

Ref: 0lla76

Llainshed, Brynhoffnant, Ceredigion, SA44 6EQ

PRICE GUIDES: £435,000 with c.25 Acres OR £390,000 with c.11 Acres

Delightful Rural Smallholding Available for Sale with EITHER c.25 Acres OR c.11 Acres of land. 4/5 Bed Res (including B&B Suite), Stabling, Kennels & Pasture – currently utilised as a private equestrian stud and for sheep dog training, but would suit a variety of livestock. Access to A487 1 mile, Llangrannog 2 miles, New Quay 8 miles, Aberaeron 12 miles, Carmarthen 25½ miles.



The property's deceptively spacious single-storey residence occupies a lovely, private garden setting surrounded by its own land, being a period property with later additions, a slate roof, uPVC double glazing and oil-fired central heating.

Accommodation – Kitchen/Dining Room, Lounge, Conservatory, 3 Double Bedrooms, Bathroom, and an end wing with own entrance presently providing a B&B Guest Suite (3-star rated) with Sitting Room/Bedroom 4 with staircase to Bedroom 5 with En Suite Shower Room.

Outbuildings include:- A large Dutch Barn incorporating 5 Loose Boxes, Foaling Box (easy scope more stabling), Kennels with runs, Feed/Store Rooms, and small Stone Barn (former dairy) with lean to store.

Land – available with circa 25 Acres OR circa 11 Acres (acreages to be confirmed) with excellent, predominantly level pastureland – ideal for horses or other livestock – and glorious open views.

The location is peacefully rural amidst gently rolling landscapes near the magnificent Heritage Coast of Cardigan Bay. Brynhoffnant is 1½ miles away with a general store and petrol station, and a village inn, and there is a 9-hole golf course in the locality. Llangrannog is only 2 miles or so distant with a shop, pub, two beaches and headland, and a dry ski slope on the outskirts. There is a primary school 2 miles from the property at Pontgarreg and secondary education and fuller amenities are available at Newcastle Emlyn, 10 miles, Cardigan, 11½ miles, and Aberaeron, 12 miles, whilst the main towns of Carmarthen and Aberystwyth are 25½ and 27½ miles distant respectively with general hospitals, main line railway stations, excellent shopping, universities, etc.

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THE ACCOMMODATION:

- ENTRANCE PORCH:** 9'2" x 5'2". A half glazed entrance door leads into the Porch, with window to the front aspect, polycarbonate roof, exposed floorboards, plumbing and space for a washing machine, and glass-panelled door leading into the Kitchen/Dining Room.
- KITCHEN/DINING ROOM:** 13'2" x 12'5". Range of white farmhouse style wall and base units with wood work surfaces, built-in double oven with four-ring ceramic hob, tiled splashbacks, ceiling downlights, Firebird Combi oil-fired boiler serving the central heating and hot water system, Belfast sink, space for upright fridge/freezer, matching dresser unit with two glass-fronted display cabinets, solid wood flooring, dual aspect with window to the front and window to the side, stable style door into the Inner Hallway.
- INNER HALLWAY:** With doors off to the remaining accommodation as follows:-
- LOUNGE:** 16'5" x 13'3". Oak flooring, multi-fuel stove on a slate hearth with exposed brick backdrop and timber mantel and surround, wide opening through to the Conservatory, allowing light to flood into the Lounge as well as lovely views.
- CONSERVATORY:** 20'3" x 4'7". Oak flooring, polycarbonate roof, full-height windows around three sides, double fully glazed French doors leading out to the rear gardens. Enjoying a delightful outlook across the property's gardens and pastureland to the countryside beyond.
- BEDROOM 1:** 13'4" x 12'7". Window to the rear aspect, again with a lovely outlook.
- FAMILY BATHROOM:** 8'8" max. x 6'11". White suite comprising shower bath with curved shower screen and drencher head shower unit, pedestal wash hand basin and close coupled W.C. Tiled floor, obscure-glass window to the front aspect.
- BEDROOM 2:** 9'6" x 8'9". Presently used as a study. Window to the front aspect.

Rear Wing –

From the Inner Hallway, a half glazed door leads through to the rear part of the hallway accessing the following rooms, including the Bed & Breakfast Suite:-

- BEDROOM 3:** 11' x 11'. Window to the front aspect.
- BEDROOM 4/
B&B SITTING ROOM:** 16' x 10'10". Currently used as a Sitting Room (for B&B use). Window to the front aspect and half glazed external door to the side elevation leading out to the property's grounds. Staircase up to Bedroom Suite 5 (B&B use).
- BEDROOM 5/
B&B BEDROOM:** 18'3" max. (into eaves space) x 11'. Window to the side aspect (not double glazed) and door into the En Suite Shower Room.
- EN SUITE
SHOWER ROOM:** 9'1" x 8'11" max. White suite comprising pedestal wash hand basin, close coupled W.C., and shower cubicle. Door into loft space.

Kitchen/Dining Room





Lounge



The Lounge opens into the Conservatory



Conservatory ... with relaxing rural views



The Family Bathroom



Bedroom 1



Bedroom 2 (used as a study)



Bedroom 3



Bedroom 4 / B&B Sitting Room ...



... with stairs up to En Suite Bedroom (5)



Bedroom 5 / B&B Bedroom



From Bedroom 5 looking into the En Suite Shower Room



EXTERNALLY:

THE APPROACH: The property is approached along the B4334 country road and then via a gated entrance into a very long access driveway that turns off the road and continues up to the homestead buildings, where there is plenty of parking space.

OUTBUILDINGS:

SMALL STONE BARN: 12'6" x 11'2". Stone barn (former dairy) with loft room above, access at the rear, and adjoining store, as follows:-

ADJOINING STORE: 17'9" x 13'10". Adjoining the stone barn, mix of block and brick built, timber clad lean-to storage building.

LARGE OUTBUILDING:

Comprising a large Dutch barn with lean-to buildings on three sides, incorporating stabling, kennels, and useful stores, as follows:-

LARGE DUTCH BARN: Providing a useful storage space. Power, lighting and water connected.

STABLES AREA 1: 77' x 22' overall.
Adjoining the Dutch barn are 3 Purpose-Built Stables and a large Foaling Box – as follows:-

Stable 1: 16' x 12'.
Stable 2: 16' x 12'.
Stable 3: 16' x 12'.
Foaling Box: 23'2" x 22'1".

COVERED YARD: 80' x 16'6". There is a covered yard which accesses the Foaling Box etc., and continues on through to an enclosed concrete yard.

STABLE AREA 2 and KENNELS & RUNS: 59' x 17' overall.
Further stabling building with large concrete apron to the fore with drainage channel, and power, lighting and water connected – as follows:-

Stable 4: 11'10" x 10'8".
Stable 5: 12'2" x 11'.
Feed/Store Room: 10'7" x 10'3".

Kennels & Runs: Purpose-Built Kennels providing 6 kennels and runs.

Scope further stable: The Kennels sited between Stable 5 and the Feed/Store Room could easily be adapted to create a further stable here if required.

FURTHER STORE: 16' x 9'1". Concrete floor, power, lighting and water connected.

LAND: **The property is available for sale with EITHER circa 25 Acres OR circa 11 Acres (acreages to be confirmed).**

The land comprises excellent, level to very gently sloping pastureland bound by stock fencing and natural hedging. There are a number of fine mature trees around the property and the gardens near the residence are most attractive, with lawns, flower beds and borders, specimen shrubs and trees. The land affords wonderful open views and, being quite near the coast, the air is clear and refreshing.

Entrance and approach driveway





The large outbuilding incorporates stabling, kennels, and stores



The property is ideal for a variety of livestock ...



... and future shepherds!



VIEWING:



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

SERVICES:

We understand that the property is connected to mains electricity and mains water, and there is also a private well water supply serving the outbuildings Drainage is provided via a private system. The residence has oil-fired central heating. 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 "F"
(Ceredigion County Council)

FIXTURES & FITTINGS:

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

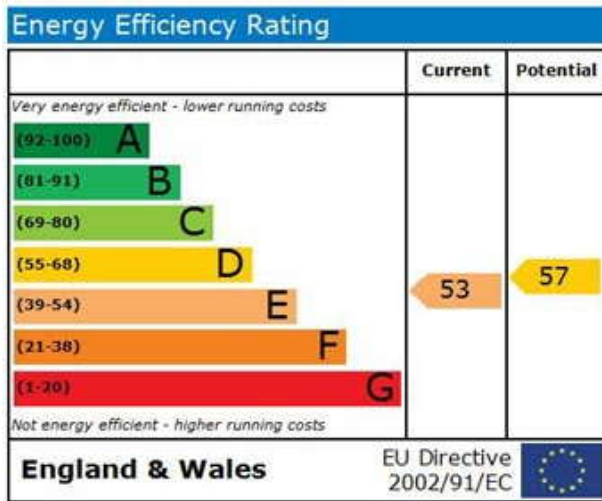
WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.
We understand a footpath traverses part of the property's land.

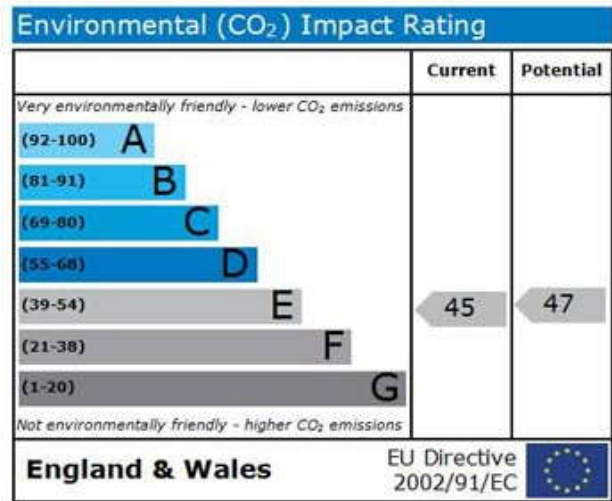
TENURE & POSSESSION:

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

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.

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.

PROFILE HOMES

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