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FOR SALE BY INFORMAL TENDER - 6.6. Acre Smallholding. Exciting refurbishment project overlooking New Quay and Cardigan Bay - West Wales.



Perth-Y-Gwenyn, Penrhiwpistyll Lane, New Quay, Ceredigion. SA45 9TG.

Ref A/5253/RD

£635,000

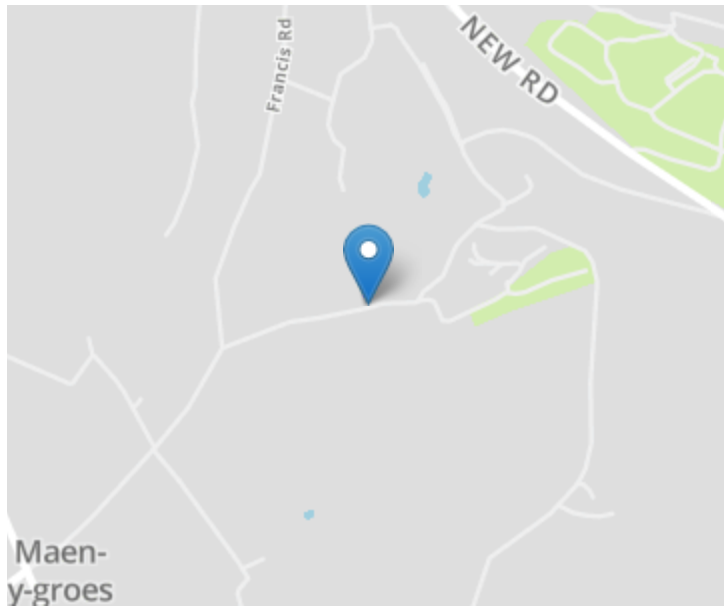
****FOR SALE BY INFORMAL TENDER** BEST OFFERS TO BE RECEIVED AT THE OFFICES OF MORGAN & DAVIES ABERAERON NO LATER THAN FRIDAY 19TH APRIL 2024 AT 12 NOON (Tender Form Attached)****

****Exciting refurbishment project**4 Bed Period Property**Set within 6.6 Acres**Overlooking New Quay and Cardigan Bay**Unique offering to the market place**Rarely do these become available**Elevated position overlooking this popular seaside village**Walking distance to nearby sandy beaches and village amenities**Extended garden areas with running stream**Separate vehicular access to paddock to front**Useful outbuildings suitable for conversion (Stc)**Peaceful and tranquil setting**An amazing opportunity not to be missed****

LOT 2 - Option to purchase a separate 6.1 acres via separate tender process.

The property is situated on the fringes of the coastal village of New Quay being elevated overlooking the village. New Quay offers a good level of local amenities and services including primary school, doctors surgery, local shops, cafes, bars, restaurants, 2 sandy beaches, excellent public transport connectivity, a good standard of leisure facilities. The Georgian harbour town of Aberaeron is some 15 minutes drive to the North with its comprehensive school and wider range of day to day services and facilities. The property lies some 30 minutes equi distance from the larger University town of Aberystwyth to the north and Cardigan to the south.





An extremely well contained property with side vehicular access leading down to the paddock below which is also accessible from the northern most point of the land. To the side of the house is an extended overgrown paddock which benefits from a stream running through it as well as a side public footpath.

The house is fully orientated to maximise the outlook over the land towards New Quay and Cardigan Bay being completely uninterrupted with no potential to block or obstruct this view in the future.

The inclusion of the land ensures adequate privacy to the property boundaries and protects the setting of the dwelling.

In addition to the house and 6.6 acres (Lot 1), there is also a further 6.1 acres available as a separate offering (Lot 2), lying immediately to the south of the lane to the rear of the house.

The Accommodation provides as follows -

To the Front

The property is approached via a historic driveway passing some wonderful mature trees to the elevated front forecourt which provides access into -



An exciting prospect and a completely rare opportunity to the marketplace within New Quay along Cardigan Bay.

The property is in need of full refurbishment but presents an outstanding opportunity to secure a home of character of local interest and enviably overlooking the Cardigan Bay coastline.

The property is conspicuous and is not overlooked being completely private and rarely do you get the opportunity to actually appreciate the front elevation and setting of the property.

The property is set within its own private curtilage with a historic driveway leading along the front of the property to the main house and outbuildings.

The property is bound by mature historic trees providing excellent privacy and shelter.





GROUND FLOOR

Entrance Hallway

5' 1" x 12' 8" (1.55m x 3.86m) via original painted hardwood door with side glass panels, panelling to walls, radiator.



Lounge

14' 8" x 16' 3" (4.47m x 4.95m) with original Period fireplace with cast iron fire and tiled surround and hearth, 2 x radiators, bay window to front enjoying views over the front curtilage towards New Quay and Cardigan Bay. Original covings to ceiling.





Sitting Room

15' 3" x 15' 4" (4.65m x 4.67m) with feature bay window to front with sea views, Period fireplace and part cast iron fireplace and surround, 2 x radiators, wall lights, original covings.



Inner Hallway

With part slate flag stone flooring and part red and black quarry tiled flooring, panelling to walls, open staircase to first floor with landing allowing excellent natural light.



Kitchen

With solid fuel rayburn and 1½ sink and drainer with mixer tap, fitted cupboards, side window, plumbing for washing machine.



Dining Room

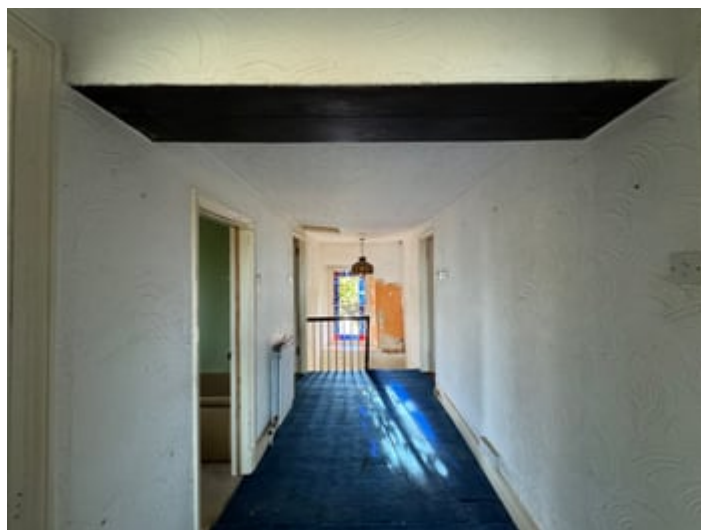
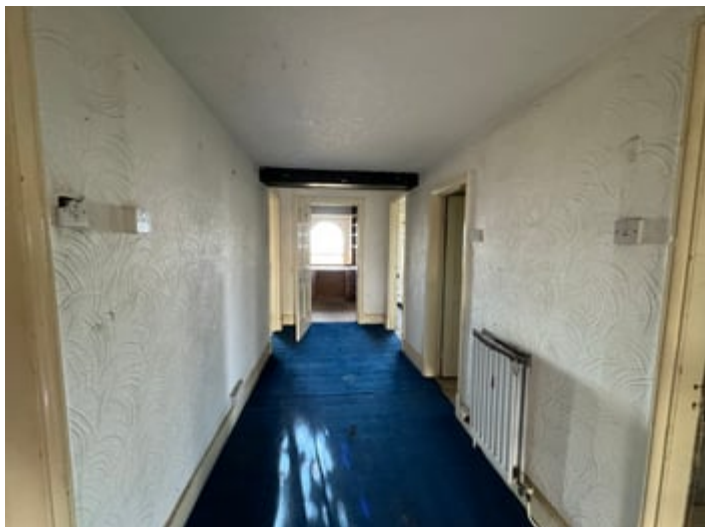
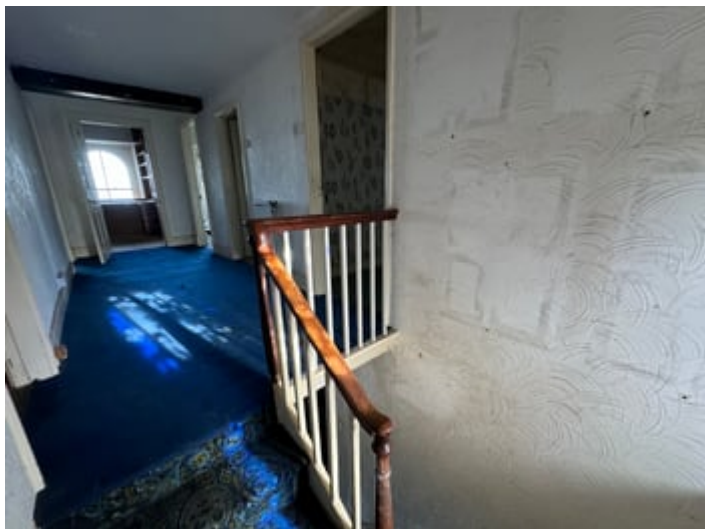
10' 9" x 15' 3" (3.28m x 4.65m) with tiled fireplace and surround, radiator, fitted cupboards, side window.



FIRST FLOOR

Landing

5' 5" x 21' 4" (1.65m x 6.50m) An impressive first floor space with access to loft and to all rooms, radiator. Accessed via original staircase with stained glass window to half landing.



Front Double Bedroom 1

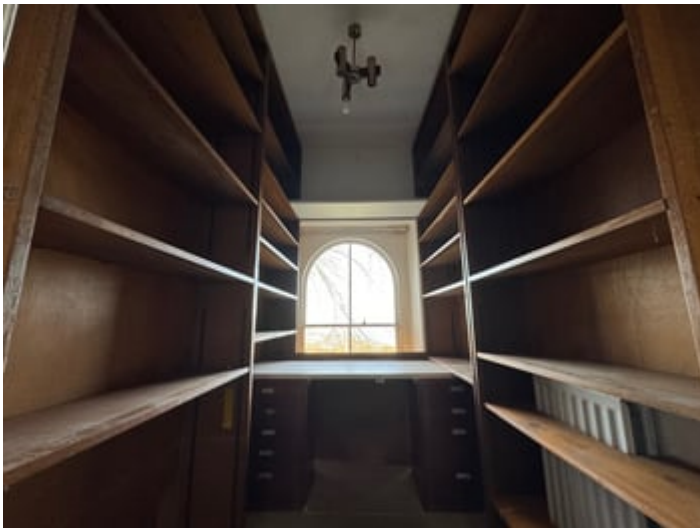
15' 5" x 15' 9" (4.70m x 4.80m) with window to front with views over the adjoining land towards New Quay and Cardigan Bay. Cast iron fireplace, corner single wash hand basin, timber flooring, 2 x radiator.





Box Room/Study

7' 6" x 5' 3" (2.29m x 1.60m) with a range of fitted shelving and desk space with picture window to front overlooking the coastline, electric sockets.



Front Double Bedroom 2

15' 5" x 15' 9" (4.70m x 4.80m) with bay window to front with coastal views, timber flooring, multiple sockets, 2 x radiators, single wash hand basin, Period fireplace with cast iron fireplace and tiled surround.





Bathroom

10' 8" x 6' 9" (3.25m x 2.06m) with panelled bath, w.c. heater, single wash hand basin, airing cupboard, side window, radiator.



Rear Double Bedroom 3

10' 2" x 11' 4" (3.10m x 3.45m) With cast iron fireplace and surround, radiator, side window, timber flooring.



En Suite

With panelled bath with Triton electric shower over, w.c.

single wash hand basin, side window, radiator. Houses the hot water cylinder.



Rear Double Bedroom 4

9' 5" x 12' 1" (2.87m x 3.68m) With cast iron fireplace and surround, radiator, window to side, multiple sockets.



EXTERNALLY

To the Front

The property is approached from the adjoining county road to a designated driveway with side track leading to the land and with extended garden along the eastern boundary.

The front of the property is contained within its own level garden area with mature hedgerows and trees to borders and continuing driveway leading up towards -





Rear Lean to

30' 0" x 10' 0" (9.14m x 3.05m) running across the entire length of the rear boundary of the property beneath the adjoining road of part brick construction with slated roof over split into numerous smaller rooms and pockets with feature salting slabs etc.



Workshop

11' 6" x 10' 2" (3.51m x 3.10m) with open fire, Belfast sink, front window.



Traditional Outbuilding

12' 8" x 25' 7" (3.86m x 7.80m) A stone range building under a cement fibre roof with original A frames and beams to ceiling, stable doors to front, stone flooring.





The Land

The majority of the land is located to the north of the property with one large paddock and side wooded areas and also a smaller paddock located to the side of the outbuildings.

The land is accessed separately off the adjoining highway with sufficient width for agricultural vehicles to enter. At this point there is also a public footpath that runs into the fields but does not encroach onto the garden area of Perth Y Gwenyn.

There is also a paddock which runs along the eastern boundary of Perth Y Gwenyn along the roadside which is currently overgrown and heavily wooded and also benefits from having a natural Spring and brook that runs through the land towards New Quay.

All in all the land provides excellent privacy and self contained feel to the property.





LOT 2

Option to purchase separate 6.1 ACRES via separate tender process.

The land measures some 6.1 ACRES and benefiting from access off the adjoining county highway.

The land is split into three separate enclosures with connecting gated access and boundaries set by stock proof fencing and mature hedgerows.

The property is in need of attention but offers great potential as grazing or cropping land as well as having potential for diversification tourism led accommodation (stc).

ideal for those with an equestrian interest.

We also believe that the land has nature conservation potential.





PLEASE NOTE

The property is in need of refurbishment and improvement and viewers enter the property at their own risk.

Morgan & Davies are not liable to any accident or damages. There may be areas that are unsteady on the ground and caution is encouraged during viewings.

TENURE

The property is of Freehold Tenure.

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.

Services

We are advised that the property benefits from mains water. LPG gas central heating. Private drainage.

Council Tax Band F (Ceredigion Council).

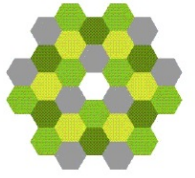
Directions

Travelling south from Aberaeron on the A487 proceed through the villages of Ffosyffin, Llwynclwyn and into the village of Llanarth (After some 4 miles). On exiting the village of Llanarth take the right hand turning sign posted New Quay adjoining The Llanina Arms Hotel onto the B4342 New Quay road. After some 2½ miles you will travel through the village of Gilfachreda and then into Cnwc Y Lili passing Quay West caravan park on your right hand side and

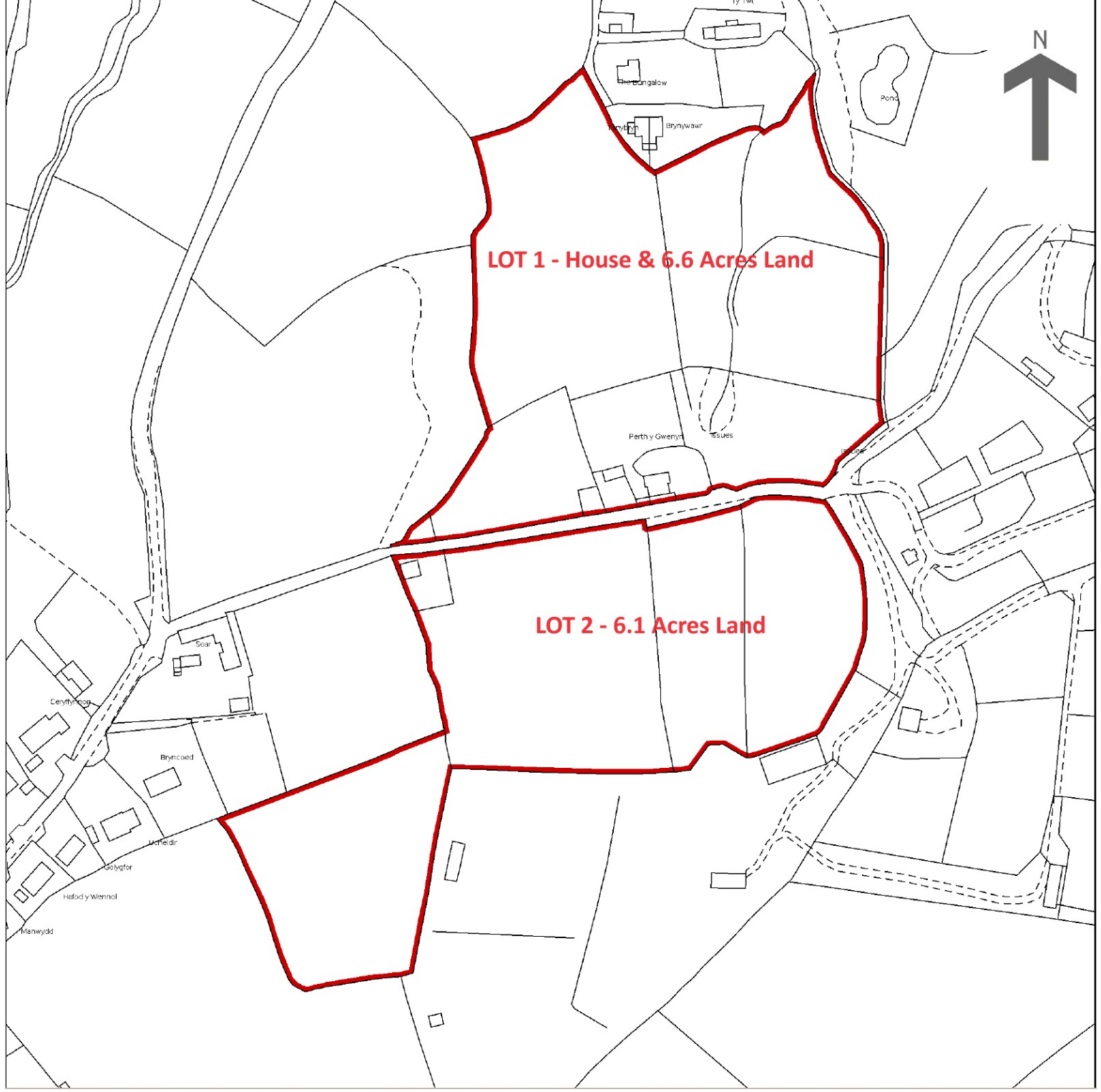
Cwm Halen residential estate on your left, proceed for a further 50 yards after Cwmhalen, take the next left hand turning up a sharp hill and continue along this track for some ½ a mile passing Penrhiwpistyll caravan park on your left and continue for a further 200 yards and Perth Y Gwenyn is located on your right hand side as identified by the agents for sale board.

HM Land Registry
Official copy of
title plan

Title number **CYM716099**
Ordnance Survey map reference **SN3859SE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
PERTH Y GWENYN PENRHIWPISTYLL LANE NEW QUAY SA45 9TG
Ref A/5253/RD

To be sent/delivered/e.mailed to the Agents Offices

No later than -
12 Noon on Friday 19th April 2024
To the offices of Morgan & Davies, 4 Market Street, Aberaeron, Ceredigion SA46 0AS
- for the attention of Rhys Davies
Email: rhys@morgananddavies.co.uk

I/We

Address

Tel : E-mail :

Hereby confirm our offer as follows:-

Price: £.....

I/We

Confirm we have the funds to proceed with the purchase and confirm that the offer is not subject to any planning applications and the property is sold as seen.

My/Our Solicitors are:-

.....
.....

Signed

Date



Directors:
Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

www.morgananddavies.co.uk

Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575



ABERAERON
4 Market Street, Aberaeron, Ceredigion SA46 0AS
TEL: 01545 571 600 FAX: 01545 571 770
aberaeron@morgananddavies.co.uk



LAMPETER
12 Harford Square, Lampeter, Ceredigion SA48 7DT
TEL: 01570 423 623 FAX: 01570 421 512
lampeter@morgananddavies.co.uk