

Ref: Open85

Penwern, Llanarth, Ceredigion, SA47 0PB

Characterful 3 Bed Country Farmhouse situated close to the Cardigan Bay Coastline. Stone Barn offering scope for development. Established gardens set in Circa 1 Acre.

Llanarth ½ a mile, New Quay 3 ½ miles, Aberaeron 4 ½ miles, Cardigan 18 miles, Aberystwyth 20 miles.



We understand the origins of this attractive farmhouse date back to 1840. The residence is beautifully presented and radiates a very welcoming ambiance.

Farmhouse Accommodation – Ground Floor: Garden Room, Dining Room, Lounge, Conservatory, Kitchen/Breakfast Room. First Floor: 3 Bedrooms, Bathroom and Cloakroom. (E.E.R: E)
Adjoining store room.

Stone Barn 73'x 26 - Substantial stone barn that currently provides garaging and storage but has development potential – subject to the necessary planning permissions.

Location – The property enjoys a quiet rural setting yet is within easy walking distance of Llanarth village which has a garage and post office, butchers shop, a restaurant/hotel, junior school and garden centre. Only a short drive from the coast with popular resorts such as New Quay 3 ½ miles, Aberaeron 4 ½ miles, Llangrannog 9 miles and Cardigan Town, with a full range of shopping facilities and amenities 18 miles distant.

Offers in the region of: £395,000 No Onward Chain

THE MAIN RESIDENCE ACCOMMODATION:

With oil fired central heating and double glazing throughout.

Ground Floor –

GARDEN ROOM/ ENTRANCE:	15'8" x 10'2". Fully glazed front door, windows on three sides, tiled floor. Door to the dining room.
DINING ROOM:	21'3" x 13'10". Exposed stone fireplace housing a multi fuel stove on a slate hearth. Exposed ceiling timbers, staircase to the first floor. Built in cupboards, dual aspect with windows to the front and side. Door to the lounge.
LOUNGE:	17'9" x 16' max. Exposed stone fireplace with Bressumer beam over housing a multi fuel stove. Exposed ceiling beams. Tiled floor. Storage cupboard. Triple aspect with windows to the front and side and double French doors leading to the rear patio and garden. Further doors to the conservatory and kitchen/breakfast room.
CONSERVATORY:	13'7" x 11'8". Pitched glass roof, windows on three sides to include a picture window overlooking the gardens. French doors to the gardens.
FARMHOUSE KITCHEN/BREAKFAST ROOM:	17'6" x 14'5". Split level Farmhouse Kitchen and Utility area. Range of cream wall and base units with granite work surfaces. Stainless steel Belfast sink. Oil fired Nobel cooker and feature fireplace canopy over. Windows to the front and rear. Velux roof light to the rear, exposed ceiling timbers. Tiled floor. Steps down to the utility area with further range of cream base units with granite work surfaces, stainless steel Belfast sink, plumbing and space for a washing machine, dishwasher, tumble dryer and fridge freezer. Ceiling downlights. Tiled floor. External fully glazed side door.

First Floor –

HALF LANDING:	Velux roof light to the rear. Steps down to the rear landing with doors to the bathroom and separate cloakroom.
BATHROOM:	12'7" x 8". White suite comprising roll top bath with claw feet, mixer tap with shower attachment. Shower enclosure with drench head shower unit. Pedestal wash hand basin, close coupled W.C. Chromium heated towel rail. Tiled walls and tiled floor. Window to the rear. Ceiling downlights, extractor fan.
CLOAKROOM:	Wall mounted wash hand basin, close coupled W.C. Tiled floor. Half tiled walls. Window to the rear.
MAIN LANDING:	Large storage cupboard. Doors off to 3 Bedrooms.
BEDROOM 1:	14'6" x 12'. Dual aspect with windows to the front and side.
BEDROOM 2:	13'8" x 13'6". Dual aspect, windows to the front and side.
BEDROOM 3:	12'8" x 6'8". Window with window seat to the front aspect.

EXTERNALLY:

ADJOINING STORE: 10' x 6'. Stone built lean-to used as a store room.

DETACHED STONE BARN: 75' x 26'. Stone Barn with a corrugated roof and partial corrugated cladding, with various vehicular and window openings. Currently proving garaging and storage but in our opinion suitable for conversion to holiday lets or family accommodation - subject to the necessary planning permissions being obtained.

THE APPROACH: In a quiet location, accessed from a council maintained lane then via a level track which passes one other property. A vehicular gated entrance leads to a large parking area with space for numerous vehicles. From here a pedestrian gateway and path continues to the residence.

GARDENS: Extensive lawns, large patio, attractive established gardens with mature shrubs and trees including we are informed, a 400 year old Oak tree. The grounds surround the residence affording peace and privacy. There is ample space for a few chickens and room for a polytunnel and vegetable beds.

SERVICES: We understand that the property is connected to mains water, mains electricity, and private drainage. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: Ceredigion Council - Tax Band F.

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.

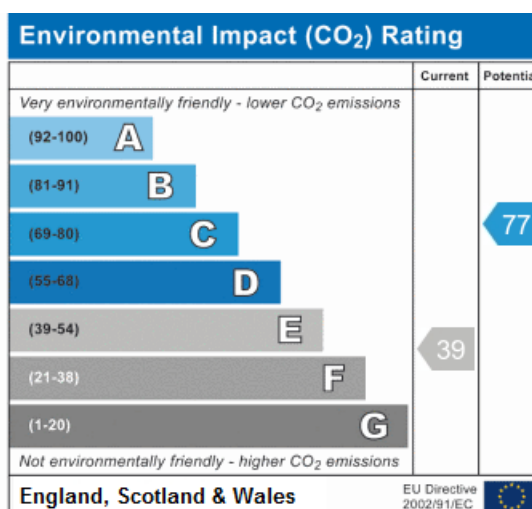
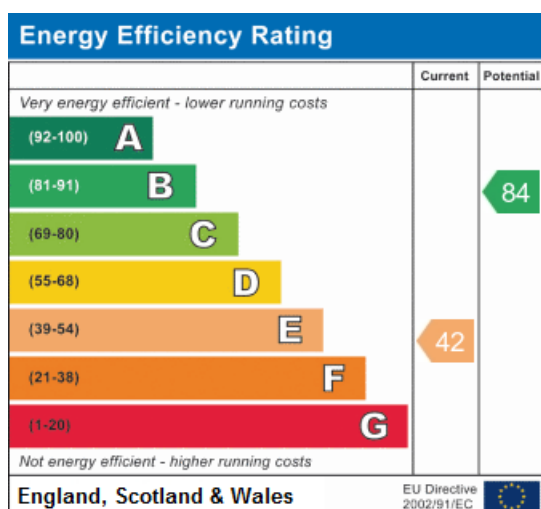
TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: By appointment with **PROFILE HOMES**



Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com

ENERGY PERFORMANCE:



LOCALITY:

The property is located in an attractive rural setting, being only half a mile from Llanarth village on the A487 coast road, where there is a bus service to Aberystwyth & Cardigan. Village amenities include a small general store and family butcher shop, junior school, restaurant/hotel, garage with post office and garden centre.

Cardigan is 18 miles, 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, 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 about 12 miles away, 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 9 miles, 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 3 ½ miles distant, hugging the hillside overlooking the bay, with wide sandy beaches and a sheltered harbour, popular with sailing and water sports enthusiasts. The charming old smugglers' cove of **Cwmttydu** is near New Quay, where basking seals can sometimes be seen on the rocks.

Aberaeron is 4 ½ miles away, 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 28 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, Morrison's, 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.

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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