

Ref: 0erw44

Erwan Fawr, Blaencelyn, Near Llangrannog, Ceredigion, SA44 6DQ

**Delightful early 19<sup>th</sup> Century Farmhouse with uninterrupted Sea Views.  
Substantial Stone Barns. All set in a superb location with c.10 acres of land.  
Close to the ever popular seaside village of Llangrannog and other sandy beaches on  
the Cardigan Bay Heritage Coastline and easy access to the Ceredigion Coastal Path.**  
Llangrannog 1.8 miles, Penbryn Sands 4½ miles, New Quay 7 miles, Aberaeron 13 miles, Cardigan 14 miles.



This desirable 4 Bedroomed Country residence is believed to date back to the early 19<sup>th</sup> Century and retains many original features. It boasts a superb Kitchen/Dining room with floor to ceiling picture window which offers uninterrupted sea views.

**Ground floor** – Entrance Hall, Snug, Lounge, Study, Kitchen/Dining Room with feature Oak Frame double glazed floor to ceiling picture window to enjoy the sea views, Mezzanine floor. Utility room, Cloakroom, Boiler room.

**First Floor** – 3 Bedrooms, Family Shower Room.

**Second Floor** – Master Bedroom Suite with free standing bath (sea views!) and separate shower room.

**Outbuildings** – Very attractive 105' Stone Barn, (stabling & Stores), further Stone Barn, Stone former pig-sty, Two Dutch Barns.

**Land** – Level to gently sloping pastureland and woodland copses surround the property.

**Locality:** This is an ideal location for coast and country, with numerous attractions and charming villages in the area. Llangrannog is less than 2 miles away with many other golden beaches and coves nearby along Cardigan Bay. Easy access to the Ceredigion Coastal Path for spectacular scenic walks and the Pembrokeshire Coast National Park, Preseli Hills and Teifi Valley are a short drive away.

**Price: £695,000 No Onward Chain**

## **THE ACCOMMODATION:**

Every care has been taken to preserve the style, character and ambiance of this property, retaining many original features and yet benefiting from a fabulous floor to ceiling Oak and Glass picture window in the kitchen/dining room, which faces the sea. Many of the rooms have sash windows which look out over the property's own grounds and pastureland, with far reaching panoramic views from the upper floors. The house has oil fired central heating and old school style radiators throughout, with underfloor heating to the kitchen/dining room, utility and cloakroom.

### **Ground Floor –**

- ENTRANCE:** Solid wood front door leads into the entrance hall. Slate flagstone flooring, staircase to the first floor. Doors to the Snug and Lounge.
- SNUG:** 11'10" x 11'6". Feature original exposed stone wall, fireplace with inset timber over, housing a wood burning stove on a slate hearth. Sash window to the front aspect. Exposed wood flooring.
- LOUNGE:** 21' x 11'10". Fireplace with timber mantle and surround, housing a multi fuel stove on a slate hearth. Built in cupboards. Ceiling timbers and beam. Oak wood flooring, dual aspect with sash window and door to the rear, sash window to the front. Door to the kitchen/dining room and further door to a small lobby (with understairs storage cupboard) that opens into the study.
- STUDY:** 11'5" x 8'10". A small lobby, accesses the study, Fireplace (non-working) with timber mantel and surround and cast iron grate. Slate hearth. Window to the rear.
- KITCHEN/DINING ROOM:** 18'4" x 13'. Range of bespoke wall and base units with slate effect work surface over. Stainless steel sink with single drainer and mixer tap. Plumbing and space for a dishwasher. Tiled splash backs. Cooker control point with Rangemaster Classic oven with gas hob and chimney hood extractor over. Built in partially glazed larder cupboard. Tiled floor with under floor heating. Stable door and window to the front. Exposed ceiling timbers with downlights. Partial vaulted ceiling with exposed A frame. Floor to ceiling Oak framed picture window to the gable end. Mezzanine floor providing occasional living space, door to the utility room.
- UTILITY ROOM:** 9' x 5'10". Door to the side aspect (leading out to the patio, barbeque area and gardens). Plumbing and space for a washing machine, space for an upright fridge/freezer. Cloaks hanging area, tiled floor with under floor heating. Doors to the cloakroom and boiler room.
- CLOAKROOM:** Wall mounted wash hand basin, close coupled W.C., window to the rear, tiled floor with under floor heating.
- BOILER ROOM:** Worcester oil fired boiler, water cylinder and solar panel control unit. Under floor heating controls. Window to the rear.

### **First Floor –**

- LANDING:** 20'10" x 8'5". Sash windows to the front and rear. Staircase to the second floor, doors to:-
- BEDROOM 2:** 13'8" x 11'4". Fireplace (non-working) with timber mantle and surround and cast iron grate on a slate hearth. Sash window to the front. Exposed ceiling beam, downlights, exposed floorboards.
- BEDROOM 3:** 13'7" x 9'10". Dual aspect, sash window to the front and window to the side (with sea view). Exposed ceiling beam, downlights, exposed floorboards.
- BEDROOM 4:** 11'6" x 7'. Sash window to the rear, exposed ceiling beam, downlights, exposed floorboards.

**SHOWER ROOM:** 10'2" x 7'2". White suite comprising pedestal wash hand basin, close coupled W.C., with mosaic tiled feature wall. Large fully tiled shower enclosure with overhead drench shower head. Exposed ceiling beam, downlights. Traditional Victorian style chromium heated towel rail radiator. Airing cupboard. Tiled floor, sash window to the rear.

## Second Floor –

**MASTER BEDROOM SUITE:** 21'6" x 15' max. Vaulted ceiling with exposed A frames and ceiling downlights. Free standing bath sited to enjoy the sea views. Two large Velux roof windows to the rear with far reaching countryside views and window to the side aspect with sea views. Recessed wardrobe. Built in eaves storage cupboards. Opening to the shower room.

**SHOWER ROOM:** 11' 6" x '6". Contemporary white suite comprising large central shower enclosure, vanity unit with wash hand basin and close coupled W.C. Chromium heated towel rail, extractor fan, ceiling downlights, tiled floor. Velux roof window to the rear.

**N.B. Floor plans will be found at the end of these particulars (pages 6 & 7)**

## **EXTERNALLY:**

**GARDENS & GROUNDS:** We are informed that the property amounts to 10 acres in all (to be confirmed), with extensive grassed areas and a large stone and slate patio sited to take in the magnificent views of the sea and countryside. To the rear of the residence is a purpose built seating area and barbeque.

**LAND:** The level to gently sloping pastureland of circa 8 acres is, we are informed, well drained and well fenced and is divided into four paddocks which surround the house. Whilst the land provides all year grazing for the owner's horses, it is equally suitable for a variety of livestock. Woodland copses provide areas of interest and shelter belts.

## **OUTBUILDINGS:**

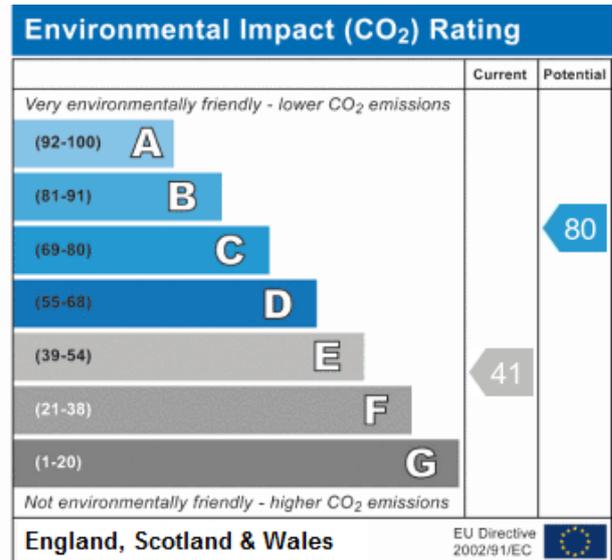
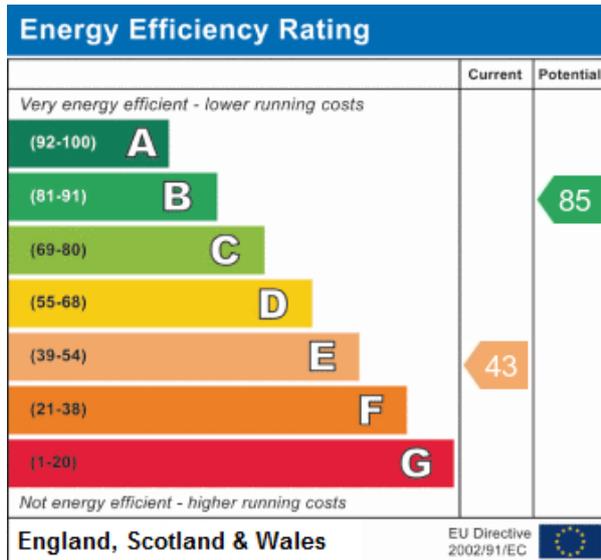
**STONE BARN:** 105' x 22'. External measurements. Substantial barn under a slate roof being the former cow shed and dairy, which now provides stabling and storage as follows:

Storage: 40' x 16' & Lean-to Tack/Feed room.

Stabling Section: 39' x 16' overall with two stables (16'6" x 15'8" & 13'6" x 11') and central passageway.

Former Cart House with loft over: 16' x 15'.

- STONE BARN:** 24' x 20'. External measurements. Attractive two storey barn which has been re-roofed in slate, which would, in the agents opinion, make an attractive conversion to an annexe or bijou holiday let (subject to planning permission).
- PIG STY'S:** Refurbished and benefitting from a new slate roof, two former pig sty's which have been adapted to kennelling but would suit small livestock.
- DUTCH BARN:** 30' x 15'. Two bay, partially block built, steel framed with corrugated roof and panels.
- DUTCH BARN & LEAN-TO:** 50' x 30'. Four bay, partially block built, steel framed with profile and corrugated roof and side panels.
- THE APPROACH:** The property is approached from a country lane, then along its own third of a mile stone track that culminates at the homestead.
- LOCALITY:** **Llangrannog** is only 1.8 miles from the property, with a general store, two pubs and cafes. This delightful, popular seaside village is spread out along the narrow steep-sided valley of the Hawen stream, which flows across the main beach, a sandy beach with cliffs either side. To the north side is an oddly shaped rock called Carreg Bica, which legend says is the tooth of the giant Bica. Another legendary character is Huw Puw – an 18<sup>th</sup> century sailor believed to haunt the beach at night! There are other neighbouring sandy coves with high cliffs, which can be reached at low tide. The National Trust headland of Ynys-Lochtyn juts out to sea further north, a splendid bird-watching site where rare choughs can be seen, along with many other species. Llangrannog also has a Dry Ski Slope nearby and an Indoor Riding School.
- Llangrannog is along the famous Ceredigion Coastal Path and the walk to Cwmttydu Cove and New Quay is spectacular. Inland walks are equally beautiful.
- Cwmrhydneuadd Golf Course lies west of the property, some 1½ miles by road, a 9-hole course in the secluded valley of the Nant Hawen, the picturesque stream on its way to Llangrannog.
- Blaencelyn** a pretty hamlet is just over a mile away with a post office.
- Penbryn** owned by the National Trust, is 4½ miles away with nearly a mile of golden sands, with **Tresaith** and **Aberporth** neighbouring seaside villages further along the coast.
- Cwmttydu** is 3 miles from the property northerly, a secluded National Trust cove with caves in the ancient cliff rocks, once the secret haunt of pirates and smugglers. From late summer onwards Atlantic grey seals can sometimes be seen basking with their pups on Cwmttydu's rocks (seals have often used the beach as a nursery for their young.)
- Brynhoffnant** is 3 ½ miles away with general store and garage.
- New Quay** is 7 miles north-easterly, a popular, bustling seaside town with good amenities, wide sandy beaches and a sheltered harbour with boat trips for dolphin-watching. 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. **Aberaeron** is 13 miles north-easterly, a Georgian port town and seaside resort with good amenities including primary and secondary schools.
- Cardigan** is 14 miles south-westerly, an ancient and attractive market town at the north of the Pembrokeshire Peninsula at the Teifi estuary, with good amenities, an 18-hole golf course, and visitor attractions nearby.
- The main towns of **Carmarthen** and **Aberystwyth** are 25 miles distant respectively south and north, with excellent shopping and leisure amenities and main line railway stations. The link to the M4 motorway can be joined in Carmarthen.



**SERVICES:** We understand that the house is connected to mains water and mains electricity, and has a private drainage system. The house has oil fired central heating and under floor heating to the kitchen/dining room and utility. Solar panels provide hot water. 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 "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.

**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](mailto:contact@profilehomes.com)**  
**Website: [www.profilehomes.com](http://www.profilehomes.com)**



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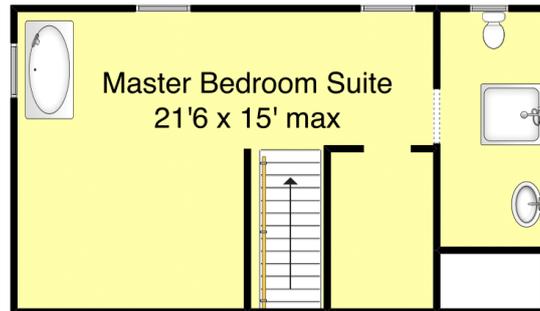


Ground Floor

## Erwan Fawr SA44 6DQ



First Floor



Second Floor

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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.

**PROFILE HOMES**

Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com), Web: [www.profilehomes.com](http://www.profilehomes.com)  
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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