

Ref: 0oak24

Oak House, Beulah, Newcastle Emlyn, Ceredigion, SA38 9QB

An Exceptional Detached 4 Bedroom Edge of Village Residence with Double Garage Completed in 2011, Panoramic Countryside & Distant Sea Views.

Newcastle Emlyn 3½ miles, Coast 5 miles, Cardigan 7 miles, Carmarthen 20 miles



An immaculately presented beautiful family residence of Timber Frame construction with block and stone exterior and a slate roof, completed in 2011 to a very high standard, with the benefit of oil fired central heating - under floor heating to the entire ground floor and radiators to the first floor. Accommodation in brief:-

Ground Floor: Feature Oak Porch, Reception Hall, Cloakroom, Open-Plan Kitchen/Dining Room, Utility Room, Lounge and Garden Room.

First Floor: Master Bedroom with En Suite Bathroom, 3 further Double Bedrooms and family Bathroom.

Integral Double Garage.

Energy Efficiency Rating: tba

In a quiet setting with panoramic countryside views and distant views of the sea at Aberporth. Convenient location on the edge of Beulah village where there is a village shop, primary school and petrol station.

It is only a short drive to the quaint and popular market town of Newcastle Emlyn which is 3 1/2 miles away and offers most facilities including primary and secondary schools. Cardigan is 7 miles away. Carmarthen 20 miles distant with excellent shopping, general hospital, main line railway station and A48/M4-link road. This scenic area offers numerous places of interest to visit, especially along the River Teifi Valley and the Cardigan Bay coast, with the sandy beaches of Aberporth and Tresaith 5 miles distant and popular New Quay 15 miles and Aberaeron 16 miles.

Price Guide: £475,000 – No Onward Chain

THE ACCOMMODATION:

Designed with spacious Open-Plan living in mind with high quality fixtures and fittings throughout. Oak doors, Wood flooring, Under Floor Heating to the ground floor and double glazing throughout.

Ground Floor –

- OAK PORCH:** Imposing Oak framed porch with solid Oak front door and window panels either side, leading into:-
- RECEPTION HALL:** 18' 2" x 10'. Exposed stone wall, tiled floor, ceiling downlights, door off to the Cloakroom, turning staircase to the first floor, double doors through to the Lounge, further double doors to the Inner Hall which leads into the Open-Plan Kitchen/Dining Room.
- CLOAKROOM:** 5'10" x 5'. Granite topped unit with circular wash hand basin and mixer tap, close coupled W.C., heated towel rail, fully tiled walls and tiled floor. Medicine cabinet, obscured glass window to the front aspect, ceiling downlights and extractor fan.
- INNER HALL:** 10'6" x 9'10". Tiled floor, ceiling downlights, double doors into the Lounge, opening into the Kitchen/Dining Room and the Garden Room.
- OPEN-PLAN KITCHEN/DINING ROOM:** 25'7" x 21'6". Most attractive fitted kitchen with high gloss Shaker style wall and base units having concealed wall and floor level feature lighting. Beech solid wood work surfaces, twin stainless steel sinks and mixer tap. Tiled splash backs. Integral dishwasher, wine cooler, built in double oven, grill and microwave. Built in Samsung American style fridge/freezer. Large central island comprising matching units incorporating a breakfast bar. Diplomat Elite induction hob with stainless steel chimney hood style extractor. Exposed large ceiling beam. Ceiling down lights, tiled floor. Window overlooking the rear, door off to the utility room and a side door that leads to the gardens.
- UTILITY ROOM:** 10'2" x 8'6". A fitted range of white base units with granite effect work surface, 1 ½ bowl stainless steel sink with mixer tap, tiled splash backs, plumbing and space for a washing machine and tumble dryer. Tiled floor, door through to the double garage.
- GARDEN ROOM:** 12'6" x 12'4". Accessed from both the inner hall and kitchen, a place to sit and enjoy the landscaped decked area, patio and gardens. Vaulted ceiling with exposed timbers, windows on three sides and double doors to the rear garden. Tiled floor.
- LOUNGE:** 25'8" x 17'4". Accessed from both the reception and inner halls. Exposed Stone fireplace with a multi fuel stove on a raised slate hearth with Bressumer beam over. Oak flooring, dual aspect with window to the front, triple doors to the rear garden. Ceiling down lights.

First Floor –

LANDING: 18'10" x 9'. Large window to the front aspect. Exposed large wooden beam. Loft access. Doors to the bedrooms and bathroom.

The first floor rooms enjoy beautiful far reaching countryside views and distant views to the sea at Aberporth.

MASTER BEDROOM : 18'10" x 14'. French windows to the rear with Juliette balcony, walk in wardrobe, oak flooring, ceiling downlights, door to the en suite bathroom.

EN SUITE BATHROOM : 9'4" x 7'9". Contemporary white suite comprising bath with shower attachment, twin circular wash hand basins with cupboard below and wall mounted medicine cabinet, fitted illuminated mirror, close coupled W.C., bidet. Shower enclosure with drencher head and hand shower attachment. Heated towel rail. Tiled walls and tiled floor. Ceiling downlights, obscured glass window to the rear aspect.

BEDROOM 2: 12'7" x 12'. French windows to the rear with Juliette balcony. Oak flooring, walk in wardrobe.

BEDROOM 3: 14' x 11'4". Window to the front aspect, oak flooring, walk in wardrobe.

BEDROOM 4: 12'6" x 11'. Currently used as a study. Velux roof light to the front aspect. Airing cupboard. Exposed ceiling timber. Oak flooring. Door to access the eaves storage space that runs the full length of the house.

FAMILY BATHROOM: 8'3" x 6'5". Solid Beech base unit with twin circular wash hand basins. Medicine cabinet. Corner bath with shower over and shower screen. Close coupled W.C., Tiled walls and tiled floor. Ceiling downlights. Extractor fan. Obscured glass window to the rear aspect.

N.B. Floorplans can be found at the end of these particulars.

EXTERNALLY:

THE APPROACH: Located on a quiet country lane a short walk from the village centre. There is a dwarf wall front boundary with trellis fencing and attractive stone and slate pillars. A pedestrian gateway to the front and a block paved flared vehicular entrance leads through electric double gates (with remote controls) onto a gravel driveway which continues to the front of the residence and garaging. There is ample parking and turning space.

INTEGRAL DOUBLE GARAGE : 17'8" x 17'. Power and lighting. Fitted shelving to the rear. Oil fired boiler. RCD consumer units. Twin up and over vehicular doors to the front (electronically controlled with remote handsets), pedestrian door to the side, door to the utility room.

GARDENS: Landscaped gardens to the front include attractive raised lawns with a paved pathway to a charming seating area where the panoramic views can be enjoyed. To the side of the house there is a paved pathway and lawned area which leads to the landscaped rear gardens comprising lawns, a large decked area with patio and ornamental pond, delightful established borders containing a variety of shrubs and plants, all designed for ease of maintenance. Within the rear garden is a timber garden shed.

SERVICES: We understand that the property is connected to mains electricity, mains drainage and mains water. 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.

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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THE LOCALITY:

The property is situated in a rural area of Ceredigion north of the Ceri and Teifi valleys, within easy driving distance of villages, towns and the coast. The region is rich in beauty, history, and wildlife and has opportunities for hill walking, horse riding, mountain biking, canoeing, fishing (by permit), and bird-watching. There are delightful places to visit along the Teifi Valley and the Cardigan Bay coast, which is only 5 miles away, as well as the Pembrokeshire Coast National Park.

Beulah village on the B4333 road with good links to local towns and amenities, has a primary school, village shop and garage.

Newcastle Emlyn is 3½ miles southerly, standing on the banks of the Teifi river, 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 independent shops including antique, craft and book shops, as well as supermarkets, chemists, banks, post office, town hall, library, theatre and art gallery, primary and secondary schools, 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 probably dates back to 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.

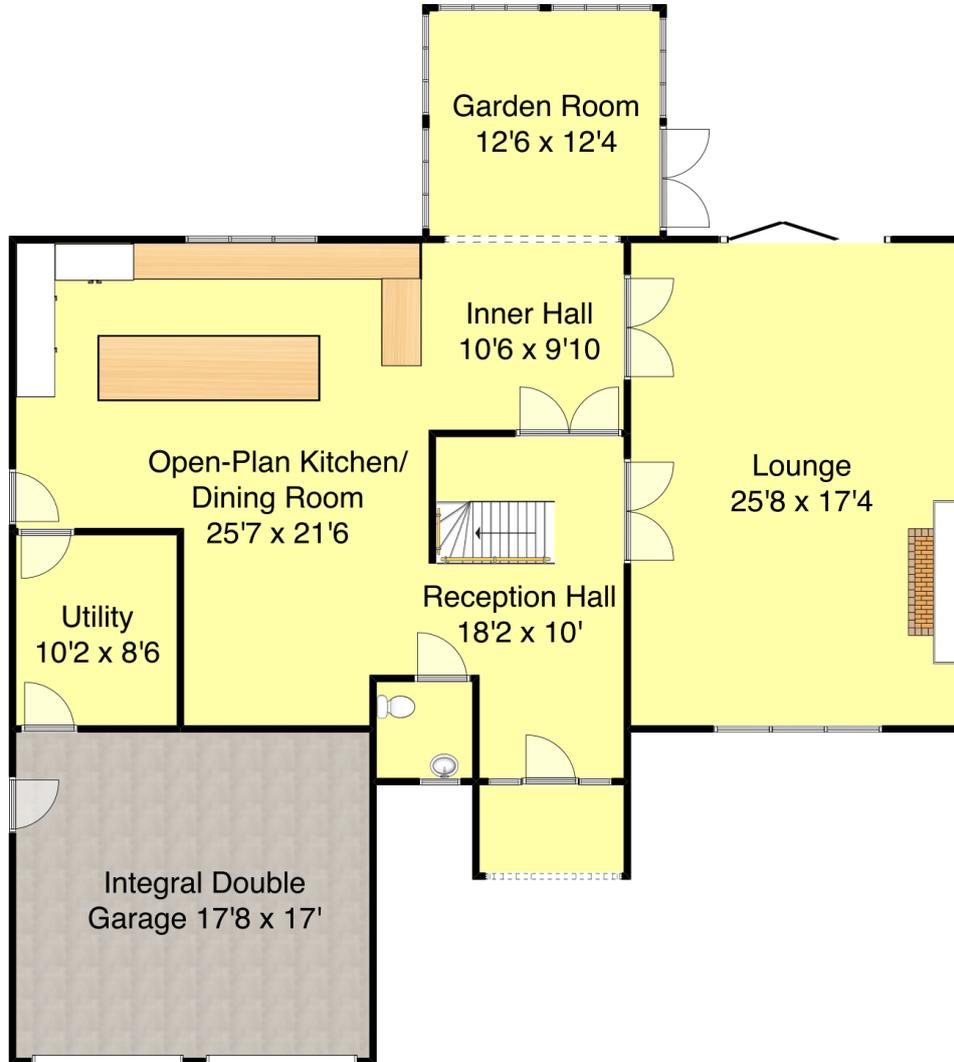
Cardigan is 7 miles westerly, an ancient and attractive market town at the north of the Pembrokeshire Peninsula on the Teifi estuary, with good shopping amenities including a Tesco store, indoor market, schools, college, library, leisure centre, swimming pool, doctors' surgeries, dentists, small community hospital, cinema/theatre, galleries and craft shops, pubs and restaurants, 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 Teifi estuary.

The Cardigan Bay coast is only a few miles north of the property, famous for porpoises, grey seals, bottlenose dolphins, abundant bird life, clean sandy beaches, secluded coves, exhilarating coastal walks and colourful sunsets. **Aberporth** and neighbouring **Tresaith** are 5 miles northerly, quiet seaside destinations that bustle with life in the summer months and **Penbryn Sands** are about a mile further along the coast. Delightful Llangrannog is 8 miles north, with the National Trust headland of Ynys-Lochlyn jutting out to sea beyond, a splendid bird-watching site where rare choughs can be seen. Further along the coast north-easterly, **New Quay** is 15 miles distant, hugging the hillside overlooking the bay, with wide sandy beaches and a sheltered harbour, popular with sailing and water sports enthusiasts. The New Quay Cliff Walk climbs steeply above the town giving fabulous views from the top, and there are plenty of boat trips for dolphin-watching. The charming old smugglers' cove of **Cwmtwydu** is near New Quay, where basking seals can sometimes be seen on the rocks.

Aberaeron is 16 miles north-easterly, a Georgian port town and seaside resort, with elegant, brightly painted houses, many of which are listed, and a picturesque harbour. This charming town offers good shopping and craft centres selling local produce, plenty of pubs and eateries, primary and secondary schools, leisure centre, swimming pool, 9-hole pitch & putt golf course, regattas, concerts, festivals, carnival, and delightful walks by the river and along the cliffs. **The Llanerchaeron Estate** is on the outskirts of town in the lovely Aeron valley, a National Trust property with a fine, late 18th Century mansion house designed by John Nash, walled gardens with glass houses, range of historic outbuildings, and extensive grounds.

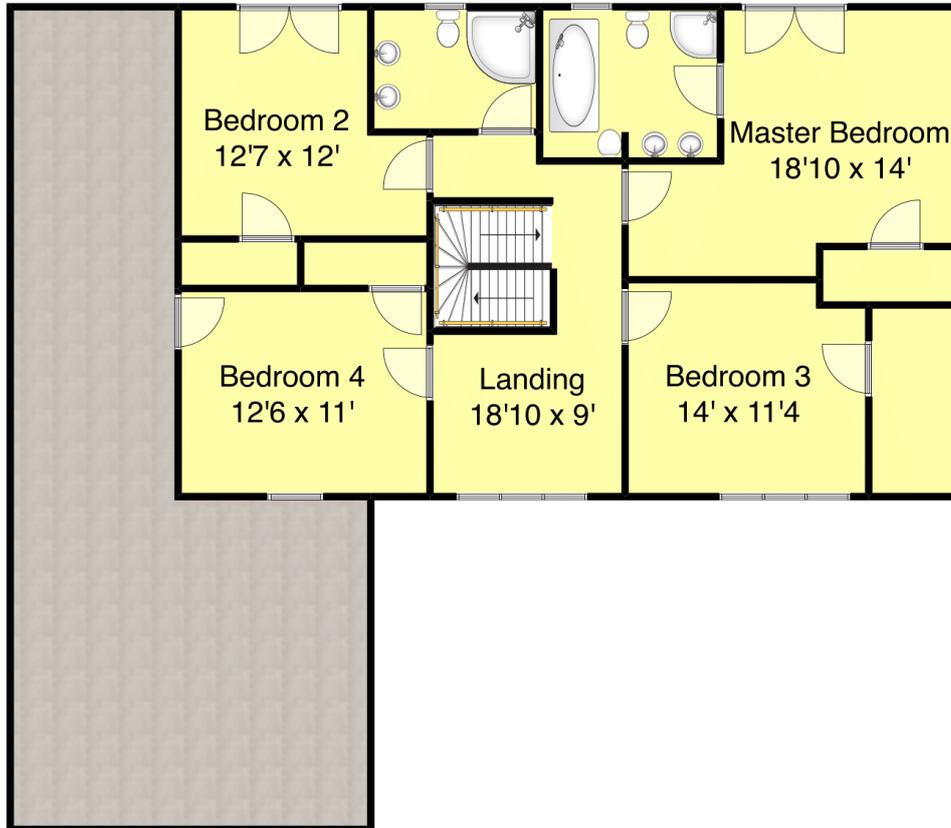
Carmarthen is 20 miles southerly on the meandering Towy River, an ancient county town and commercial centre combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Next, Debenhams, Tesco, Morrisons, etc. There are night clubs, pubs, hotels, restaurants, theatre, art galleries, leisure centre, schools, university college, general hospital, heritage centre, and the County Museum on the outskirts at Abergwili. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions. The ruins of a Roman Amphitheatre are a town attraction, and the remains of a Norman castle built circa 1094 overlook the town and the river.

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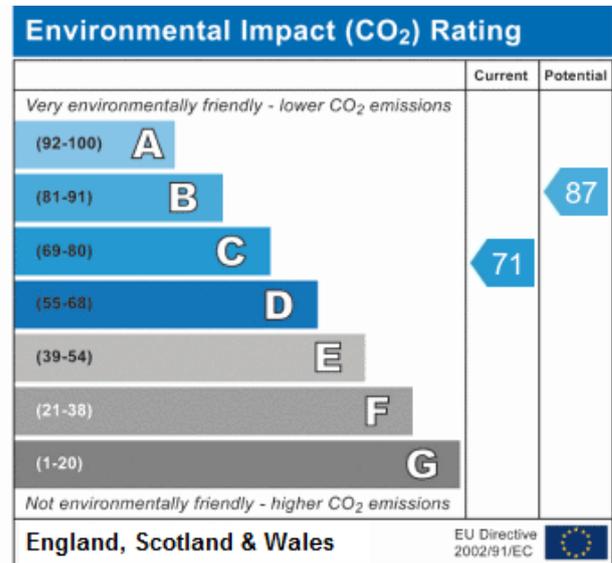
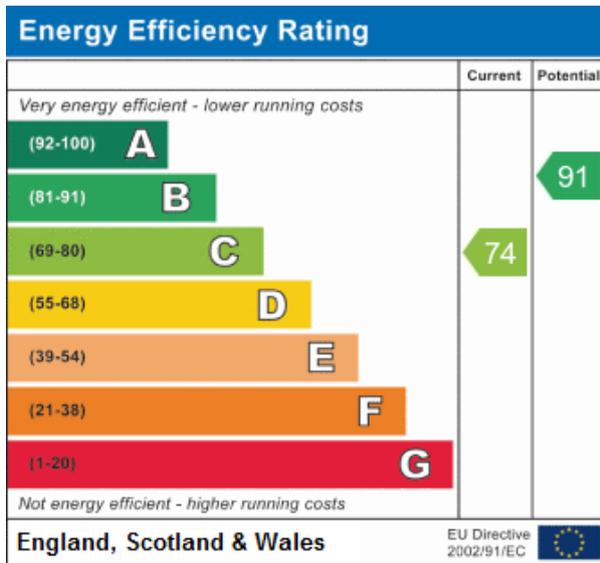


Ground Floor

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First Floor



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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