

Charming traditional 3.5 acre smallholding, range of stone and slate outbuildings. Edge of popular coastal village. Sarnau Near Aberporth/Penbryn.



Hafod, Sarnau, Near Cardigan, Ceredigion. SA44 6QS.

£450,000

Ref A/5479/ID

****Charming 3.5 acre traditional smallholding**** Located on the edge of the popular coastal village of Sarnau, near Aberporth/Penbryn ****Character 2 Bed stone farmhouse**** In need of refurbishment ****Range of stone and slate outbuildings (ripe of conversion - subject to planning)**** Peaceful and private rural setting ****Sought after location in the Cardigan Bay region**** **A COSTAL GEM WORTHY OF AN EARLY VIEWING****

The accommodation provides - entrance porch, front lounge, reception room, dining room, galley kitchen, downstairs shower room, separate wc. 2 bedrooms upstairs.

Hafod is beautifully positioned, set back off a quiet C class road on the edge of the popular coastal village of Sarnau. The village offers a popular Army Surplus Stores, the nearby village of Brynhoffnant has a primary school, village shop, post office, public house and petrol station. The sandy coves of Tresaith, Penbryn, Aberporth and Llangrannog are all within a 5 minute drive of the property. The larger centre of Cardigan is some 20 minutes to the south offering a wider range of local amenities and services including primary and secondary schools, 6th form college, cinema, theatre, traditional high street offerings, retail parks, supermarkets, employment opportunities, industrial estates and access to the Pembrokeshire coast national park.



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GENERAL

The placing of Hafod on the market offers prospective purchasers the opportunity to acquire a charming 3.5 acre smallholding in a picturesque setting.

The farmhouse is in need of an internal refurbishment, however has been subject to investment in recent years including new roof, new electrics and double glazing throughout.

Hafod offers a perfect opportunity for someone to put their own stamp on a lovely traditional character property.

There may be further land available to purchase - subject to further negotiation.

The Accommodation provides as follows -

GROUND FLOOR

Porch

4' 4" x 4' 0" (1.32m x 1.22m) with half glazed hardwood door, black quarry tiled flooring, glazed door into -

Reception Room

30' 4" x 12' 8" (9.25m x 3.86m) with double glazed window to front with views over garden, multi fuel rayburn rhapsody, tiled surround, dimplex heater, stairs leading to first floor. Door into -



Shower Room

5' 5" x 8' 6" (1.65m x 2.59m) with recently installed low threshold walk in shower unit with Mira electric shower above, pvc lined boards, vanity unit with wash hand basin, heated towel rail, double glazed window to rear.



Separate W.C.

2' 9" x 5' 4" (0.84m x 1.63m) with double glazed window to side, dual flush w.c.



Dining Room

8' 0" x 13' 4" (2.44m x 4.06m) with double glazed window to front, open fireplace with tiled surround, economy 7 heater, exposed beams.



Galley Kitchen

7' 0" x 18' 9" (2.13m x 5.71m) with fitted base and wall cupboard units with formica working surfaces above, stainless steel single drainer sink, 2 windows to rear, cupboard housing the hot water tank.



Side Porch

5' 4" x 5' 0" (1.63m x 1.52m) with upvc glazed surround and dwarf walls with double glazed window to side.

FIRST FLOOR

Bedroom 1

10' 9" x 13' 4" (3.28m x 4.06m) with double glazed window to front, exposed beams.



Double Bedroom 2

13' 4" x 10' 1" (4.06m x 3.07m) with double glazed window to front, exposed beams to ceiling.



EXTERNALLY

Stone Storage Building

4' 7" x 8' 2" (1.40m x 2.49m) of stone construction.



Stable

12' 2" x 14' 0" (3.71m x 4.27m) of stone construction under a corrugated roof.





Former Dairy Parlour

36' 5" x 14' 5" (11.10m x 4.39m) of stone and slate construction with exposed A frame beams, 2 doors to front, electricity connected. Being ripe for conversion - subject to planning.



Lean to

With concrete shutters, exposed A frame beams, corrugated sheet roof.





Steel Framed Outbuilding

42' 3" x 16' 4" (12.88m x 4.98m) and 16'4" divided into two sections with steel framed concrete shutter, box profile roof.



Garden and Grounds

Immediately surrounding the farmhouse is extensive lawned areas with a plethora of shrubs, trees, flowers and hedgerows creating privacy and a lovely sheltered area.



The Land

The land extends to some 3.5 Acres of thereabouts. The land is laid to one slightly sloping pasture paddock and hay field with stock proof fencing.

There is also a lower paddock that is in need of some husbandry.

There may be further land available subject to further negotiation.



To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from mains water and electricity. Private drainage to septic tank. Economy 7 heating.

Council Tax Band D (Ceredigion County Council).

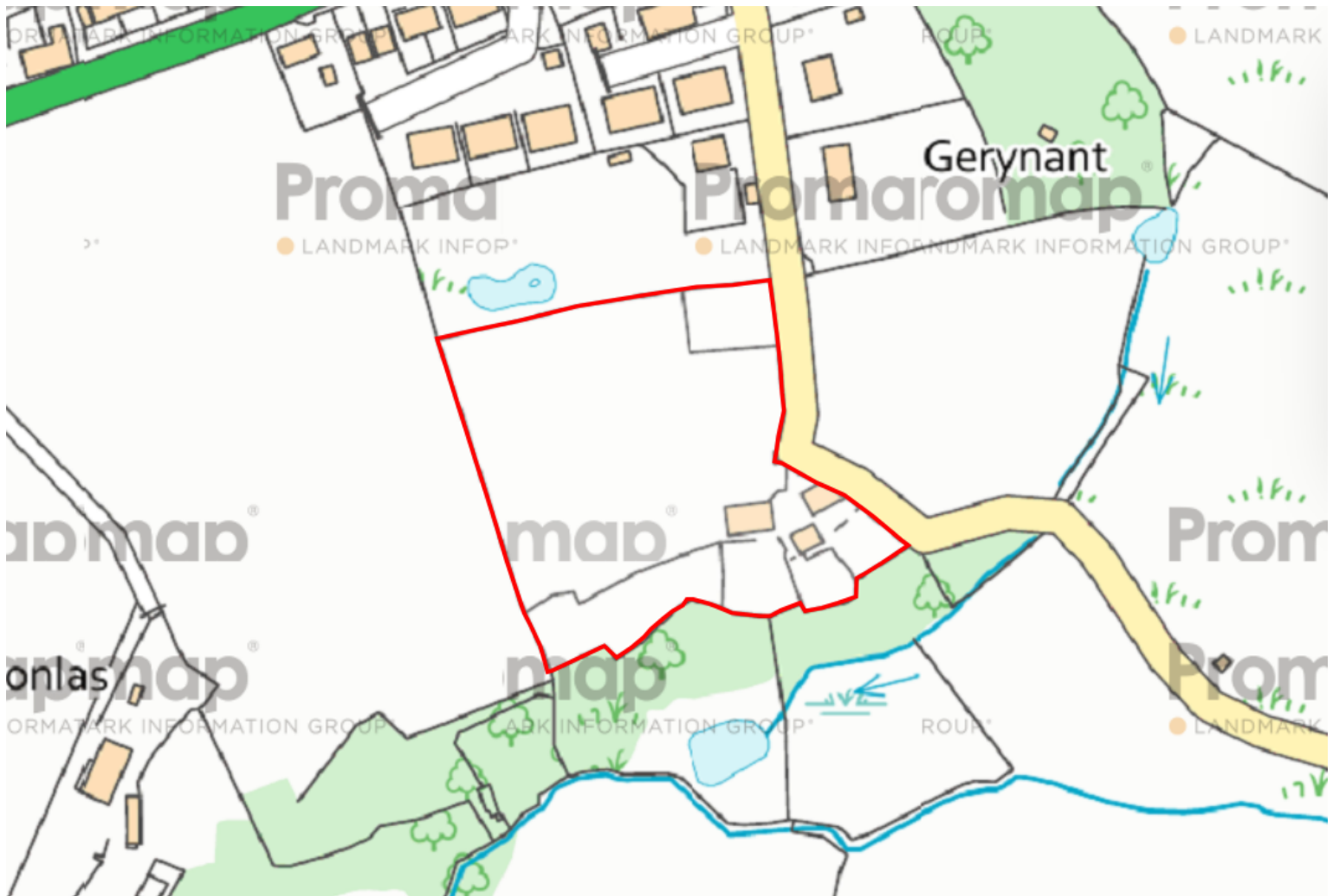
MONEY LAUNDERING REGULATIONS

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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

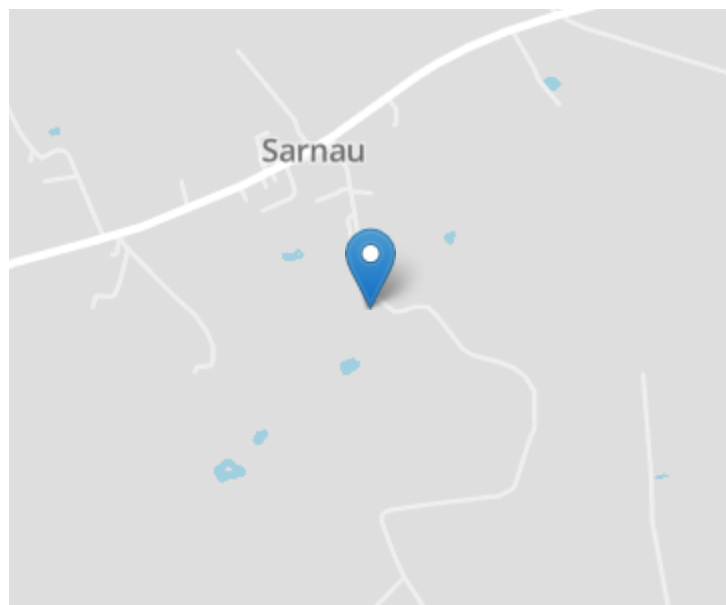
Any risk of coastal erosion? No

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 Aberaeron head south on the A487 coast road, passing through Ffosyffin, Llwyncelyn, Llanarth, Synod Inn, Plwmp, Brynhoffnant and into Sarnau. In the centre of Sarnau take the 1st left hand turning adjacent to the layby (before the army surplus store), continue down this road for approximately 500 yards and Hafod will be seen right in front of you on a corner.

For further information or
to arrange a viewing on this
property please contact :

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