

Ref: Open88

Pensarn Chapel House, Caerwedros, Ceredigion, SA44

Traditional Country Chapel House and Chapel with PP for Holiday Conversion, Stone outbuilding (garaging), delightful gardens & grounds. Approaching 1 acre in all. A very attractive, charming and unusual property in a peaceful setting near the coast.

Cwmtedu Cove 3 miles, New Quay 4 miles, Aberaeron 8½ miles, Aberystwyth 24 miles, Carmarthen 25½ miles.



3 Bed Chapel House – a delightful stone and slate Welsh cottage, fully renovated and extended into adjoining former stables, offering immaculately presented, light and airy, welcoming accommodation – comprising in brief:- First Floor: 3 Bedrooms (2 double, 1 single) and large Bathroom; Ground Floor: large Kitchen/Breakfast Room and spacious Living Room/Dining Room.

Grade II Listed Former Chapel (Welsh Calvinistic Methodist) – a capacious, detached stone and slate building **with Full Planning Permission** to convert to holiday accommodation.

Stone outbuilding providing a garage/store.

Gardens & Grounds – including neat lawns, an orchard, and lovely woodland. We are informed that the property amounts to nearly 1 Acre. The views are green and rural with lovely aspects across rolling countryside to coastal hills in the distance. There is a small, walled, peaceful cemetery neighbouring the garden, owned by the Presbyterian Church of Wales, providing an interesting and historical talking point

This is a tranquil, rural location only 3 miles from the secluded smugglers cove of Cwmtedu and 4 miles from New Quay on Cardigan Bay, renowned for its beautiful beaches, cliff top walks, and marine wildlife including dolphins, seals and sea birds. The property is surrounded by farm and pastureland with pretty streams and lovely walks – the coast can be reached on foot via local paths and lanes. The village primary school is less than a mile away and a country pub with restaurant is 1¼ miles. New Quay has a selection of shops, pubs and restaurants and the larger Georgian harbour town of Aberaeron has good town amenities, a craft centre and a comprehensive school. There are plenty of visitor attractions within easy driving distance.

Offers in the Region of: £350,000 – No Onward Chain



THE ACCOMMODATION COMPRISES:

The Cottage has been renovated and updated to a high standard to provide a very comfortable home.

Wood-framed sash windows in the original part of the house and wood-framed double glazed windows in the extended portion of the residence (the Kitchen/Breakfast Room and Bedroom 1 above).

There is underfloor heating in the Kitchen/Breakfast Room. The remaining accommodation has electric heating and the water is heated via an immersion heater.

Ground Floor –

- ENTRANCE:** The front door opens directly into the Living/Dining Room.
- LIVING/DINING ROOM:** 24' x 13'1". Exposed, extra-wide wooden floorboards (re-laid), fireplace with timber mantel and surround, tiled backdrop and Jotul wood-burning stove on a slate hearth, original built-in storage cupboards, three ceiling spot light units, two sash windows to the front aspect, door to the rear elevation, and three-quarters glazed double doors opening into the Kitchen/Breakfast Room.
- KITCHEN/
BREAKFAST ROOM:** 16'10" x 14'2". Range of maple wall and base units with granite-effect work surfaces, incorporating a breakfast bar, twin stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, cooker control point with space for an electric cooker, separate double LPG gas hob, plumbing and space for a washing machine, space for a fridge/freezer, larder cupboards, tiled floor, ceiling downlights, double glazed wood-framed window to the rear aspect, double glazed wood-framed window to the side, half glazed external door to the rear elevation, staircase to the first floor and understairs storage cupboard.

First Floor –

- LANDING:** Access to the loft, small Velux roof light to the rear aspect, door off to Bedroom 1, then opening through to a corridor with extra-wide exposed floorboards, recess with built-in storage cupboards, and doors off to the Bathroom, Bedroom 2 and Bedroom 3/Study, window to the rear aspect.
- BEDROOM 1:** 14' x 13'. Built-in storage cupboard. Dual aspect with double glazed wood-framed windows to the side and to the rear, with lovely countryside views towards the coastal hills.
- BATHROOM:** Slightly partitioned as follows:-
First Area: with pedestal wash hand basin and tiled splashback – then opening through into the main bathroom area
Main Area:
9'5" x 6'8". Suite comprising bath, close coupled W.C. and fully tiled corner shower cubicle with Triton electric shower unit. Electric towel rail/radiator, extractor fan, sash window to the front aspect.
- BEDROOM 2:** 13'5" x 9'4". Exposed floorboards, sash window to the front aspect.
- BEDROOM 3/STUDY:** 9'9" x 5'4" excluding recess. Single Bedroom or Study. Exposed floorboards, deep shelved recess, sash window to the front aspect.

Living Room/Dining Room





Kitchen/Breakfast Room







First Floor Landing



Bedroom 1



Bedroom 2



Bathroom





THE FORMER CHAPEL with P.P. for Holiday Accommodation:

A handsome Grade II Listed former Welsh Calvinistic Methodist Chapel, stone built with a slate roof and distinctive arched windows to the front elevation.

CHAPEL: 42'3" x 35'2" internal measurements. Access is via double doors with fanlight to the front elevation leading into an entrance vestibule with flagstone floor. The rest of the flooring is concrete. There are four feature arched windows to the front aspect, plus two windows to one end, one to the other end, and four windows to the rear. The interior of the building is basically a shell awaiting conversion. Power and lighting are connected.

PLANNING CONSENT: Planning Permission was granted in February 2009 (for a five-year period) for conversion of the chapel to holiday accommodation. This is an ideal location for holiday accommodation, being easily accessible from the coast road, peacefully rural with local walks and views, and a few minutes' drive from the coast.

HISTORICAL NOTES: The following description is from the website of the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) – <http://www.coflein.gov.uk/>

Site Description

Pensarn Chapel was built in 1795, enlarged in 1806, rebuilt in 1833 and altered again in 1875. The present chapel, dated 1875, is built in the Simple Round-Headed style of the long-wall entry type. By 1998 the building was no longer in chapel use and by 2004 the interior had fallen into dereliction.

RCAHMW, November 2004

Also, we understand that some of the gravestones in the small cemetery (owned by the Presbyterian Church of Wales) are listed in the National Library of Wales.



- APPROACH:** The property is approached along a very quiet, council-maintained country lane. Access to the main A487 coast road is about a mile away.
- The property's vehicular access driveway turns off the lane at the side of the small cemetery area, and leads around to the rear/side of the property where there is ample parking and turning space and a timber single garage by the gardens. A leafy track continues through the property's woodland.
- STONE OUTBUILDING:** 22' x 15' external measurements. Stone outbuilding with a slate roof situated at the rear of the chapel, providing garaging/storage. Double wooden vehicular doors to the front facing the lane, and pedestrian door at the rear. Side pedestrian gateway from the lane.
- TIMBER GARAGE:** Timber single garage with corrugated roof, sited alongside the driveway and gardens.
- GARDENS & GROUNDS:** We are informed that the size of the property approaches c.1 Acre in all.
- There are neatly lawned gardens to the front of the cottage and chapel, with attractive pathways and a selection of mature shrubs and climbing plants tumbling over parts of the surrounding stone walls. To the rear/side of the homestead are further grounds including natural deciduous woodland, an orchard, a large gravelled area at the rear of the house, and a lovely informal garden with lawns and a wealth of beautiful shrubs and trees – an oasis of calm and a peaceful haven for wildlife.



The stone outbuilding behind the chapel



Aspects of the country lane



The rear of the cottage approached from the property's driveway



Timber garage alongside the access drive and gardens



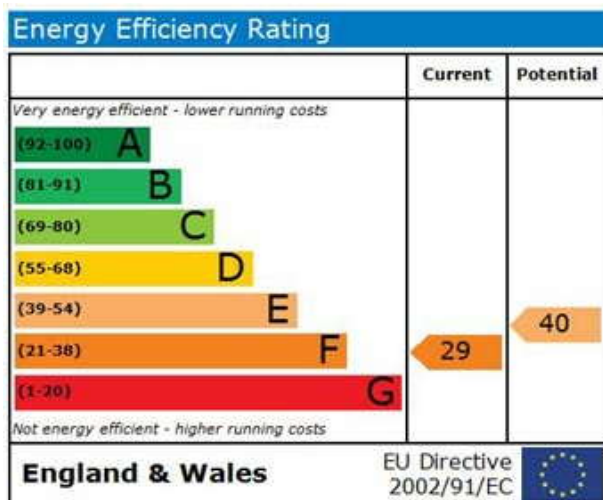


View north-westerly towards coastal hills

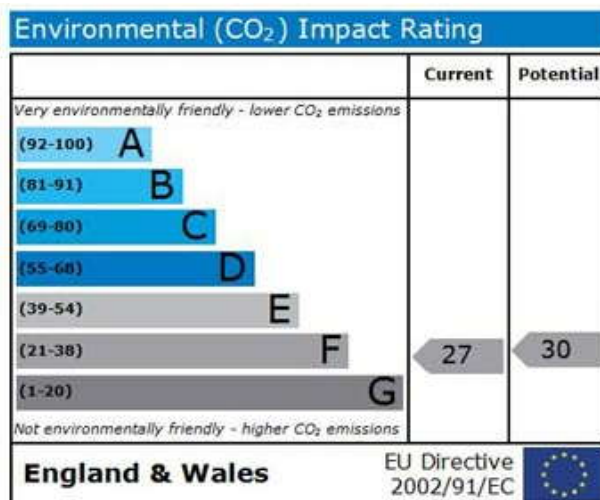


- SERVICES:** We understand that the property is connected to mains water and mains electricity. Drainage is provided via a private septic tank system. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.
- COUNCIL TAX:** We are informed that the property is within Council Tax Band "D" – currently £1079 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.
- VIEWING:** **By appointment with –
PROFILE HOMES
Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com**

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.

THE LOCATION:

The property is quietly situated amidst rural landscapes a few miles from the Irish Sea coastline in West Wales, with easy access to a network of country lanes and footpaths leading to picturesque villages, secluded coves and cliff top walks at Cardigan Bay. This is an ideal region for a variety of outdoor leisure activities including walking, riding, bird watching, fishing, and sailing. Caerwedros village primary school is less than a mile north-westerly, the Crown Inn & Restaurant at Llwyndafydd is about 1¼ miles north-westerly, and Cross Inn village is 2 miles north with post office/general store, primary school, pub and restaurant.

A487 access is about a mile southerly – the main coast road that runs from Haverfordwest through Fishguard and Cardigan up to Aberystwyth, Snowdonia and beyond, taking in some splendid sea views along the way. Access to the **A486** New Quay to Llandysul road is 2 miles easterly, and the A48/M4-Link can be accessed at Carmarthen, 25½ miles southwards.

Cwmttydu is only 3 miles from the property north-westerly, 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) to the sea. At low tide 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. Of further historical interest, it is said that a First World War German submarine surfaced in the cove and obtained fresh water supplies from the river. A footpath leads up to the cliff tops, where alpine-like wild flowers grow and superb far reaching views are offered, with possible sightings of ravens and rare choughs and maybe surfacing dolphins. There is a cafe, car park, and toilets nearby. From late summer onwards, Atlantic grey seals can sometimes be seen basking with their pups on Cwmttydu's rocks (seals have been known to use the beach here as a nursery for their young.)

The Llwyndafydd–Cwmttydu Walk is a lovely way to see this area. It begins at the Crown Inn at Llwyndafydd (a locality once home to the famous Cilie poets), starting along a lane by the tumbling river Tydu (once called the river Dewi, or the 'Singing Dewi' by Dylan Thomas) through a steep-sided, fern-clad, woodland valley to Cwmttydu beach, then climbs up the National Trust hillside and along the exhilarating cliff tops to Castell Bach, a grass topped rocky islet which is cut off from the shore by a sand and shingle beach and inaccessible at high tide (the remains of an Iron Age Fort). The walk continues to another little beach, Cwm Soden, then turns inland along the fern-clad Soden valley towards Nanternis village and back to Llwyndafydd. (The whole walk apparently takes about 3 hours.) **The Cwmttydu to New Quay Walk** covers approximately 4 miles, following the public footpath across the cliff tops, continuing on beyond Cwm Soden Beach to New Quay Head.

New Quay is 4 miles from the property northwards, a pretty coastal settlement 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 "cliff-perched 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 Lleyrn Peninsula on a clear day). Pleasure boats regular go out on dolphin-spotting trips, as these delightful creatures have become a real tourist attraction.

Cardigan Bay is an important environment for marine wildlife including bottlenose dolphins, porpoises, grey seals and a variety of sea birds. The "Heritage Coast" between New Quay and Tresaith was created in 1992, and the adjacent sections of sea were designated as a Conservation Area in 1996. Even hump back whales and turtles have been seen in the bay.

Llangrannog is 5 miles westerly, a delightful village with a general store and a pub with restaurant, 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-Lochlyn, a splendid bird-watching site where rare choughs can be seen, along with many other species. In a south-westerly direction **Penbryn** beach is 8 miles south-westerly, with nearly a mile of golden sands owned by the National Trust, approached through the woodland of the fern clad Hoffnant valley. Picturesque **Tresaith** is 9 miles distant, with a high waterfall formed by the River Saith tumbling over the cliffs to the wide sandy beach below, and **Aberporth** is the neighbouring village, overlooking two separate sheltered beaches, which are joined at low tide, offering golden sands, little coves and rock pools.

Aberaeron is about 9 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 serves the rural communities of the area, offers good shopping and a craft centre selling local produce, plenty of pubs and eateries, primary and secondary schools, doctors and dentist, leisure centre, swimming pool, 9-hole pitch & putt golf course, regattas, concerts, festivals, carnival, and delightful coastal and river walks and cycle rides. Like New Quay, the town grew around fishing and ship building. After the harbour was built in the early 19th Century, the town expanded into a "new town" and many fine houses were built – it is reputed that the famous architect, John Nash, was involved in planning the new town. Nash also built the fine late 18th Century mansion house of the **Llanerchaeron Estate**, situated a couple of miles outside Aberaeron. Now a National Trust property, the Estate is open to visitors in season and has a range of historic outbuildings, delightful walled gardens with glass houses, extensive grounds and lovely rural views.

Llandysul is 11 miles south, 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, 12 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.

Newcastle Emlyn is 12 miles south-westerly, 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.

The Teifi Valley is rich in beauty and wildlife and offers delightful and interesting places to visit along its length. The Teifi Valley Steam Railway is 10½ miles south at Henllan – a narrow gauge steam railway travelling for about 2 miles through lovely countryside, with superb views of the valley. In a south-westerly direction, the beautiful Cenarth Falls & Salmon Leaps and National Coracle Centre are 14½ miles away, with a workshop and a museum, whilst Cilgerran Castle is 16½ miles with a ruinous 13th Century castle standing on a rocky outcrop overlooking the Teifi, with walks down to the riverside and coracle races in the summertime. **The Teifi Marshes Nature Reserve (Welsh Wildlife Centre)** is a couple of miles north-west of Cilgerran, near Cardigan – a superb, 264 acre wildlife site providing habitats for a variety of flora and fauna among the meadows, woodland, reed beds and marshes, including water buffalo, otters, water voles, kingfishers, waders, geese, ducks, red kites and buzzards.

Cardigan is 15½ miles south-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 16½ 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.

Aberystwyth is about 24 miles north-easterly at the mouths of the rivers Ystwyth and Rheidol, the main holiday resort and administrative centre for the west coast and home to the National Library of Wales and a University. 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.

Carmarthen is 25½ 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, multi-screen cinema, theatre, leisure centre, art galleries, 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 be seen here and the remains of a Norman castle overlook the town and the river. The celebrated **National Botanic Garden of Wales** is about 7 miles west of Carmarthen, featuring the Great Glass House designed by Norman Foster.

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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