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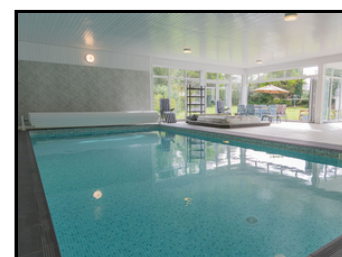
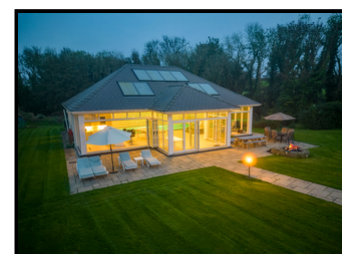


RICS



Since 1989

An exceptional 5 Bed Family Home with connecting 1 Bed Annexe and Detached Pool House. Set in 3.6 Acres. Near New Quay - West Wales.



Tycwm Cross Inn, Nr New Quay, Ceredigion. SA44 6NG.

Ref A/5202/RD Price On Application

****Exceptional 5 Bed Family Home**Connecting 1 Bed Annexe (With potential for more bedrooms)**Majestic Pool House with sauna and jacuzzi**Set in 3.6 Acres of mature grounds**Private lane access**Walking distance of village amenities**5 Minutes drive to New Quay**Impressive standards of living accommodation**Airbnb/Guest House potential**Private setting with no overlooking**Double Garage**Ample off road parking**Potential for future development (Stc)****

****ONE OF THE FINEST RESIDENTIAL PROPERTIES WITH OUSTANDING AMENITIES TO COME ON THE MARKET WITHIN THE NEW QUAY AND CARDIGAN BAY COASTLINE OVER RECENT YEARS****

The property is set within the coastal village of Cross Inn being some 5 minutes drive from the Cardigan Bay coastline at New Quay. The village of Cross Inn offers good levels of local amenities including village shop, agricultural merchants, public house and places of worship. Nearby primary school. The renowned picturesque fishing village of New Quay is within 5 minutes drive of the property offering wider amenities and services including primary school, doctors surgery, local shops, cafes, bars and restaurants, sandy beaches, access to the All Wales coastal path. Having good public transport connectivity. The Georgian Harbour town of Aberaeron is within 15 minutes drive of the property with a wider range of local amenities and services including community health centre and comprehensive school. The property sits equi distantance between the larger University town of Aberystwyth and the Market town of Cardigan and conveniently positioned along the nearby A487.



GENERAL

An exceptional offering to the market place with impressive 5 bed family home with connecting annexe providing flexibility in terms of future accommodation, can provide additional bedroom space or a B&B/Guest House potential.

The house has been finished to the highest standard with no expense spared on quality of fixtures and fittings.

The property sits centrally within its own private grounds measuring some 3.6 Acres or thereabouts in total with various pockets of lawned garden space bound by mature trees and hedgerows and post boundaries.

Central to the rear garden is a feature Pool House, custom designed by the current owners to provide 10m x 5m swimming pool with side jacuzzi and separate Sauna with adjoining Shower Rooms and Changing Rooms. A corner kitchen is also provided for entertaining with 6m wide bi-fold doors to each end of the building connecting the pool house to its surrounding gardens and patio space.

The property is accessed via a private lane from the adjoining county highway with walled entrance and side lawned and planted areas leading down to the main house.

To the front is a raised lawned area which offers a recently constructed Summer House bound to the adjoining residential estate by high level boundaries, preventing any overlooking of the property.

The property offers a double garage and ample off road parking space.

A rare but great example of a high quality family home within this favoured coastal belt.

The Accommodation provides as follows -



GROUND FLOOR

Entrance Porch

Accessed via upvc glass panel door and black and white tile flooring. Glass panel door into -

Hallway

29' 7" x 11' 6" (9.02m x 3.51m) with Oak effect flooring, doors to all ground floor rooms, radiator. Access into -



Lounge

26' 8" x 22' 8" (8.13m x 6.91m) a large L shaped family living room with feature open fireplace and marble surround, wood effect flooring, 2 x radiator, triple aspect windows to front and side garden and forecourt. Side patio door to garden. Connecting door into -



Kitchen

20' 4" x 16' 3" (6.20m x 4.95m) also accessed from the Entrance Hallway into a large family kitchen space with modern range of white base and wall units with formica work top, Whirlpool dishwasher, Rangemaster 6 gas hob and electric oven range. Tiled flooring, double electric oven and grill, tiled splash back, washing machine connection. Space for American fridge freezer, dual aspect windows to rear and side garden. Fitted microwave, multiple sockets, radiator. Access to



Side Porch

Ground Floor W.C.

5' 1" x 6' 2" (1.55m x 1.88m) Accessed from the entrance

hallway. Having w.c. corner single wash hand basin, rear window, radiator, fully tiled walls and flooring, access to under stairs cupboard.

Rear Porch

5' 3" x 7' 6" (1.60m x 2.29m) with rear door to garden, tiled flooring housing a Firebird oil boiler.

Office

5' 5" x 11' 5" (1.65m x 3.48m) accessed from the Entrance Hallway, radiator, multiple sockets. Connecting door into annexe with window to rear garden, radiator. Fitted double airing cupboards.

Master Bedroom

22' 8" x 13' 5" (6.91m x 4.09m) a large double bedroom suite with triple aspect windows to front and side gardens and forecourt. Range of fitted wardrobes throughout, 2 x radiator.



En Suite

8' 6" x 7' 7" (2.59m x 2.31m) with luxurious bathroom suite including panelled bath, corner enclosed shower, w.c. single wash hand basin, bidet, side window, fully tiled walls and flooring. Spot lights to ceiling.



Bathroom

6' 9" x 8' 7" (2.06m x 2.62m) corner enclosed steam shower with jet wash shower system, w.c. single wash hand basin, heated towel rail, side window, fully tiled walls and flooring.



Bedroom 2

11' 4" x 13' 9" (3.45m x 4.19m) a double bedroom, side window to garden, multiple sockets, radiator.



Bedroom 3

10' 9" x 10' 3" (3.28m x 3.12m) a double bedroom, window to side, radiator, multiple sockets.



Rear Bedroom 4

9' 8" x 16' 6" (2.95m x 5.03m) A double bedroom suite with dual aspect windows to rear and side garden overlooking Pool House, multiple sockets, radiator.



Annexe

20' 4" x 19' 7" (6.20m x 5.97m) accessed via the office from the entrance hallway or via separate patio doors from the front forecourt and also accessible from the inner hallway and kitchen spaces.

Living Room

20' 4" x 19' 7" (6.20m x 5.97m) With dual aspect windows to front and rear, patio doors to rear garden, feature electric fire and surround, corner TV point, 2 x radiator, multiple sockets.



Inner Hallway

With side access door to garden and access to -

Boiler Room/Ground Floor Shower Room/Utility

7' 1" x 11' 0" (2.16m x 3.35m) with washing machine connection, enclosed corner shower.

W.C

6' 4" x 6' 5" (1.93m x 1.96m) with w.c. radiator, single wash hand basin, half tiled walls.

Open Plan Kitchen/Dining/Living Room

34' 7" x 15' 1" (10.54m x 4.60m) Kitchen area with modern white kitchen with formica work top, integrated electric oven

and grill, gas hobs with extractor over, tiled flooring, dishwasher, fitted fridge, radiator, tiled splash back. Side window to front forecourt. Space for 2 large dining tables, multiple sockets, tv point, seating area with feature stone fire surround and electric fire on quarry tiled hearth, dual aspect windows to front forecourt and side garden. Front patio door to forecourt.



First Floor

Landing

With window to rear garden overlooking Pool House, under eaves storage, radiator.

Bedroom 1

30' 6" x 9' 7" (9.30m x 2.92m) previously 2 bedrooms now converted into one large bedroom with 4 x velux roof lights, overlooking front and rear gardens, radiator, multiple sockets.



En Suite

6' 5" x 9' 6" (1.96m x 2.90m) with tiled panelled bath, w.c. single wash hand basin, radiator, fully tiled walls and flooring, side windows, spot lights to ceiling.



EXTERNALLY

Ty Cwm Entrance

The property is approached via its private driveway with stone walled entrance leading from the adjoining county road directly to the house with large side lawned areas bound by stone wall and mixture of stone walls and mature trees and hedgerows providing a wonderful setting as you lead down to the property.



Double Garage

20' 0" x 22' 0" (6.10m x 6.71m) with dual aspect windows to rear and side, 2 x steel up and over door, concrete base, electric connections, side pedestrian door.

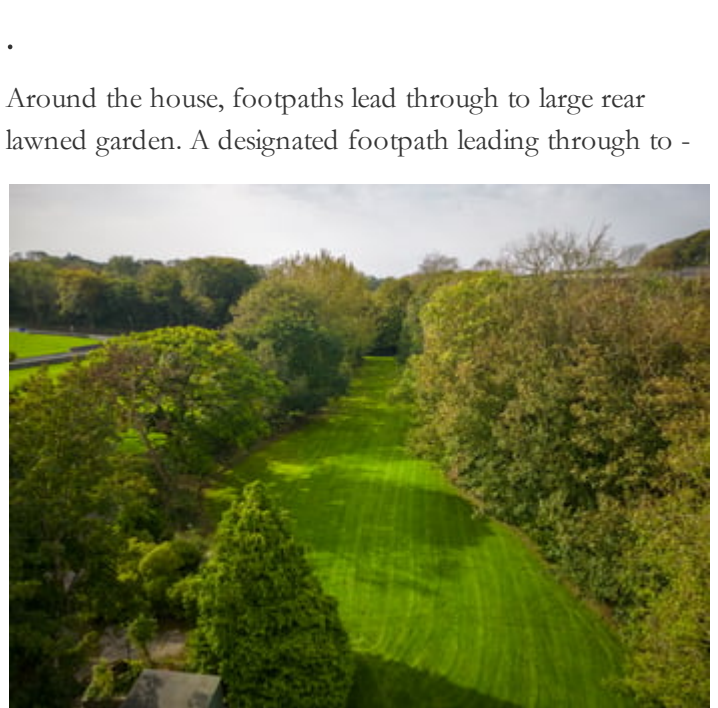
Continuing tarmac driveway leading through to -



Front Forecourt

With ample space for 4+ vehicles to park and steps leading up to raised front lawned garden.





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 Around the house, footpaths lead through to large rear lawned garden. A designated footpath leading through to -

Corner Summer House

9' 5" x 15' 2" (2.87m x 4.62m) being a recent addition, of timber frame construction under a slated roof with panelled exterior walls with bi-fold doors to both sides, wood effect flooring. Overlooking the front garden area.



POOL HOUSE

36' 5" x 40' 1" (11.10m x 12.22m) being one of the main features of the property offering a custom made building with focus and attention given to relaxation but also the ability to entertain, enjoying an outlook over Ty Cwm.

The building has been designed to maximise the use of natural sun light, predominantly all day sunshine coming through the 6m wide bi-fold door at either end of the emerging gable which also acts as a feature connecting the external patio and garden areas to the entertainment space within.

Within the building there is ample entertainment and dining space, currently housing a large Snooker table but has the option to provide space for soft furnishings.

The Pool House is split level with a Lower Service and Boiler Room being well hidden and located to the rear.

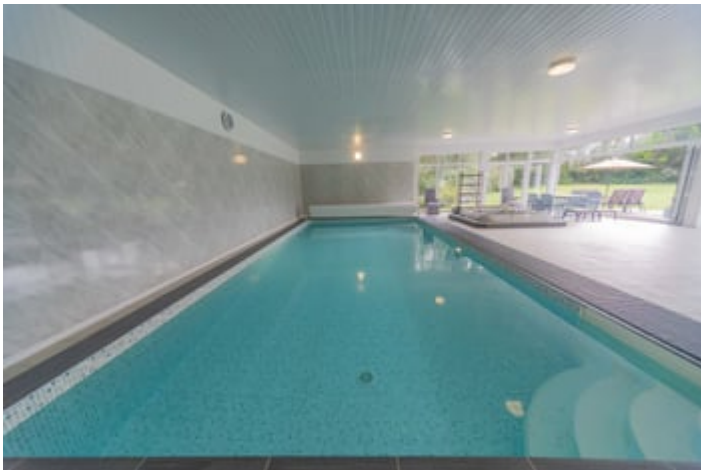
Provides -





Pool

Measures some 10m x 5m (32' 10" x 16' 5") and has an average depth of 4m deep being finished in a mosaic tiled pattern with electric roller cover.



Side Hot Tub

Being sunken to provide a flush finish with the adjoining tiled flooring enjoying views over the garden.



Corner Kitchen Area

With a range of modern base and wall units with Formica work tops, stainless steel sink and drainer with mixer tap, tiled splash back, space for electric cooker and an under larder fridge, multiple sockets.



Side 2 Person Sauna

Open Shower.

His and Hers Shower/Changing Room & Separate WC

Private Shower Space.

The Land and Grounds.

As described the property sits within some 3.6 Acres of mature gardens bound by mature trees and hedgerows preventing overlooking of the private amenity space.

We believe that part of the land along the entrance has potential for residential development in the future, subject to the agreed price of the property the owner reserves the right to introduce a potential future overage on this section of the garden. The overage would be subject to negotiation.



Services

The property is serviced by oil central heating, mains electricity, water and drainage. BT subject to transfer regulations.


Tenure : Freehold

Council Tax Band : G

Directions

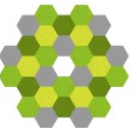
From Synod Inn on the A487 head west on the A486 sign posted New Quay and continue through the villages of Pentre Bryn and after a further 1 mile you will enter the village of Cross Inn. Proceed through the village of Cross Inn heading towards New Quay and on exiting the village following a right hand bend and passing the entrance to Heol Y Cwm, take the immediate right hand entrance into Tycwm and follow the tarmacadamed driveway to the main house.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

HM Land Registry
Official copy of
title plan

Title number **CYM733120**
Ordnance Survey map reference **SN3957SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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The land tinted green is not included in this title.

