

Regulated by:



RICS



Since 1989

Superior Coastal Residence. Outstanding location, glorious coastal views. With self contained annexe & campsite. Near Aberaeron - West Wales.



Garthwynnog, Llwyncelyn, Aberaeron, Ceredigion. SA46 0HE.

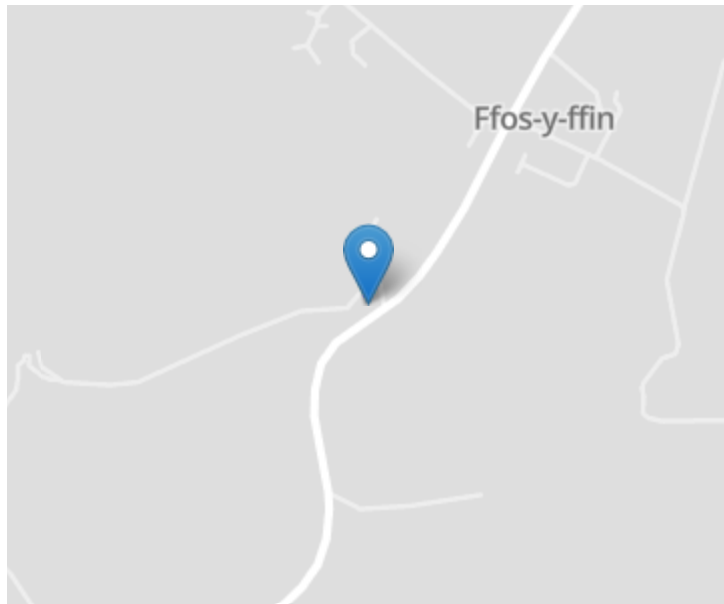
Ref A/5138/DD

£749,000

****Character Detached Dormer Residence**Self Contained Annexe/overflow Accommodation**Lovely gardens and grounds**Garage/Workshop** Set in 3 acres of land** Small family run campsite (wild camping) All enjoying amazing panoramic views over the West Wales Ceredigion Heritage coastline****

The main residence provides 4 bed accommodation with retained Period features. Adjacent self contained annex/overflow accommodation or multi generational living. Mature gardens and grounds. Block built garage and workshop (900 sq ft). Camping field with nicely kept shower and toilets. The whole enjoying sea views and stunning sun sets. In all an extremely desirable property serving a variety of residential and potential commercial purposes.

Located alongside the main A487 coast road less than 2 miles from the Georgian Harbour town of Aberaeron on the Cardigan Bay coast. 10 minutes drive from the coastal resort of New Quay and within an easy reach of the larger Marketing and Amenity Centres of the area.



GENERAL

The placing of Garthwynnog on the market provides prospective purchasers with an opportunity of acquiring an unique property rarely available along this Cardigan Bay coastal region. The property provides a lovely residence/ family home but also well suited for a variety of purposes, e.g. a B&B. There is a self contained annexe which again could be used for commercial purposes or for multi generational living.

The property is set within extensive grounds and in the last couple of years the vendors have developed a family run small, wild camp site (details of the site can be seen on the website - garthview.co.uk).

Accounts for the camp site will be open for inspection to bona fide interested parties but initially we can say that the turnover for the year 2022 was in the region of £15,300 (gross).

With more dedication of time, this turnover can certainly be increased considerably.

The property is set within its own mature gardens and grounds and the whole enjoying glorious views.

THE MAIN RESIDENCE

Provides a detached dormer style bungalow believed to have been built around the 1920's - 1930's. Has a retained wealth of original features including bay windows with stained glass insets, matching stained glass entrance doors, original staircase, ceiling cornices and covings etc.

The Accommodation provides -



Front Porch

Stained glass entrance door leading to -



Reception Hall

10' 2" x 7' 2" (3.10m x 2.18m)



Front Living Room

16' 0" x 12' 0" (4.88m x 3.66m) into bay window with lovely coastal views, fireplace housing a wood burning stove with antique carved Oak surround.



Inner Hallway

With a built in airing cupboard.

Office (or 5th Bedroom/Dining Room)

11' 4" x 9' 8" (3.45m x 2.95m) with 2 front aspect windows, again with superb views. Central heating radiator.



Downstairs Bathroom

A recently installed white suite comprising of a corner shower unit with electric shower above, gloss white vanity unit with inset wash hand basin, stainless steel heated towel rail, frosted window.





Attractive Front Lounge

16' 4" x 12' 1" (4.98m x 3.68m) into bay window with a far reaching coastal aspect, a fireplace housing a Chesneys wood burning stove with a sandstone surround and a feature side stained glass portal window.



Separate W.C.

With low level flush toilet, bidet, vanity unit with inset wash hand basin and central heating radiator.



Rear Double Bedroom 1

17' 9" x 12' 0" (5.41m x 3.66m) into a side bay window and with a fitted range of wardrobes, central heating radiator.



Rear Kitchen/Breakfast Room

15' 8" x 13' 7" (4.78m x 4.14m) with a wide range of fitted base and wall cupboard units with Formica working surfaces, stainless steel double bowl double drainer sink unit h&c, oil fired Stanley cooking range with back boiler for domestic and central heating hot water. Part tiled walls, side and rear windows.





Side Porch

Leading to -

Rear Utility Room & Kitchenette

22' 3" x 6' 4" (6.78m x 1.93m) with side and rear windows.



Adjacent Laundry Room and General Store Room

25' 6" x 7' 0" (7.77m x 2.13m) with Belfast sink h&c and plumbing for automatic washing machine.



FIRST FLOOR

Central Landing

Approached via an original staircase from the Inner Hallway.



Front Double Bedroom 2

16' 2" x 14' 5" (4.93m x 4.39m) into walk in dormer window with outstanding views.



Bedroom 3

14' 8" x 8' 4" (4.47m x 2.54m) with side aspect window and a fireplace.



Bedroom 4

18' 5" x 8' 5" (5.61m x 2.57m) (max) with side aspect window.



Rear Bathroom

15' 3" x 6' 2" (4.65m x 1.88m) with a new White suite provides a panelled bath, electric shower, low level flush toilet, side aspect window and access to under eaves.



EXTERNALLY

To the Front

The property is approached via an impressive walled and gated entrance onto a tarmacadamed driveway which leads to the rear courtyard with ample turning and parking space for several vehicles.



RECENTLY BUILT ANNEXE

Which is located to the rear of the main residence, a two storey building, has been used as overflow accommodation but ideal for a variety of purposes including holiday let, multi generational living - subject to obtaining the necessary consents.

The Accommodation provides -



Small Vestibule

With entrance door, laminate flooring, central heating radiator.

Bathroom

8' 0" x 6' 7" (2.44m x 2.01m) with tiled floor and half tiled walls, vanity unit with inset wash hand basin, mirror cabinet over, double sized shower cubicle with dual head shower, low level flush toilet, heated towel rail.



Double Bedroom 1

11' 4" x 10' 4" (3.45m x 3.15m) with central heating radiator.



First Floor Open Plan Living/Kitchen/Dining Room

25' 0" x 14' 6" (7.62m x 4.42m) with laminate flooring, fitted with a modern range of base and wall cupboard units with laminate worktops, stainless steel 1½ bowl single drainer sink unit with mixer tap, integrated appliances including a dishwasher, double oven with ceramic hobs, fridge and freezer, vertical radiator, side aspect window and French doors to -



Outside Flat Roof Area

Which could provide an ideal balcony.

To the front of the residence is an elevated patio and gravelled area leading down to a good sized lawned garden contained within mature hedging and lovely trees to give privacy.



Side Garden Area

The side garden area is currently also gravelled area for ease of maintenance, has two Greenhouses and a Cedarwood Shed and again an elevated patio and barbecue area.





To the Rear

Substantial block built Garage/Workshop 30' x 30'.

Adjacent Lands & Camping Fields

This area also has a secondary access directly off the main trunk road with hardcore parking for 10 or more vehicles.

There is a yard area with open fronted outbuildings.

The adjacent field which is level to undulating in nature, enjoys a lovely aspect over surrounding countryside and to the sea. This has been used as a wild camping site for the last couple of years which has proved very successful.





Purpose Built Toilet and Shower Block

Which provides 2 seperate showers, 2 wc's and a Kitchen/Wash Room area.
(website- Gathview.co.uk)




TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

Directions

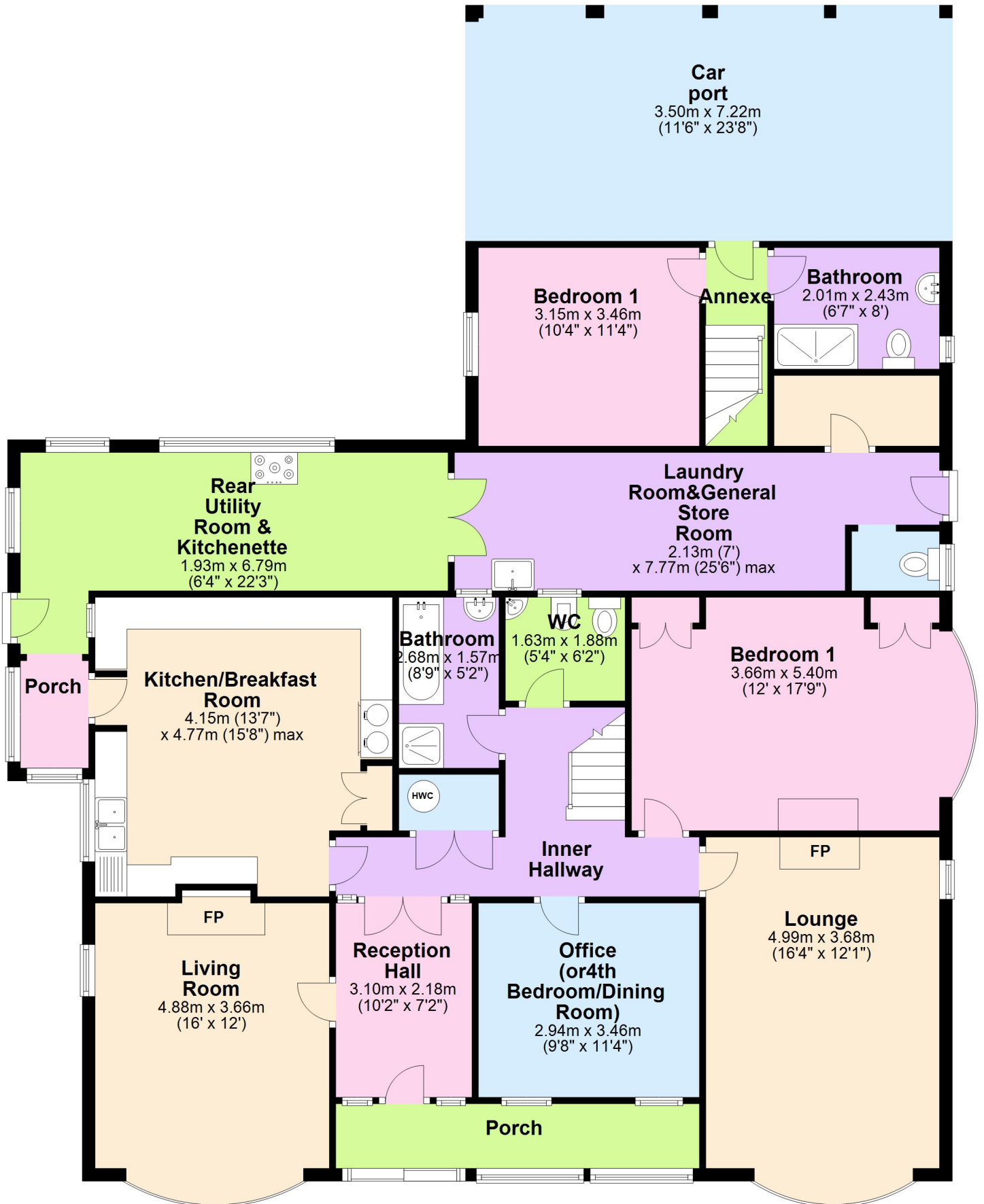
From Aberaeron proceed South West on the A487 coastal road to the first village of Ffosyffin. Drive through the village of Ffosyffin, passing Nisa supermarket on the right hand side then after the last cluster of houses you will approach a sweeping left hand bend. You will see the sign for Garthwynnog camping on the left hand side. Pass that entrance to the next formal entrance which will be a walled gated driveway up to this property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Ground Floor

Approx. 205.4 sq. metres (2211.2 sq. feet)



Total area: approx. 333.6 sq. metres (3590.6 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Garthwynnog, Llwyncelyn, Aberaeron

First Floor

Approx. 128.2 sq. metres (1379.4 sq. feet)

