

*Substantial Coastal Residence containing 4 Beds (2 Baths) main house with adj 4 bed (4 bath) annexe. Ideal multi generational opportunity/airbnb/guest house potential. Formerly a care Home. Ffosyffin, Near Aberaeron on Cardigan Bay - West Wales.*



Spring House, Ffosyffin, Aberaeron, Ceredigion. SA46 0HA.

£725,000

REF R/5173/RD

**\*\*Substantial individually designed detached residence\*\*4 beds (2 bath) house\*\*Separate 4 bed Self contained living accommodation suitable for second family/ Annexe or Holiday Letting Unit(4 En Suite Bedrooms)\*\*All set in commodious private grounds\*\*Overlooking adjoining fields\*\*Distant views to coast\*\*An impressive property which has to be viewed to be appreciated\*\*Previously run as a successful residential home\*\*Ideal for those seeking a lifestyle change opportunity\*\*Potential Airbnb/guest house\*\*Walking distance to village amenities\*\*1 mile Aberaeron\*\*Good standard of living accommodation\*\***

The property is nicely tucked away off main A487 coast road within the coastal village community of Ffosyffin boasting a popular public house and Morrisons mini supermarket with good public transport connectivity. The nearby village of Llwyncelyn offers village shop, post office and fuel station and active community hall. Only some 1 mile south-west of the Georgian harbour town of Aberaeron on Cardigan Bay which offers a comprehensive range of shopping and schooling facilities, leisure centre, community health centre and renowned local cafes, bars and restaurants. The seaside resort of New Quay lies within some 6 miles with the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter within an easy travelling distance.



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## THE MAIN HOUSE

The Accommodation provides as follows -

### GROUND FLOOR

#### Entrance Hallway



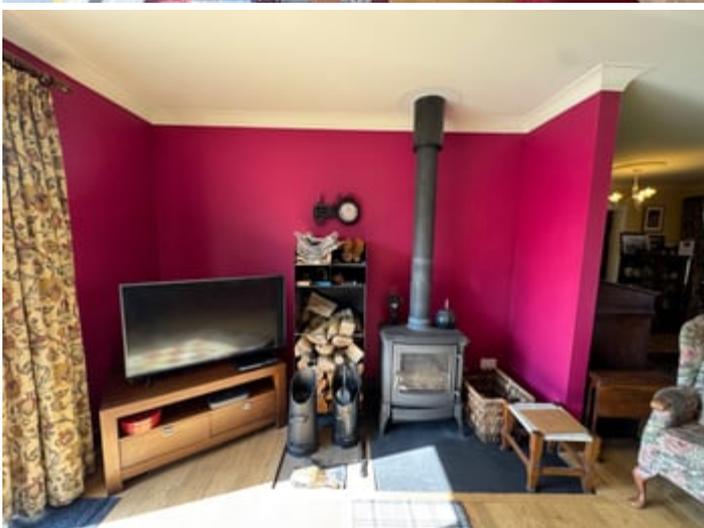
accessed via covered car port and porch area with double panel radiator, oak flooring, multiple sockets.

#### Cloakroom/Utility Room off

7' 3" x 6' 8" (2.21m x 2.03m) with quarry tiled floor, stainless steel double drainer sink unit h&c, appliance space with plumbing for washing machine, fitted wall cupboards, coat hanging space.

## Impressive L Shaped Lounge/Dining Room





29' x 24' (8.84m x 7.32m) (max). The lounge area has a feature multi fuel burner on a slate hearth, 2 large radiators, oak flooring, patio door to south facing garden and patio, window overlooking front garden.

Kitchen/Breakfast Room



26' x 15' 9" (7.92m x 4.80m) (Max) with double panel radiator. The Kitchen Area is fitted with a modern range of base and wall cupboard units with Formica working surfaces, matching fitted wall cupboards, stainless steel double bowl sink unit with mixer taps, plumbing for dishwasher, 'Gorenje' gas hobs with a stainless steel cooker hood over, fronted double oven and grill, two ceiling spot light tracks, side door to hallway. Space for free standing fridge freezer. Space for 6+ persons dining table, windows to front and side overlooking garden.

## FIRST FLOOR

### Central Landing



Access gained from the entrance hall via half circular/concave feature staircase with walls lined with solid maple wood. Double built in airing cupboard with central heating radiator. South facing window overlooking garden and adjoining fields.

### Bedroom 1



15' 5" x 11' 6" (4.70m x 3.51m) a double bedroom with double panel radiator, side windows overlooking fields.

## En Suite Bathroom



Tiled with a White suite having gold plated fittings, comprising of a panelled bath with telephone handset shower over, wash hand basin, low level flush toilet, shower cubicle, sunken ceiling spot lights.

## Main Bathroom



With a modern white suite and fully tiled walls. Comprises of a corner Jacuzzi bath, vanity unit with mirror and light over and cupboards beneath, shower cubicle, flush toilet, alcove, heated towel rail.

## Double Bedroom 2

11' 4" x 11' 3" (3.45m x 3.43m) with central heating radiator, south facing windows with views overlooking adjoining fields, multiple sockets.

## Front Bedroom 3

14' 1" x 11' 5" (4.29m x 3.48m) a double bedroom with laminate flooring, double panel radiator, inset vanity unit h&c with mirror, shaver point and light over, windows to front and side with distant sea views.





**Rear Double Bedroom 4**



14' 4" x 11' 3" (4.37m x 3.43m) with double panel radiator, multiple sockets, tv point, window overlooking front garden.

## ANNEXE / SELF CONTAINED UNIT.



Inter Connecting to the Main Residence but also having its own separate access provides viz -

### Hallway



Being L shaped with external door to garden, quarry tiled flooring, radiator. w.c. off.

### Office Off

With a range of fitted base units, stainless steel sink and drainer, window overlooking garden.

### Adjacent Boiler Room

housing an oil fired combi boiler.

## Lounge



15' 1" x 11' 6" (4.60m x 3.51m) with new patio doors to garden, radiator, multiple sockets, tv point.

## Bedroom 1



13' x 9' 6" (3.96m x 2.90m) a double bedroom, currently with seating, wood effect vinyl flooring, window to front.

## Ground floor shower room

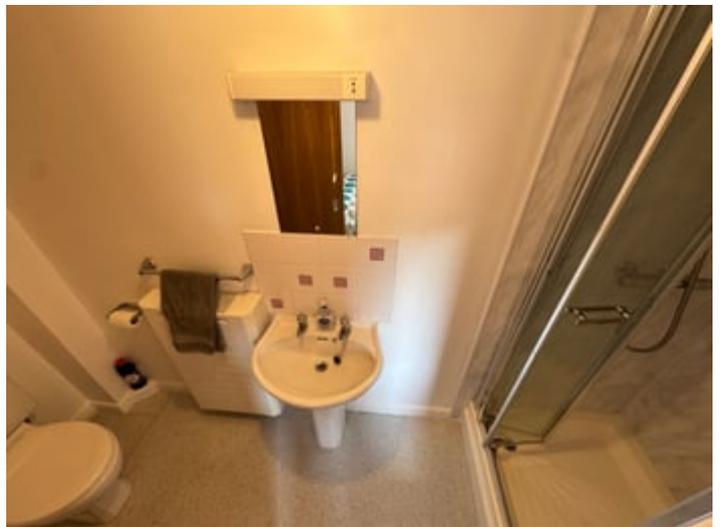
with plumbing for washing machine, front window, multiple sockets, vinyl flooring.

## Bedroom 2



12' 6" x 9' 6" (3.81m x 2.90m) a double bedroom, window to garden, radiator, multiple sockets.

## En Suite Shower Room



Having toilet, wash hand basin and shower cubicle, heater, jack and jill door to hallway.

## Bedroom 3



14' 9" x 9' 2" (4.50m x 2.79m) a double bedroom, window to front, multiple sockets, tv point.

## En Suite Bathroom



with a modern white suite including vanity unit, corner enclosed shower, heater, rear window, access to loft.

## Bedroom 4



14' 1" x 11' 6" (4.29m x 3.51m) a double bedroom currently with bunk beds, front window, radiator.

## En Suite Shower Room

with plumbing for washing machine.

## EXTERNALLY

### The Grounds.

The property is set within its own extensive lovely private gardens and grounds mainly laid down to grassed areas with an abundance of shrubs, flower borders and ornamental trees and contained within mature hedged boundaries to give privacy. There are large paved patio areas with brick dwarf walls to the main residence and annexe.





## To the Side



To the side is a gated yard with an useful range of Outbuildings and car parking etc. The property is approached off the main road via a private driveway which leads to the front courtyard with ample turning and parking space.

### Car Port

Located to the front of the property is a Car Port with space for 2 vehicles and wood storage area. Connecting gateway to the front garden area.



### Services

Mains Electricity. Mains Water (Metered) - Also Private Well Water Supply, apparently an ancient well which has not been known to run dry and before the days of Mains Water was apparently used by villagers to take water thus the name given to the property "Spring House".

Mains Drainage. Oil Fired Central Heating throughout. Telephone subject to BT Transfer Regulations. Broadband Connection.

Council Tax Band G (Ceredigion County Council).

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band G

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains 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 proceed South West on the A487 coast road to the village of Ffosyffin. After passing the Red Lion Public House on the left hand side, then a terrace of cottages, proceed up hill for 50 yards and Spring House is the second entrance on the left hand side opposite Former Chapel.

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

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