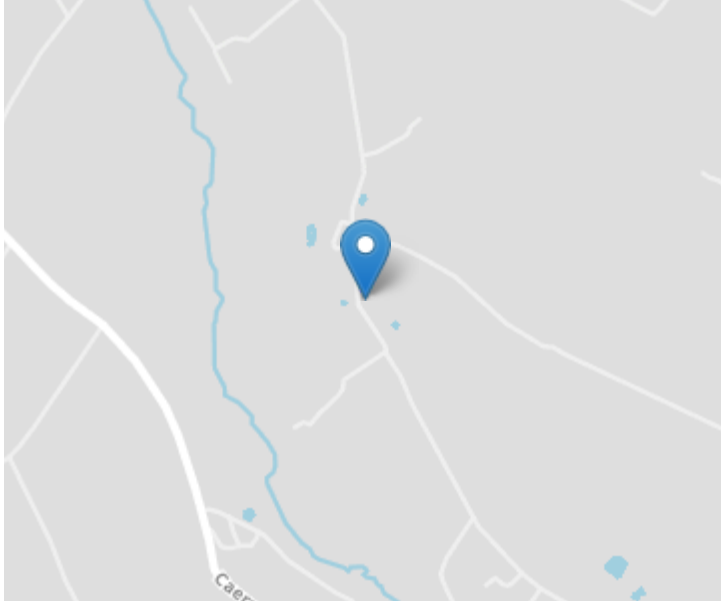
**Is the property listed?** No

**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

From New Quay travelling south on the A486 Llandysul road through the first village of Maenygroes to the next village of Cross Inn. At the centre of Cross Inn alongside Penrhiwgaled public house, turn right, follow the course of the road, passing a caravan/touring camp site on the right hand side. Follow the road down to a small valley and take the first left hand turning, proceed up the hill for some 100 yards and take the first left hand turning. You will then encounter a small s bend and proceed for a further 200 yards passing Penrallt Goch on your right hand side with a large front entrance and continue for another 100 yards and the entrance to Ty Nant is the first on the left hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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 :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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