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**RICS**



Since 1989

*Unique rural holding. Ideal for horticultural interest or those wanting an alternative use. Pennant.  
Near Aberaeron. West Wales.*



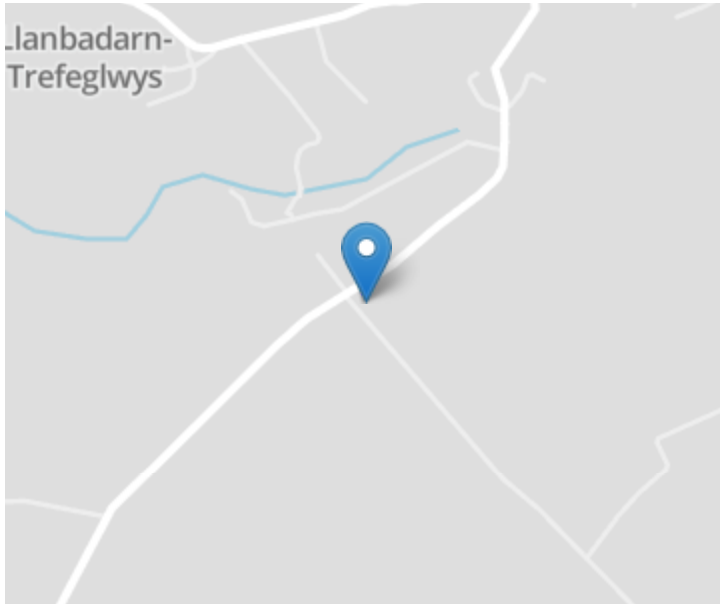
**Gwynfryn Cottage & Nurseries, Pennant, Llanon, Ceredigion. SY23 5JW.**

**R/3616/RD**

**£375,000**

**\*\* Unique rural holding \*\* Set within 0.5 acres of property \*\* Refurbished 2 bedroom cottage \* 100' x 30' glasshouse \*\* Range of useful workshops \*\* Large private rear garden \*\* Quiet, private setting \*\* Ideal for those with a horticultural interest \*\* Attractive business opportunity \*\* Option to Purchase Separate 0.3 acre paddock with road frontage and countryside views with potential for change of use (stc) \*\***

The property is situated on the fringes of the village of Pennant being some 5 minutes drive from the Cardigan Bay coastline at Aberaeron. Pennant enjoys active an community centre with nearby facilities in Cross Inn including a village shop, public house and creche. The Georgian harbour town of Aberaeron is some 4 miles away with its comprehensive range of local amenities and services including primary and secondary schools, community health centre, traditional high street offerings, local cafes, bars and restaurants. The larger university centres of Aberystwyth and Lampeter are within 30 minutes drive of the property.



## General

The unique offering to the market place being a former garden nurseries and features a 100' glasshouse and a range of useful insulated outbuildings.

Sitting centrally within the plot is an attractive and fully refurbished 2 bedroom bungalow with its own private rear garden space which could also be used for growing of produce.

Sitting separately, across the road from the property and available as an option to purchase with the property is a 0.3 acre paddock which enjoys full road frontage and stockproof fencing to boundaries overlooking the adjoining countryside and considered to have potential a range of uses, subject to consent.

## The House



Accessed via glass panel door and side glass panel.

## Open Plan Lounge

with 2 x windows to front, 3 x radiator, storage cupboard, 2 x Velux roof-lights over, slate hearth with log burner, painted beams to ceiling, wood effect flooring, space for dining table.





## Kitchen



9' 7" x 8' 1" (2.92m x 2.46m) being open plan from the lounge with a blue high gloss modern kitchen, fitted electric oven and grill with gas hobs over, washing machine connection, side window.

## Bathroom

6' 6" x 8' 7" (1.98m x 2.62m) enclosed corner shower, WC, single wash hand basin on vanity unit, heated towel rail, wood effect flooring, side window.



## Front Bedroom 1

8' 8" x 9' 2" (2.64m x 2.79m) double bedroom, dual aspect windows to front and side, wood effect flooring, radiator.



## Rear Bedroom

8' 8" x 9' 7" (2.64m x 2.92m) double bedroom, side window, radiator, multiple sockets.



## Externally



## Front Forecourt

The property is approached via a gravel forecourt from the adjoining road with the house located at the far end of the plot, near the glasshouse. The workshops are positioned nearest to the road.



## Rear Garden

Large, private garden space located to the rear of the property.







## Glasshouse

100' 0" x 32' 0" (30.48m x 9.75m) Double vento aluminium frame.





## Workshop

28' 1" x 13' 0" (8.56m x 3.96m) fully insulated timber frame workshop, box profile roof, 8' high roller shutter door to front, dual aspect windows to front and side, work benches, multiple sockets, concrete base.



## Side WC

WC, single wash hand basin.



## Side Storage Area

with high level windows.

## Zinc Outbuilding

24' 0" x 17' 9" (7.32m x 5.41m) fully insulated building, sliding double door to front, roof-lights, concrete base, electric connection.







24' 5" x 15' 1" (7.44m x 4.60m) concrete base, side door.

**Separate Paddock Land**

Option to purchase 0.3 acres, accessed from the adjoining county road overlooking the countryside.



**Zinc Lean-To**



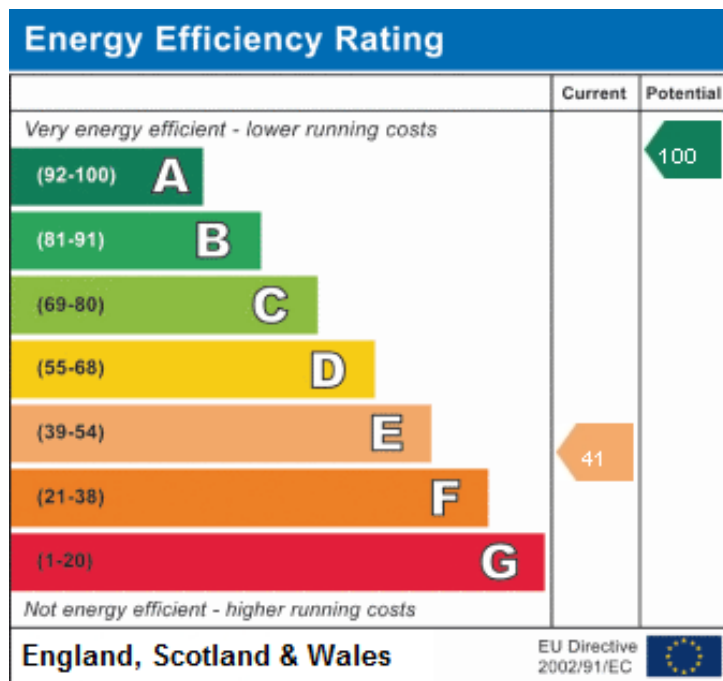
**Services**

The property benefits from mains water, electricity and drainage. LPG gas central heating.

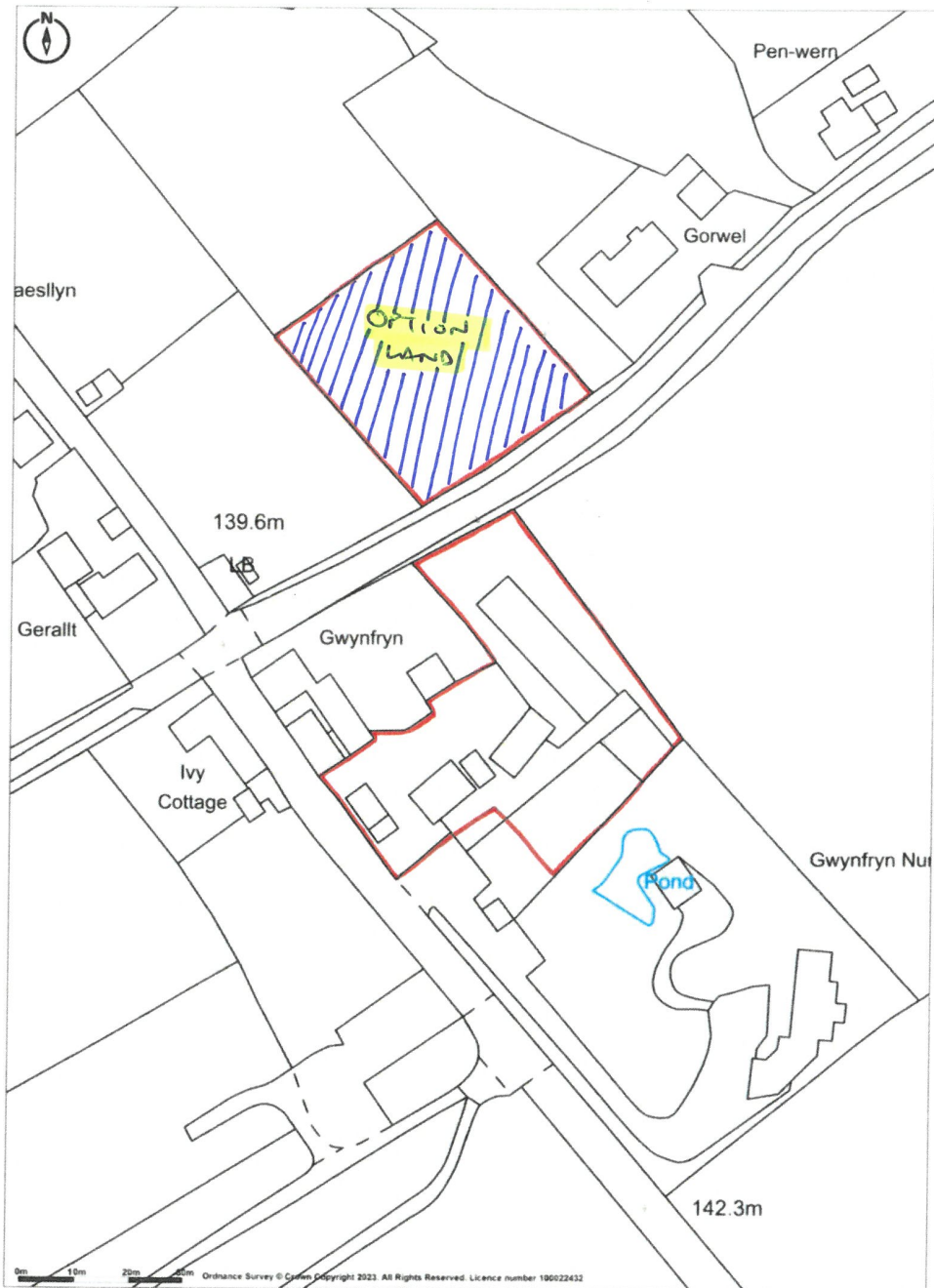
Council Tax Band E.

## Directions

From Aberaeron proceed north along the A487 passing through the village of Aberarth taking the right hand turning as you leave the village signposted Pennant/Cross Inn/Tregaron and follow this road for approximately 2 miles into the village of Pennant. Upon coming to the crossroads in the village, turn right and proceed down into the valley coming up from the otherside and proceed for approximately 200 yards to the next crossroads taking the left hand turning and the entrance to the cottage is concealed on your left hand side after some 50 yards.







**Promap**  
LANDMARK INFORMATION

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