

Ref: 0bla91 Blaenwenllan Farmhouse and Cottages, Henllan, Ceredigion, SA44 5TY

**Excellent Opportunity – Country Property with Holiday Letting Income and Scope to Expand the Business with Full P.P. granted for the construction of a 2-Storey Restaurant.
3 Bed Farmhouse and 3 x 2 Bed Fully Furnished 4-Star Rated Luxury Holiday Cottages, Detached Outbuilding, Lovely Gardens & Grounds, c.4½ Acres in all (t.b.c.).
Rural yet within easy reach of market towns, the magnificent Cardigan Bay Coast and the delights of the Teifi River Valley**

Newcastle Emlyn 3½ miles, Aberporth 7½ miles, Llandysul 6½ miles, Cardigan 12 miles, Carmarthen 19 miles.



The large detached farmhouse residence is stone built with pebbledash rendered elevations under a slate roof, oil-fired central heating, wood-framed double glazing and spacious accommodation comprising in brief:-
Ground Floor: Kitchen/Dining Room, Utility Room, Lounge, Conservatory/Sun Room, Study/Reception Room, and Shower Room; First Floor: 3 Double Bedrooms and Bathroom.

Believed to date back to the 18th Century, a large detached stone barn conversion with attractive dormer windows and a slate roof incorporates the three self-contained two bedroomed holiday letting cottages, all finished to a high specification, fully furnished and 4-star rated, offering modern, well appointed interiors with oil-fired central heating, wood-framed double glazing, patios and rural views. The cottages are easily accessible with ample parking facilities. This is an ideal holiday location and touring base.

There is a useful detached building presently used as a workshop. The mainly lawned gardens provide a tranquil setting, and there is a former vegetable garden with greenhouse and an original pig sty. The rest of the land has been planted with a variety of young trees. The whole amounts to circa 4½ Acres (to be confirmed).

The property is situated in a small rural community surrounded by picturesque countryside some 2¼ miles from Henllan village, where the popular Teifi Valley Steam Railway is located, and only 3½ miles from the quaint old market town of Newcastle Emlyn on the Teifi River, providing essential amenities including primary and secondary schools. This region of rolling green hills, wooded valleys, quiet lanes and little villages, is rich in beauty, history, and wildlife and offers plenty of visitor attractions along the Teifi Valley and the Ceredigion coast, whilst the mystical Preseli Hills and the glorious Pembrokeshire beaches are within easy driving distance.

Price Guide: £650,000

Aspects of the Farmhouse Residence



THE FARMHOUSE ACCOMMODATION:

Ground Floor –

- SIDE ENTRANCE:** A half glazed door leads into the Utility Room.
- UTILITY ROOM:** 12'1" x 8'7". Tiled floor, range of wall and base beech-effect units with granite-effect work surface, plumbing and space for washing machine and dishwasher, Belfast sink with swan-neck mixer tap, space for tumble dryer, space for fridge/freezer, dual aspect with window to the side and window to the rear. Door leading into the Kitchen/Dining Room.
- KITCHEN/DINING ROOM:** 22'9" x 11'5". Range of fitted wall and base units with granite-effect work surfaces, tiled splashbacks, LPG gas range-style Falcon cooker with LPG gas hob and stainless steel chimney hood extractor above, integral fridge, tiled floor, window to the rear aspect, double fully glazed French doors leading out to the rear patio, double part-glazed doors leading into the Lounge, and door into Inner Lobby.
- INNER LOBBY:** With door leading off to the ground floor Shower Room.
- SHOWER ROOM:** 12'11" x 7'4". Tiled floor, large fully tiled shower enclosure, white suite comprising pedestal wash hand basin and close coupled W.C., door into airing cupboard housing the hot water cylinder, obscure-glass windows to the rear and to the side.
- LOUNGE:** 27'5" x 14'3". Wood-effect flooring, attractive fireplace housing a multi-fuel stove on a slab hearth, ceiling downlights, two windows to the front aspect and half glazed door leading into the front Conservatory/Sun Room, two fully glazed French doors to the side leading out to the garden, and door leading into the Study/Reception Room.
- CONSERVATORY/
SUN ROOM:** 15'4" x 10'6". Tiled floor with underfloor heating, vaulted ceiling, ceiling light/fan fitting, Velux roof light on either side, half glazed doors to both sides, windows around three sides.
- STUDY/RECEPTION
ROOM:** 15'5" x 11'10". Wood-effect flooring, exposed ceiling timber, feature exposed stonework area with display niche, half glazed external door with glass panels either side to the front elevation. Staircase to the first floor landing.

First Floor –

- LANDING:** Partially exposed A-frame, two windows to the front aspect. Doors off to the 3 Bedrooms and Bathroom.
- BEDROOM 1:** 14'10" x 9'6". Two sets of built-in wardrobes, access to the loft, window to the front aspect and Velux roof light to the rear.
- BEDROOM 2:** 12'7" max. x 10'9". Built-in wardrobes and drawer units, two Velux roof lights to the rear aspect.
- BEDROOM 3:** 14'5" x 8'8". Partially exposed A-frames, window to the front aspect, Velux roof light to the rear, and fully glazed door leading out to a small Balcony to the side.
- BATHROOM:** 10'10" x 7' max. White suite comprising panelled bath, pedestal wash hand basin, and close coupled W.C. Tiled floor, Velux roof light to the rear aspect.

Farmhouse – Kitchen/Dining Room





Farmhouse – Lounge





Farmhouse – Conservatory/Sun Room



Farmhouse – Study/Reception Room



Farmhouse – Bedroom 1



THE 3 HOLIDAY LETTING COTTAGES:



A superbly converted stone-built former cow shed building, believed to date back to the 18th Century, now incorporates a terrace of three charming holiday cottages.

The 2 bedroomed cottages are self-contained, fully furnished and 4-star rated by the Wales Tourist Board (now Visit Wales). They all have the benefit of oil-fired central heating and wood-framed double glazing. The cottages offer open-plan Kitchen, Dining Room and Lounge areas on the ground floor and 2 Bedrooms and Shower Room on the first floor. They have patios at the rear and the end cottage also features a Conservatory and a Balcony above.

This is an ideal area for holidaying and touring being within easy reach of beautiful beaches and numerous visitor attractions, with plenty to see and do.

The nearby Teifi Valley offers delightful places to visit within easy reach, including a narrow-gauge steam railway at Henllan, the National Woollen Museum at Drefach Felindre with a working mill, the National Coracle Centre, Waterfalls and Salmon Leaps at Cenarth, Cilgerran Castle, and the Welsh Wildlife Centre/Teifi Marshes Nature Reserve near Cardigan.

The Cardigan Bay coast is famous for porpoises, grey seals, bottlenose dolphins, abundant bird life, wonderful coastal walks, and clean, sandy beaches. Aberporth, Tresaith, Penbryn Sands and Llangranog are between 7½ and 8½ miles distant, whilst New Quay is 12 miles and Aberaeron 15½ miles.

1. CHERRY TREE COTTAGE

Ground Floor –

ENTRANCE: A part glazed front door leads into the open-plan Living Area

OPEN-PLAN LIVING AREA: 23' x 14'2" overall. Wood flooring.

Kitchen/Dining Area – range of wood wall and base units with granite-effect work surface, tiled splashbacks, stainless steel sink unit with single drainer, electric cooker with extractor fan above, washing machine, fridge, fully glazed French door leading out to the rear patio.

Lounge Area – contemporary wall-mounted LPG gas fire, staircase to the first floor with understairs storage area, one window to the front and two windows at the rear.

First Floor –

LANDING: Built-in storage cupboards and shelving, doors off to the two bedrooms and shower room.

BEDROOM 1: 14'3" x 9'2". Built-in wardrobe and built-in dressing table unit, dormer window to the front aspect and a Velux roof light to the rear.

BEDROOM 2: 10'5" x 8'1". Dormer window to the front aspect.

SHOWER ROOM: 7'8" x 6'. Fully tiled shower cubicle, white suite comprising pedestal wash hand basin and close coupled W.C. Towel rail/radiator, tiled floor, extractor fan, Velux roof light to the rear aspect.

Cherry Tree Cottage – Lounge Area



Cherry Tree Cottage – Kitchen/Dining Room Areas



Cherry Tree Cottage – Bedroom 1



2. ASH COTTAGE

Ground Floor –

- ENTRANCE:** A part glazed front door leads into the open-plan Living Area
- OPEN-PLAN LIVING AREA:** 23' x 14'2" overall. Wood flooring.
- Kitchen/Dining Area** – range of wood wall and base units with granite-effect work surface, tiled splashbacks, stainless steel sink unit with single drainer, electric cooker with extractor fan above, washing machine, fridge, French door to the rear patio.
- Lounge Area** – built-in electric fire in fireplace surround, staircase to the first floor with understairs storage area, one window to the front aspect and one to the rear.

First Floor –

- LANDING:** With doors off to the two bedrooms and shower room.
- BEDROOM 1:** 14'3" x 9'2". Wardrobe, dormer window to the front aspect and a Velux roof light to the rear.
- BEDROOM 2:** 10'5" x 8'1". Dormer window to the front aspect.
- SHOWER ROOM:** 7'8" x 6'. Fully tiled shower cubicle, white suite comprising pedestal wash hand basin and close coupled W.C. Tiled floor, towel rail/radiator, extractor fan, Velux roof light to the rear aspect.

3. OAK COTTAGE

Ground Floor –

- ENTRANCE:** A part glazed front door leads into the open-plan Living Area
- OPEN-PLAN LIVING AREA:** 22'11" x 14'2" overall. Wood flooring, three windows to the front aspect and one window to the rear, fully glazed single door leading out to the rear patio and fully glazed French doors leading into the Conservatory, central staircase to the first floor with understairs storage.
- The Kitchen Area has a range of wood wall and base units with granite-effect work surfaces, tiled splashbacks, stainless steel sink unit with single drainer, electric cooker with extractor fan above, washing machine, fridge.
- CONSERVATORY:** 12'9" x 11'. With double fully glazed French doors at the end elevation and windows and window panels around, ceiling downlights, tiled floor.

First Floor –

- LANDING:** With access to the loft and doors off to the two bedrooms and shower room.
- BEDROOM 1:** 14'4" x 10'9". Built-in wardrobe and fitted dressing table unit, window to the front aspect and a Velux roof light to the rear. Half glazed door leading out to a Balcony (over the Conservatory), providing a delightful seating area with rural views.
- BEDROOM 2:** 9'2" x 8'6". Built-in wardrobe, window to the front aspect.
- SHOWER ROOM:** 5'8" x 5' (excluding recess). Recess with fully tiled shower, white suite comprising pedestal wash hand basin and close coupled W.C. Towel rail/radiator, tiled floor, Velux roof light to the rear aspect.

Oak Cottage – Kitchen Area



Oak Cottage – Lounge Area



Oak Cottage – Lounge Area with access into the Conservatory



EXTERNALLY:

THE APPROACH:

The property is approached off a very quiet country lane, with a five-bar gated entrance into a sweeping tarmacadamed driveway with ample parking and turning space for the residents and holiday guests.

Access to the A475 is about 2 miles southerly, and access to the main A487 coast road is 5½ miles north-west.

OUTBUILDING:

37'4" x 16'10". A large, useful outbuilding, presently providing a Workshop/Store, block built with a polycarbonate roof, double vehicular timber doors to the front and windows at either end, concrete floor, and power and lighting connected.

GARDENS & GROUNDS:

We are informed that the property sits in circa 4½ Acres (to be confirmed).

The gardens are delightful, and provide a peaceful setting for the residence and cottages, being mainly laid to lawn with a variety of beautiful trees, shrubs and flower beds and borders, a children's play area, charming seating areas, and there is a former vegetable-growing enclosure with a Greenhouse and also an original stone-built Pig Sty with a slate roof. Beyond the immediate gardens the rest of the land has been planted with a variety of young trees.

PLANNING CONSENT:

We are informed that Full Planning Permission has been granted for a new build Detached 2-Storey Restaurant within the grounds (detailed plans with the vendors).





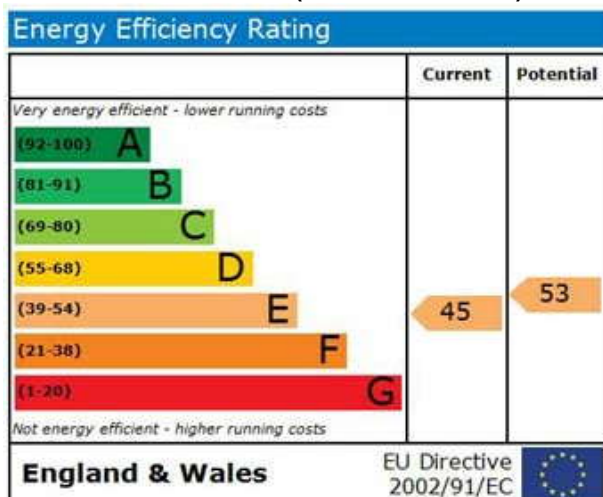
Looking back down the driveway to the entrance gateway



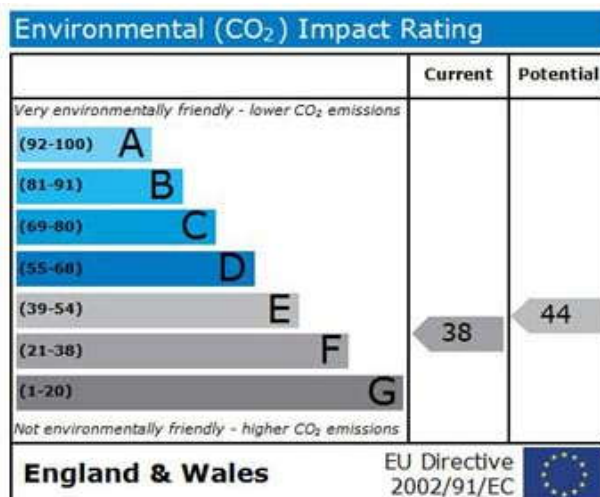




ENERGY PERFORMANCE (Main Farmhouse):



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.

PLANNING CONSENT: We are informed that Full Planning Permission has been granted for a new build Detached 2-Storey Restaurant within the grounds.

SERVICES: We understand that the property is connected to mains water and mains electricity and has a private drainage system. Telephone 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 "E" (Ceredigion County Council)

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

We understand that all fitted carpets and curtains are to be included in the sale of the property.

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.

VIEWING: Only by prior appointment with the Sole Selling Agents –
PROFILE HOMES
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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.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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