

ID REF: 0618

Cwrt-Y-Cadno, Plwmp, Ceredigion

Substantial, Versatile 6 Bed Property with B&B Guest House Potential and Planning Approval for 2 additional houses (3 bed & 2 bed, attached) to be built in the grounds. Detached Stone Barn (ideal conversion s.t.p.), large lean-to Garage/Workshop, Modern GP Building with 3 Stables and loft room. Gardens and Paddock. Circa 1 Acre.

Situated in the rural village of Plwmp along the A487 not far from the coast. New Quay 5½ miles, Aberaeron 9½ miles, Cardigan 13 miles, Carmarthen 23 miles with M4-link, Aberystwyth 25 miles



Set in approximately 1 Acre, this distinctive, very attractive property offers spacious, well presented family accommodation, gardens, large tarmacadamed courtyard, range of outbuildings, and a paddock with the benefit of Planning Consent granted in March 2008 for the construction of 2 additional houses (attached 3 bed and 2 bed). The size and favourable location of the property afford excellent potential for a Holiday Bed & Breakfast enterprise, being just a few miles from the glorious Cardigan Bay coast and a good base for touring.

The period stone-built farmhouse has a large later addition, with slate roofs throughout. In brief, the accommodation offers – First Floor: 6 Bedrooms, large family Bathroom; Ground Floor: spacious, farmhouse-style Kitchen/Breakfast Room with Aga, Utility Room, walk-in Pantry, downstairs Shower Room with W.C., charming Living Room and Lounge both with multi-fuel stoves.

The outbuildings include – Detached Stone Range incorporating a large rear lean-to Garage/Workshop (scope for conversion subject to planning consent being obtained), stone/slate former pig sty, modern G.P. Building providing 3 Stables with large Loft Room above.

The property is situated off the A487 coast road in the small rural community of Plwmp, which has a village shop/post office and is surrounded by picturesque countryside. Fuller village and town amenities, golden beaches, and the delights of the Teifi Valley are all within easy driving distance.

Price Guide: £329,950 – No Onward Chain



THE ACCOMMODATION:

The residence has oil-fired central heating and double glazing.



- ENTRANCE HALL:** 14'2" x 4'. A solid wood front door leads into the Entrance Hall, with quarry tiled floor, exposed stone wall, door to the spacious Kitchen/Breakfast Room, and door through to the Inner Hallway.
- KITCHEN/
BREAKFAST ROOM:** 22'4" x 14'2". Exposed ceiling timbers, ceiling downlights, two windows to the front aspect, range of medium-oak fronted wall and base units with work surfaces, LPG gas hob with concealed extractor fan over, oil-fired Aga cooking range (which can also serve the central heating and hot water system, as a back-up to the main oil-fired boiler in the walk-in Pantry), double eye-level electric oven, tiled splashbacks, further semi-island base unit with plumbing for dishwasher, work surface, 1½ bowl stainless steel sink unit with mixer tap and single drainer, and providing a breakfast bar area. Glass panelled door leading through to the Utility Room.
- UTILITY ROOM:** 13'7" x 9'. Range of beech-effect base units with granite-effect work surface over, plumbing and space for a washing machine and tumble dryer, 1½ bowl stainless steel sink unit with mixer tap and single drainer, tiled floor, two windows to the rear aspect. Door off to a large walk-in Pantry. Door to the Rear Lobby.
- WALK-IN PANTRY:** 9' x 6'. Housing the oil-fired Trianco boiler serving the central heating and hot water system. Range of fitted dresser-style units with wine rack and shelving, providing ample storage space.
- REAR LOBBY:** Tiled floor, cloaks hanging space, door to Shower Room, and external stable door to the rear garden.
- SHOWER ROOM:** 9' x 3'. White suite comprising wall-mounted wash hand basin, W.C., and fully tiled shower cubicle. Tiled floor, frosted-glass window to the rear aspect.

INNER HALLWAY:	Accessed from the Entrance Hall, with traditional red and black quarry tiled floor, original pitched pine turning staircase to the first floor, door into large walk-in downstairs storage cupboard, doors off to the main Living Room and Lounge.
LIVING ROOM:	18'3" x 11'6". Exposed stone fireplace and chimney breast, housing a multi-fuel stove on a slate hearth with back boiler (able to serve the central heating system), shelved alcove to one side, exposed ceiling beams and timbers, exposed stone wall, and feature exposed stonework, dual aspect with two windows to the front and one to the side.
LOUNGE:	12'6" x 12'6". Fireplace housing a multi-fuel stove on a tiled hearth, exposed stonework around and timber mantel shelf, built-in cupboard to one side with glass display unit, dual aspect with window to the rear and window to the side.
First Floor –	A turning staircase leads up from the Inner Hallway to a half landing with window to the rear overlooking the property's garden, and continues up to the first floor landing.
LANDING:	Exposed floorboards, access to the loft and doors off to the following accommodation:-
BEDROOM 1:	13'6" max. x 12'4". Wood flooring. Dual aspect with window to the rear and window to the side.
BEDROOM 2:	12'6" x 10'6". Dual aspect with window to the front and window to the side.
BEDROOM 3:	9'4" x 8'. Currently used as a study. Window to the front aspect.
INNER LANDING:	Archway through to the Inner Landing with access to the loft and doors to further accommodation as follows:-
WALK-IN AIRING CUPBOARD:	Large walk-in Airing Cupboard heated by radiator, with ample shelving racks, housing the hot water cylinder and immersion heater.
BEDROOM 4:	11' x 10'. Window to the front aspect.
BEDROOM 5:	10'6" x 10'. Built-in unit with wardrobes either side and storage cupboards over, with louvred doors. Window to the front aspect.
BEDROOM 6:	11'8" x 10'. Built-in unit with wardrobes either side and storage cupboards above, with louvred doors. Window to the rear aspect.
FAMILY BATHROOM:	14'6" max. x 10'. White suite comprising free-standing roll-top bath on ball and claw feet, pedestal wash hand basin, close coupled W.C., and large, fully tiled shower cubicle. Fully tiled walls, corner storage cupboards, ladder-style heated towel rail, bulls-eye ceiling downlights, and two windows to the rear aspect.

Kitchen/Breakfast Room





Lounge



Living Room



Bedroom 1



Bedroom 2



Bedroom 3 (currently used as a study)



Bedroom 4



Bedroom 5



Bedroom 6



Family Bathroom



EXTERNALLY:

APPROACH: The property is approached off the A487 coast road at Plwmp village, having a stone-pillared, double iron-gated entrance leading into a large, tarmacadamed, partly walled forecourt providing plenty of parking and turning space.

GARDENS & PADDOCK: At the rear of the residence is a patio edged by a dwarf wall with raised flower border and lawned garden screened by a conifer hedge. There is an aluminium-framed Greenhouse to one side. Beyond the garden is a level paddock. We are informed that that the whole amounts to approximately 1 Acre.

PLANNING PERMISSION: We are informed that the property's paddock has Planning Permission for the construction of 2 attached houses if required – one 3 bed and one 2 bed – granted on 26th March 2008 (Application Number A031104).

OUTBUILDINGS:

STONE BARN & GARAGE/WORKSHOP: Detached Stone Range (former cow shed), incorporating a Garage/Workshop area at the rear – as follows:-

Stone Barn
27'10" x 13'. Situated on one side of the courtyard, with slate roof, with 2 stable doors, and outside tap.

Rear Garage/Workshop Area
31'4" x 21'6". Large, timber framed, lean-to with corrugated roof. (Part stone walled.)
Used as a Garage/Workshop/Implement Store, having vehicular and pedestrian access to both sides, and power and light connected.

This building would suit a variety of uses and would be ideal for conversion to a holiday let perhaps, subject to the necessary planning permission being obtained.

FORMER PIG STY: Stone and slate built former pig sty building.

G.P. BULDING: Substantial, tall, general purpose outbuilding, block built with rendered elevations and timber and corrugated clad, providing 3 Stables and a Loft Room above, as follows:-

STABLE 1: 17' x 11'6". Stable door. Concrete floor, power and lighting connected.

STABLE 2: 13'6" x 11'2". Stable door. Concrete floor, power and lighting connected.

STABLE 3: 13'6" x 11'6". Stable door. Concrete floor, power and lighting connected.

LOFT ROOM: 35'6" x 17'4". Staircase leads up to the loft room, which has been partially insulated and has power and lighting connected. Though providing a useful storage area, this large room would be ideal for adapting to a gym or office, etc., subject to any necessary planning permission being required.

Entrance into the spacious arrival courtyard



The front of the Stone Barn



Rear Garden with the G.P. Building beyond



Loft Room in the G.P. Building

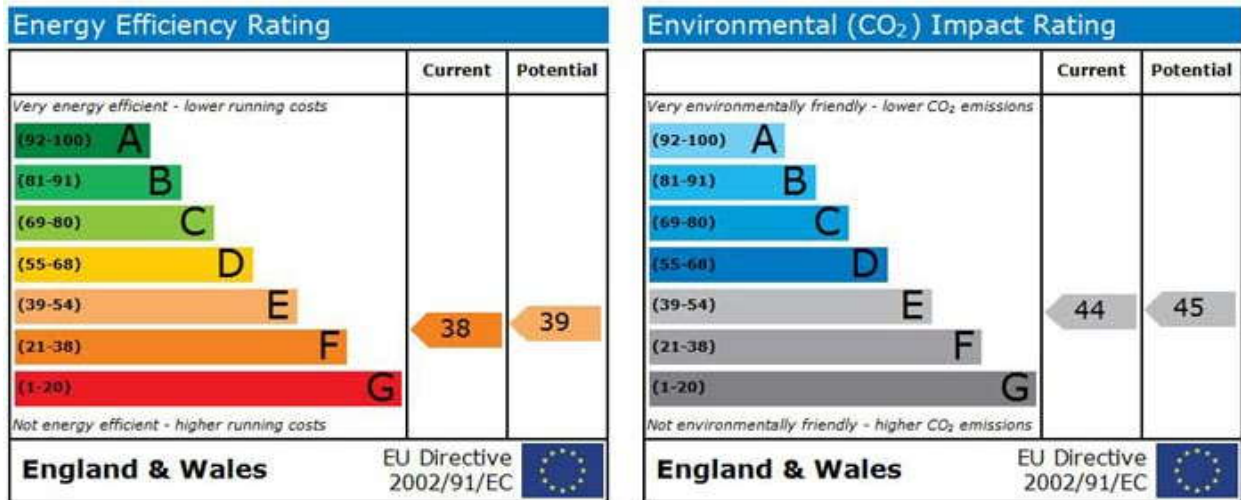


The property's paddock





ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

SERVICES:

We understand that the property is connected to mains water and mains electricity. Drainage is provided via a private system. The residence has oil-fired central heating served by a dedicated boiler and also by back boilers in the Aga range and the stove in the living room. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the property is within Council Tax Band G – £1,748 p.a.

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

Meet the neighbour!



VIEWING – By prior appointment with PROFILE HOMES – Tel: 01550 777790
Email: contact@profilehomes.com
www.profilehomes.com

THE LOCATION:

Approximate Distances:

Plwmp village shop/post office within walking distance, Cwmttydu Cove 4 miles northerly, Llangrannog 4½ miles west, Llanarth 5 miles north-east, New Quay 5½ miles north, Tresaith 6 miles west, Aberaeron 9½ miles north-easterly, Llandysul 9 miles south, Newcastle Emlyn 9½ miles south, Cardigan 13 miles westerly, Lampeter 15½ miles east, Carmarthen and M4-link 23 miles south, Aberystwyth 25 miles north-easterly.

The nearest primary school is about 2 miles distant at Synod Inn, whilst secondary education is available at Aberaeron, Llandysul, Newcastle Emlyn, and Cardigan. Universities of Wales are located at Lampeter, Carmarthen, Aberystwyth, Swansea, Cardiff, Newport, and Bangor.

Plwmp is a small rural community on either side of the A487 road, with a village shop/post office and a bus service. The name Plwmp derives from the Welsh word 'pwmp', meaning 'pump' – and the place-name interestingly involves the property, since in past times it was the property's pump that provided water for drovers, animals and travellers journeying along the old turnpike road (now the A487). Fuller village and town amenities are within easy driving distance, as are wonderful beaches and visitor attractions along the coast.

Llangrannog is about 4½ miles westerly, with a general store and a pub with restaurant. This delightful village is spread out along the narrow valley of the river Hawen, which tumbles as a waterfall at the steep end of the valley. There is a lovely cove here and two beaches, as well as a Dry Ski Slop nearby. Jutting out to sea just north of Llangrannog is the National Trust headland of Ynys-Lochtyn, a splendid bird-watching site where rare choughs can be seen, along with many other species.

Brynhoffnant village is 3 miles westerly with a larger convenience store and public house, whilst **Llanarth** village is 5 miles north-easterly with a primary school, petrol station, general store/post office, and pub.

Cwmttydu is about 4 miles northerly, a secluded National Trust cove accessed by a narrow road that follows the valley of the babbling little river Tydu (or the Ffynnon Ddewi as it is also known) down to the sea. At low tide the caves in the ancient cliff rocks can be explored – once the secret haunt of pirates and smugglers. An old lime kiln can be seen at the top of the beach (restored by the National Trust) harking back to the days when sailing ships would land their cargoes of limestone and culm (a type of fuel) here. It is reported that a First World War German submarine surfaced in the cove and obtained fresh water supplies from the river. From late summer onwards, Atlantic grey seals can sometimes be seen basking with their pups on Cwmttydu's rocks (seals have notably used the beach as a nursery for their young.)

The Cwmydu to New Quay Walk is exhilarating and enjoys wonderful views, covering approximately 4 miles, following a public footpath that climbs up over National Trust land crossing the cliff tops, passing by Castell Bach (the remains of an Iron Age Fort) and Cwm Soden Beach. A shorter inland walk can be made along the wooded, fern-clad Tydu valley to the **Crown Inn and Restaurant at Llwyndafydd** (an old stamping ground of the famous Cilie poets), about 2½ miles north of the property.

New Quay is about 5½ miles north, hugging the hillside overlooking the bay, with a good selection of pubs, restaurants and eateries, shops, and a post office, primary school and doctors' surgery. With its wide sandy beaches and a sheltered harbour, New Quay is popular with holidaymakers and sailing and water sports enthusiasts. Dylan Thomas lived in New Quay in 1944 and the town is believed to be the "cliffperched town at the far end of Wales" in "Under Milk Wood". Also, his poem "Quite Early One Morning" mentions the New Quay Cliff Walk, which climbs steeply above the town giving fabulous, far reaching views from the top (as far as the Llyn Peninsula on a clear day). Boat trips can be made from the harbour for dolphin-watching, as these delightful creatures have become quite a tourist attraction. The heritage coast is famous for its marine life, including porpoises and grey seals as well as bottlenose dolphins and a variety of sea birds.

Tresaith is about 6 miles west, with a pub with restaurant and a picturesque beach with a high waterfall formed by the River Saith tumbling over the cliffs to the sands below. **Penbryn** is half a mile along the coast, with nearly a mile of golden sands owned by the National Trust.

Aberaeron is 9½ miles north-easterly, a Georgian port town at the mouth of the River Aeron, with elegant, brightly painted houses (many of which are listed) and picturesque harbour – sometimes known as the "Jewel of Cardigan Bay". The bustling town offers good shopping and craft centres selling local produce, plenty of pubs and eateries, primary and secondary schools, doctors and dentist, leisure centre, swimming pool, 9hole pitch & putt golf course, regattas, concerts, festivals, carnival, and delightful walks and cycle rides. The **Llanerchaeron Estate** is on the outskirts, a fine, late 18th Century, National Trust property in the Aeron valley, open to visitors in season.

Llandysul is 9 miles southerly, on the banks of the river Teifi, a busy little market town with a selection of shops, post office, banks, doctor's and dentist's services, primary and secondary schools, cafes, pubs, swimming pool, an ancient church, village hall, playing field and riverside park, together with an angling association (the river is well known for its trout, sea trout and salmon), and a canoe centre with a white-water slalom course at Pont Tyweli (a village on the opposite side of the river). The river in this area is diverse and lovely, offering rippling shallows and deep pools, foaming white water and calm woodland stretches. The region around Llandysul is "woollen mill country". In bygone days, before electricity, the rushing waters of the Teifi and its tributaries powered the waterwheels that served the many woollen and flour mills hereabouts. The **National Woollen Museum** can be visited at the edge of Drefach Felindre village, 10 miles south of the property, housed in the former Cambrian Mills, where a working commercial woollen mill can be seen in action, plus there is a shop, cafe and riverside picnic area. The beautiful Teifi Valley offers delightful and interesting places to visit along its length.

Newcastle Emlyn is 9½ miles south, also on the Teifi, officially in Carmarthenshire, but joined to Adpar in Ceredigion by a bridge across the river. This quaint old market town has a good variety of individual shops including antique, craft and book shops, as well as supermarkets, chemists, banks, post office, town hall, library, schools, theatre and art gallery, leisure centre and swimming pool, tennis courts and bowling green, football and rugby facilities, doctor's, dentist's and optician's services, restaurants and cafes, hotels and plenty of pubs. Thursday is market day. The town grew up around a crossing point over the Teifi, which was favoured as a good defensive site because of the loop in the river here. The ruins of an ancient castle stand in a picturesque grassland setting overlooking the river on three sides. The castle was probably founded around 1240, and is the only native Welsh castle built of stone in this region. Pleasant walks can be enjoyed by the river and around the castle grounds.

Cardigan is 13 miles westerly, an ancient and attractive market town at the north of the Pembrokeshire Peninsula on the Teifi estuary, having a rich cultural heritage, Georgian and Victorian architecture, and a friendly air. Once a very busy port before railway transport came to Wales, the town offers good shopping amenities including a Tesco store, indoor market, schools, college, library, leisure centre, swimming pool, doctors' surgeries, dentists, small community hospital, cinema/theatre, galleries and craft shops, food festivals, Guildhall, Heritage Centre on the wharf, and the remains of a 12th Century Norman castle overlooking the river.

Cardigan's **18-hole Golf Course** to the north of town offers stunning views over the sea and the estuary, whilst St. Dogmaels to the west marks the end of the famous **Pembrokeshire Coastal Trail**, which runs up from Amroth in the south covering a distance of about 186 miles along the dramatic and beautiful coastline.

The Cardigan Coastal Farm Park is also north of Cardigan town, an island Nature Reserve, where seals, dolphins and sea birds can be seen. The secluded cove of **Mwnt** is near here, with an ancient little church above the beach, once a resting place for pilgrims en route to Bardsey Island at the northern tip of Cardigan Bay. **The Preseli Mountains** lie to the south of Cardigan, famous for being the source of the Bluestones of Stonehenge, for magical legends of Merlin and King Arthur, and for beauty spots such as the oak-clad Gwaun Valley.

Lampeter is 15½ miles eastwards in the Teifi Valley, a university and market town on the border of Ceredigion and Carmarthenshire, providing good shops, main post office, a leisure centre with swimming pool, cafes, restaurants, pubs, primary and secondary schools. The university is the oldest in the country (dating back to 1822) occupying a beautiful setting in the Cambrian foothills.

Carmarthen is 23 miles south, a bustling county town and commercial centre in the Towy River Valley, offering a blend of traditional and modern shopping amenities with well known high street stores, along with multi-screen cinema, galleries, theatre, etc., university college, and the West Wales General Hospital and County Museum on the outskirts. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the A48/M4-link, A40, A484 and A485. The ruins of a Roman Amphitheatre can still be seen and the remains of a Norman castle built circa 1094 overlook the town and the river. Carmarthen's 18-hole Golf Course is a few miles north of town. Carmarthen Showground is on the south-western outskirts, home to the Welsh Dairy Show. The celebrated **National Botanic Garden of Wales** is about 7 miles east of Carmarthen, featuring the Great Glass House designed by Norman Foster.

Aberystwyth is 25 miles north-easterly at the mouths of the rivers Ystwyth and Rheidol, the administrative centre for the west coast, a university town, and home to the National Library of Wales. The town has a wide promenade and a marina, good shopping and leisure amenities, Bronglais General Hospital, train and bus stations, an arts centre and cinema, the usual seaside attractions, an 18-hole golf course with sea views, and the ruins of an ancient Welsh castle. The Aberystwyth Electric Cliff Railway climbs Constitution Hill from the promenade, and stunning views can be enjoyed from the summit, where the famous Camera Obscura with its revolving mirror is sited (a reproduction of the Victorian original). The **Vale of Rheidol Narrow Gauge Steam Railway** travels the 11¼ miles from Aberystwyth to **Devil's Bridge** and the spectacular **Mynach Waterfalls** plunging down some 300 feet.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

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