

*A most appealing country smallholding. 4 Acres of land. 4 Miles Sea at New Quay - West Wales.*



**Pant Y Grugos, Talgarreg, Nr New Quay, Ceredigion. SA44 4XH.**

**£498,000**

**Ref A/5156/DD**

**\*\*4 Acre Smallholding\*\***Rural setting with extensive country views**\*\*Traditional farm cottage\*\***Refurbished and extended**\*\*Central Heating and Double Glazing\*\***Good sized detached Barn**\*\*Also dilapidated stone outbuildings with potential for extension/conversion (stc)\*\***Extensive grounds and productive pasture paddock**\*\*Convenient roadside location\*\***

The Accommodation provides Covered Entrance, Porch, Utility Room, Kitchen/Breakfast Room, 27ft Lounge with wood burning stove, Rear Hallway, Bathroom with shower and wc. First Floor - Central Landing, 2 Double Bedrooms, Upstairs Cloak Room/Toilet.

Located set back off the B4338 Talgarreg road, a mile or so from the village of Synod Inn which lies on the A487 coast road. Some 2 miles from the village community of Talgarreg and only some 4 miles from the popular coastal resort and seaside fishing village of New Quay on the West Wales Heritage coastline. 10 miles Aberaeron and an easy reach of the larger Marketing and Amenity Centres of the area. OS Grid Ref 529/539.



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## GENERAL

A substantial former farm cottage which has been extensively refurbished and extended in recent times with plenty of scope for further enlargement of the accommodation (stc).

The Accommodation provides viz:

## GROUND FLOOR

### Covered Front Entrance



Oak entrance door leads through to -

### Porch

7' 9" x 5' 5" (2.36m x 1.65m) with central heating radiator, side aspect window, red and black quarry tiled floor.



### Rear Utility Room



7' 9" x 6' 10" (2.36m x 2.08m) with quarry tiled floor, a Belfast sink with Oak worktops and drainer, appliance space with plumbing for automatic washing machine and houses the Worcester oil fired central heating boiler. Central heating radiator. Side aspect window.

### Kitchen/Breakfast Room





14' 0" x 10' 0" (4.27m x 3.05m) with quarry tiled floor, 2 rear aspect windows, exposed ceiling beams, central heating radiator, fitted range of base and wall cupboard units with formica working surfaces, 1½ bowl single drainer sink unit with mixer taps, integrated Beko slot in oven, larder cupboards, wine rack, part tiled walls. French doors lead through to -

### Front Lounge/Dining Room



27' 3" x 12' 8" (8.31m x 3.86m) with 4 front and side aspect windows with glorious views, exposed pine timber floors, stone feature fireplace with beam over and housing a Country Kiln wood burning stove. 4 central heating radiators.

Note - The lounge is large enough to be divided to provide a 3rd bedroom.

### Rear Hallway

11' 7" x 7' 5" (3.53m x 2.26m) with Oak parquet flooring, central heating radiator. Rear half glazed exterior door.







## Bathroom



10' 0" x 7' 0" (3.05m x 2.13m) with tiled floor, a White suite provides a pedestal wash hand basin, low level flush toilet, a Victorian roll top bath, walls pvc lined to dado level, tiled shower cubicle. Extractor fan. Exposed ceiling beams. central heating radiator, rear opaque window.

## FIRST FLOOR

### Central Landing

Approached via staircase from the rear hallway. With central



heating radiator, velux window, exposed pine floors. Access to under eaves walk in airing cupboard and also under eaves Loft Room 22' x 9' with a sloping ceiling restricting the head room.





Upstairs Cloak Room



With walls pine panelled to dado level, a White suite provides a low level flush toilet, wash hand basin, extractor fan, central heating radiator.

Front Double Bedroom 1



15' 9" x 9' 4" (4.80m x 2.84m) with exposed timber floors and 2 front aspect windows and a side aspect window all enjoying far reaching country views. 2 central heating radiators, hatch to Loft.



## Front Double Bedroom 2



12' 8" x 11' 5" (3.86m x 3.48m) with exposed timber floors, front and side aspect window again with far reaching views, central heating radiator.

## EXTERNALLY



Wide hard surfaced driveway leads to an extensive side yard with a Detached Corrugated iron Built Barn 30' x 18'.





The property is surrounded by extensive recently landscaped gardens and grounds.

To the front is a vintage cast iron water pump over an original spring.



### The Outbuildings



To the side of the cottage is a range of dilapidated Former stone built Outbuildings / Cow Sheds which may provide potential for conversion to either expand the current residential accommodation or for conversion to some form of holiday cottages/business use (subject to obtaining the necessary consents).





## The Land



Council Tax Band D (Ceredigion County Council).



Adjoining the Homestead is a highly productive level to very gently sloping pasture paddock contained within mature hedging.

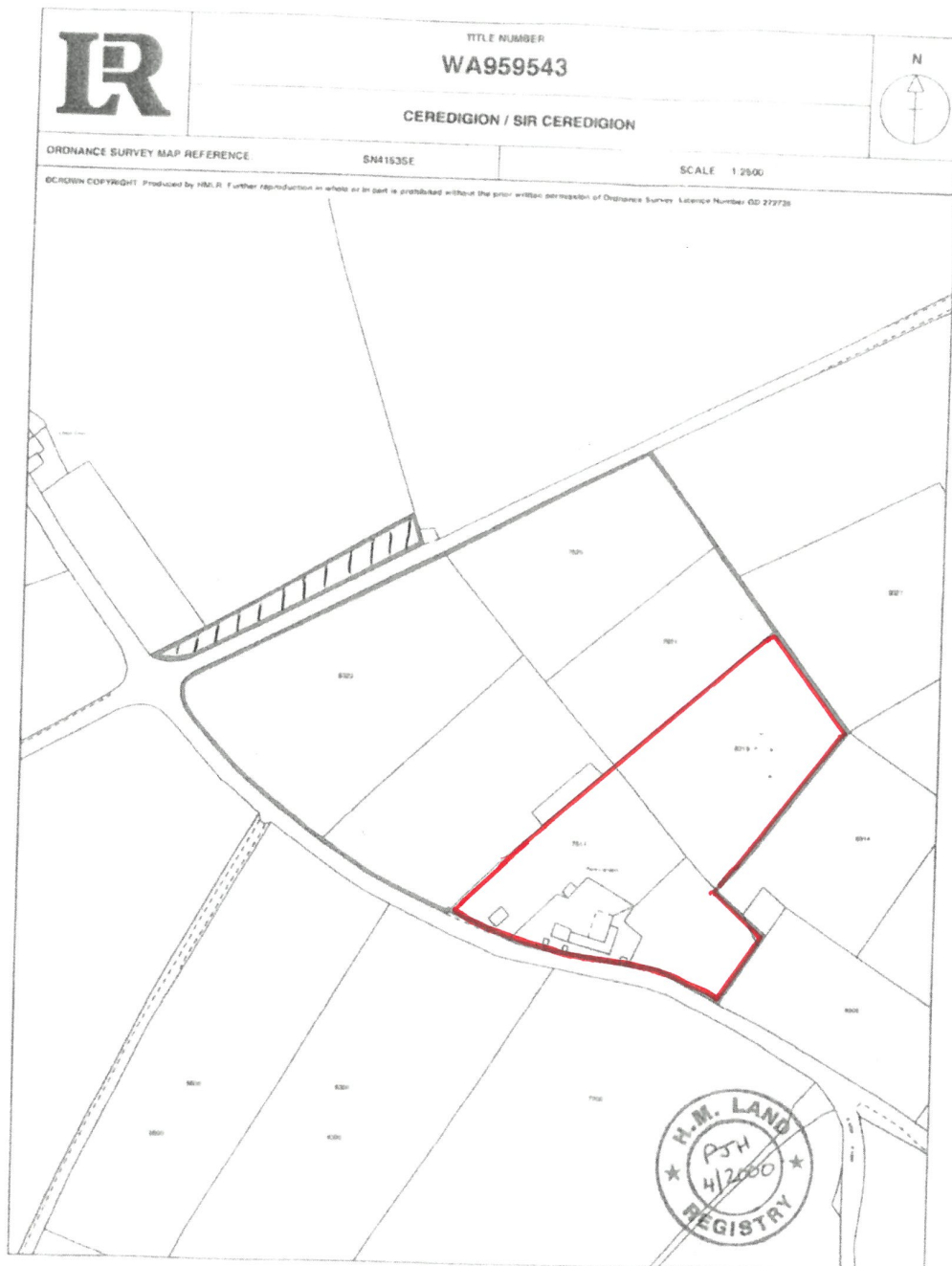
## TENURE

The property is of Freehold Tenure.

## Services

Mains Electricity and Water. Also old Spring Water Supply.  
Private Drainage. Oil Fired Central Heating.





**FOR IDENTIFICATION  
PURPOSES ONLY**

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (39)

**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

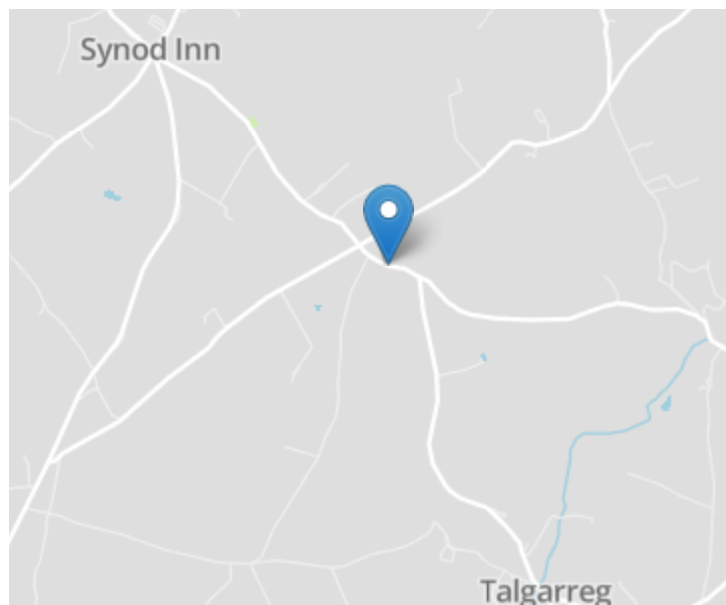
**Is the property listed?** No

**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

Travelling on the main A487 coast road from Aberaeron south west towards Cardigan. When you reach the village of Synod Inn, at the crossroads turn left and then immediately left onto the B4338 Talgarreg road. Keep on this road for a mile or so when you get to a crossroads carry straight on and this will be the next property on the left hand side identified by the Agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(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 :

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