

*Impressive coastal holding with 3 supporting holiday cottages. Set within 10.89 acres. Pontgarreg.
Near Llangrannog. Cardigan Bay. West Wales.*



Penlon Farm and Cottages, Pontgarreg, Near Llangrannog, Ceredigion. SA44 6AU.

£875,000

A/5493/RD

**** Impressive period smallholding ** Set within 10.89 acres ** With 3 successful holiday cottages ** Sympathetically redecorated and presented ** Comfortable 4 bedroom farm house ** Feature south facing patio and Green Oak conservatory ** Open countryside views ** The property is situated in Pontgarreg 2 miles from the Cardigan Bay coastline at Llangrannog ** Useful range of outbuildings ** 10.89 acres with coastal views ** Ideal income generating family home ** Mixture of good quality land with woodland areas with pockets for vegetable growing and polytunnel ****

The village offers active community hall and football pitch with nearby Llangrannog offering one of the most popular coastal coves along the Cardigan Bay coastline with local cafes, bars and restaurants, sandy beach and access to the All Wales Coastal path. Nearby Brynhoffnant is some 5 minutes drive from the property offers a local primary school, award winning local shop and petrol station, public house, places of worship and good public transport connectivity to the larger amenity centre of Cardigan and Aberaeron. Cardigan offers secondary school, cinema, community hospital, traditional high street offerings, retail parks, large scale industrial sites and employment opportunities. The nearby sandy coves of Penbryn, Tresaith and Mwnt are all within 20 minutes drive of the property



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GENERAL

An impressive coastal smallholding providing high quality and character 4 bedroom farm house with feature Green Oak conservatory to front with views over the adjoining fields.

Supporting the main house are 3 converted holiday cottages providing 1-2 bedroom accommodation each and being successful and well established holiday let business. Accounts are available to those with a bona fide interest.

In addition to the income generating properties is a useful block built outbuilding currently used for feed storage, animal housing, stables and side implement storage to support the functioning of the smallholding.

There are also pockets of interest including a large vegetable patch and supporting polytunnel, orchard and connecting tracks through the fields.

The accommodation provides more particularly as follows:



MAIN HOUSE

Lounge

14' 4" x 17' 0" (4.37m x 5.18m) feature period fireplace and surround with multifuel burner on painted hearth, double glass doors to front patio, window to conservatory, part tongue and groove panelling to walls, red and black quarry tiled flooring, multiple sockets, radiator, understairs cupboard,

open staircase to first floor.





Office

8' 5" x 9' 8" (2.57m x 2.95m) with double glass doors to conservatory, stripped timber flooring.

WC

4' 1" x 8' 3" (1.24m x 2.51m) WC, single wash hand basin on vanity unit, tile effect vinyl flooring.

Green Oak Conservatory

19' 8" x 22' 9" (5.99m x 6.93m) max. a notable feature of the property being 'L' shaped and wrapping around the front elevation of the building enjoying a southerly aspect and outstanding views over the adjoining countryside, with bi-fold doors to the front patio area, stone tiled flooring, space for dining table with Velux rooflight over, TV point, multifuel burner, space for large furniture, separate doors to patio area.

Kitchen/Dining Room

22' 4" x 13' 1" (6.81m x 3.99m) (max.) custom made oak high quality base and wall units, 1½ sink and drainer with mixer tap, formica worktop, window to front with views over the adjoining fields, Rangemaster gas and electric cooking range, plumbing for dishwasher, tiled splashback, spotlights to ceiling, slate flooring, open plan into dining area with space for 6+ persons dining table, open fire, space for freestanding fridge freezer, side window, radiator, slate flooring, redundant cream solid fuel Rayburn, spotlights to ceiling, multiple sockets.





Boot Room

11' 10" x 7' 2" (3.61m x 2.18m) with double aspect windows to front and side, uPVC door to front, radiator.





FIRST FLOOR

Split Level Landing

With original tongue and groove panelling to walls, access to

loft, access to rear bedroom and bathroom.



Front Bedroom 1

14' 1" x 8' 7" (4.29m x 2.62m) (max.) double bedroom, dual aspect windows to front and side, multiple sockets, radiator, tongue and groove panelling to walls.





Front Bedroom 2

6' 2" x 7' 4" (1.88m x 2.24m) single bedroom with window to front, radiator, multiple sockets.



Front Bedroom 3

11' 10" x 11' 10" (3.61m x 3.61m) (max.) double bedroom, multiple sockets, radiator, window to front.



Inner Landing

5' 7" x 2' 11" (1.70m x 0.89m)

Rear Bedroom 4

14' 1" x 12' 1" (4.29m x 3.68m) (max.) double bedroom, window to side, access to loft, spotlights to ceiling, radiator, multiple sockets, side airing cupboard.



Bathroom

12' 7" x 8' 4" (3.84m x 2.54m) (max.) a modern suite including panelled bath, corner enclosed 1200mm shower unit, WC, single wash hand basin, radiator, tiled flooring and walls, dual aspect windows, spotlights to ceiling.



EXTERNAL

To Front

The property is approached via the adjoining county road into a gravelled driveway wrapping around the main house and leading to the adjoining paddock and also a parking area with steps leading into the boot room and wrapping around the house the south facing patio area, being a stone and slate patio area also accessible from the conservatory, a private and quiet space with no overlooking and enjoying all day sunshine.





Timber Shed Adjoining House



9' 10" x 13' 11" (3.00m x 4.24m) (Mums Jam and Chutney) of timber frame construction with double doors to front, electric connection.

Store Room

3' 1" x 5' 1" (0.94m x 1.55m) with electric meter.

Laundry Room

13' 11" x 8' 7" (4.24m x 2.62m) with stainless steel sink and drainer, plumbing for washing machines, side storage area with further washing machine connections.

Storage Room Next to Electric Meter

3' 10" x 3' 8" (1.17m x 1.12m)

Wine Cellar

8' 4" x 14' 2" (2.54m x 4.32m)

HOLIDAY COTTAGE COMPLEX

Split into 3 separate holiday cottages accessed separately from the adjoining county road with parking available to the front of the cottages with a track leading up to the parking forecourt of the main house.





CAREW COTTAGE



Open Plan Lounge, Kitchen and Dining Area

13' 0" x 21' 3" (3.96m x 6.48m) (max.) being 'L' shaped with tiled flooring, multifuel burner on slate hearth, radiator, rear window to rear courtyard, TV point, multiple sockets, 2 x radiator.

Kitchen area with light grey base and wall units, oak worktop, induction hobs with extractor over, electric oven and grill, stainless steel sink and drainer with mixer tap, plumbing for

washing machine, tiled splashback, fitted fridge housing wall mounted Glow Warm gas boiler, spotlights to ceiling, double glass doors to rear courtyard.



Bedroom 1

10' 5" x 11' 10" (3.17m x 3.61m) Double bedroom, window to front, radiator, multiple sockets.



Bathroom

4' 3" x 8' 5" (1.30m x 2.57m) with WC, corner enclosed shower, single wash hand basin on vanity unit, heated towel rail, window to front, tiled flooring, splashback and walls, spotlights to ceiling, access to loft.



Enclosed Rear Courtyard

With side lawn area.



PENALLY COTTAGE



Open Plan Lounge and Dining Area with Living Area

17' 10" x 16' 5" (5.44m x 5.00m) Accessed via uPVC door into living area, with 2 x patio doors to rear courtyard, tiled flooring, multifuel burner on quarry tiled hearth, radiator, multiple sockets, open staircase to first floor.





Kitchen

6' 4" x 12' 0" (1.93m x 3.66m) with a range of light grey base and wall units with oak worktops, stainless steel sink and drainer with mixer tap, electric oven and grill, induction hobs with extractor over, 2 x windows to front, fitted fridge and washing machine, wall mounted Worcester gas boiler, tiled flooring, radiator.



Dining Room / Bedroom 3

10' 7" x 9' 0" (3.23m x 2.74m) with window to rear, tiled flooring, radiator, multiple sockets.



Bathroom

7' 10" x 5' 3" (2.39m x 1.60m) modern white suite including panelled bath, shower, WC, single wash hand basin, heated towel rail, fully tiled walls, front window.



Main Landing

5' 2" x 2' 11" (1.57m x 0.89m) with Velux rooflight over.

Front Bedroom 1

10' 10" x 14' 5" (3.30m x 4.39m) double bedroom, Velux rooflight over, multiple sockets, radiator.



Front Bedroom 2

Double bedroom currently with 2 x single beds, multiple sockets, radiator.



Rear Enclosed Courtyard



NEVERN HOLIDAY COTTAGE

Kitchen

10' 9" x 9' 8" (3.28m x 2.95m) (max.)

Bathroom

5' 4" x 5' 7" (1.63m x 1.70m) (max.)

Lounge

12' 8" x 5' 11" (3.86m x 1.80m) (max.)

Dining Room

7' 4" x 8' 3" (2.24m x 2.51m)

Bedroom 1

8' 11" x 11' 9" (2.72m x 3.58m)

Bedroom 2 (Mezzanine)

12' 9" x 9' 3" (3.89m x 2.82m) (max.)

OUTBUILDINGS

Agricultural Barn

21' 1" x 56' 1" (6.43m x 17.09m) (max.) currently used for animal housing and storage of hay and equipment.



Lean To Stable Area

15' 4" x 44' 5" (4.67m x 13.54m) (max.) housing 3 separate stables.



Rear Lean-To



10' 8" x 13' 7" (3.25m x 4.14m) being open plan with a concrete base.

Cider Shed / Man Cave

9' 0" x 15' 7" (2.74m x 4.75m)

Extended Garden & Polytunnel

A continuing track leading on to orchard with a range of fruit trees and access to a productive vegetable patch and a new side 20' aluminium polytunnel with adjoining paddocks currently kept for pigs.





Orchard

Mature orchards with over 20 trees - having previously been used for successful cider making.



THE LAND

Extending to some 10.89 acres split over 4 large enclosures with smaller paddocks adjoining served by central gravel and rock based track with outstanding views over the adjoining countryside. Ideal for cropping and grazing purposes.





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'.

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

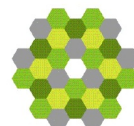
Services

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

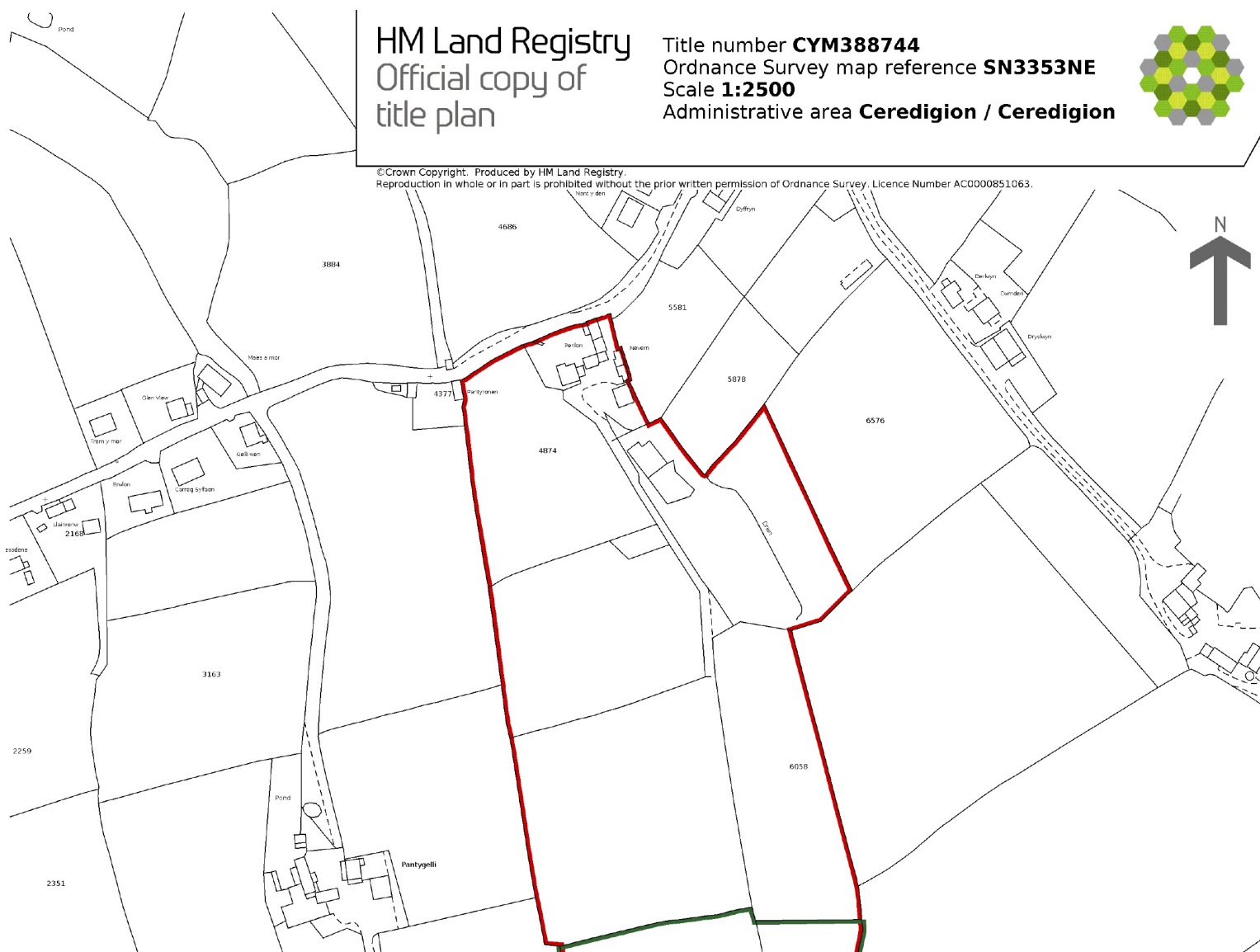
Rateable value £7,300.

HM Land Registry
Official copy of
title plan

Title number **CYM388744**
Ordnance Survey map reference **SN3353NE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway. Private.

Heating Sources: Gas. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: G (17)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

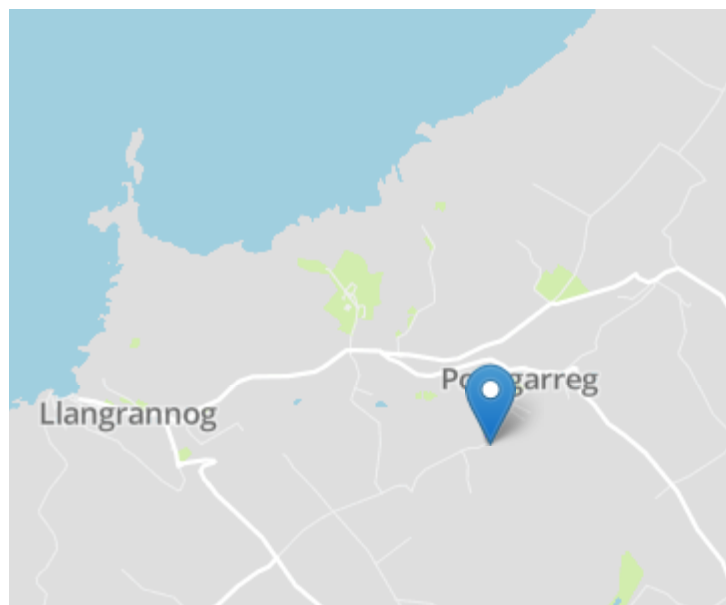
Any risk of coastal erosion? No

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 Brynhoffnant on the A487 proceed onto the Llangrannog road and continue through the first set of crossroads down to the next set turning right signposted Gwersyll yr Urdd. Continue along this road for approximately 1 mile passing the turning to the Urdd on the left and around a bend and after a further 500 yards the property is located on the right hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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