

Ref: 0wil24

**Willow Hill, Cross Inn, Nr. New Quay, Ceredigion, SA44 6LX**

**In a Peaceful Location with distant Sea Views, being only 4 miles from the ever popular seaside town of New Quay and the Cardigan Bay Coastline  
A detached 3/4 Bedroom Bungalow and 2 Bedroom Timber Lodge (ideal holiday let),  
in c.1 Acre of mature grounds with spring fed ponds**

A487 coast road 1 mile, Cross Inn 2 miles, Cwmtdu Cove 3½ miles, New Quay 4 miles, Aberaeron 8 miles.



**An appealing detached bungalow**, having the benefit of energy saving Solar Panels, with flexible accommodation and a separate spacious Timber Lodge which provides further accommodation, ideal for family use or indeed would make a lovely holiday let, (Energy Efficiency Rating D).

**Main Residence:** Conservatory, Lounge, Inner Hall, Kitchen/Dining Room, Utility Room, Master Bedroom with En Suite Shower Room, 2 Further Bedrooms, Study/Bedroom 4, Family Bathroom.

**Timber Lodge:** Kitchen/Dining Room, Living Room/Bedroom 2, Double Bedroom & Shower Room.

**Circa 1 Acre** in all, (to be confirmed), established gardens and spring fed ponds - a haven for wildlife.

**Locality** -The property enjoys a charming rural setting along a quiet lane with distant sea views. Cross Inn village is 2 miles away with a general store, pub and restaurant, there is a garage and new primary school at Synod Inn, 2 miles distant. Cardigan Bay is within easy driving distance, renowned for its beautiful beaches, views and walks. Popular New Quay is 4 miles distant with beaches, a selection of shops, pubs and restaurants. The larger Georgian harbour town of Aberaeron is 8 miles distant with fuller amenities and a comprehensive school, whilst the main towns of Aberystwyth and Carmarthen are 24½ miles and 27 miles respectively.

**Price: £300,000**

## THE BUNGALOW

Flexible accommodation all on one level with double glazing throughout. Oil Fired Central heating, ( and under floor heating in the conservatory), mains electricity with the benefit of energy saving (& battery system) Solar Panels.

<b>ENTRANCE:</b>	Double doors into the Conservatory:-
<b>CONSERVATORY:</b>	13'2" x 12'2". Windows on two sides, tiled floor, underfloor heating. Pitched roof with fan and light fitting. Wide opening to the Lounge and further opening to the inner hallway.
<b>LOUNGE:</b>	17'4" x 12'2". Fireplace housing a wood burning stove on a slate hearth. Two windows to the side aspect, door to bedroom 3.
<b>INNER HALL:</b>	Wood effect flooring, heated airing cupboard, built in storage cupboards, access to the loft space and doors to:-
<b>KITCHEN/DINING ROOM:</b>	13' x 12'. A fitted range of cream wall and base units with wood effect work surfaces over, 1 ½ bowl sink with single drainer and tiled splash backs. Built in eye level double oven, four ring electric hob. Plumbing and space for a dishwasher and washing machine. Tiled floor. Triple aspect with window to the front and side aspects and porthole window to the other side elevation.
<b>UTILITY ROOM:</b>	8' x 6'2". Accessed externally from the side of the property. Range of wall and base units with work surface over. Plumbing and space for a washing machine and tumble dryer. Grant oil fired boiler which serves the central heating and hot water. Tiled floor. Window to the rear.
<b>MASTER BEDROOM:</b>	13'8" x 10'2". Window and door to the rear aspect. Airing cupboard, door to the en suite shower room.
<b>EN SUITE SHOWER ROOM:</b>	Shower enclosure with Triton electric shower. Wash hand basin, close coupled W.C. Partially tiled walls. Wood effect flooring.
<b>BEDROOM 2:</b>	9'3" x 9'. Window to the side aspect.
<b>BEDROOM 3:</b>	10' x 7'10". Accessed from the lounge, dual aspect with window to the rear and double French doors to the side aspect.
<b>STUDY/BEDROOM 4:</b>	9' 2" x 7'6". Built-in cupboards, window to the side aspect.
<b>FAMILY BATHROOM:</b>	8' x 7'8". White suite comprising bath, vanity unit with wash hand basin, close coupled W.C. Large shower enclosure with Triton shower unit. Tiled walls. Heated towel rail. Window to the side aspect.

## THE TIMBER LODGE

- ENTRANCE HALLWAY:** With built in cupboard. Opening to the Kitchen/Dining Room.
- KITCHEN/DINING ROOM:** 11'8" x 11'8". Vaulted ceiling. Range of white wall and base units with granite effect work surface over, stainless steel sink. Electric oven with 4 ring hob over and concealed extractor fan. Built-in fridge, wood effect flooring. Window to the front aspect, doors to the Living Room/Bedroom 2 and Bedroom 1.
- LIVING ROOM /BEDROOM 2:** 11'8" x 9'10". Vaulted ceiling. Equally suitable for and currently used as a bedroom. Window to the front aspect.
- BEDROOM 1:** 11'7" x 7'6". Vaulted ceiling. Window to the front aspect.
- SHOWER ROOM:** Shower enclosure, vanity unit with wash hand basin, close coupled W.C. Wood effect flooring. Window to the rear.

### EXTERNALLY:

- THE APPROACH:** Privately situated in a desirable area on a quiet country lane. With a gated entrance and dwarf wall front boundary, a sweeping driveway leads to a good size parking area serving both the main residence and the lodge.

- GARDENS:** With grass areas, mature planting with hedging and trees affording complete privacy. To the rear and beyond the lodge, which has its own fenced garden, are areas of natural habitat with spring fed ponds. Within the grounds there are two Timber Sheds each measuring 16' x 10' providing useful storage. A further Utility shed 11'6" x 7'6" with light and power, housing an electric battery unit. In all, we are informed, c.1 acre.

- SERVICES:** We understand that the property is connected to mains electricity, mains water and private drainage. The property also benefits from Solar Panels which provides for a good deal of the electrical usage. Further details with the vendors. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

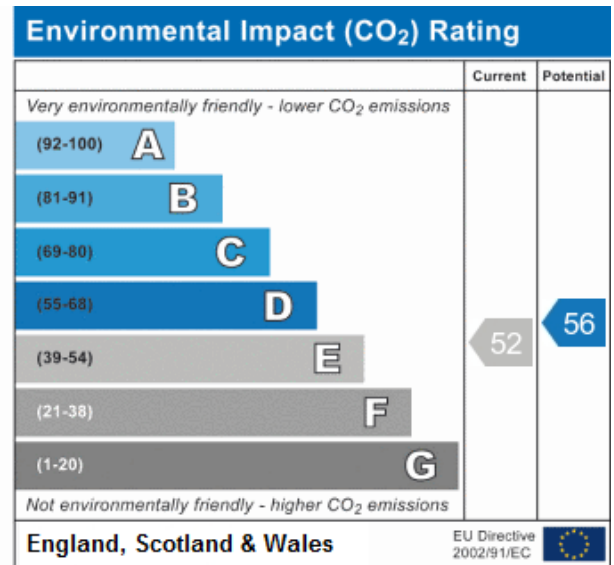
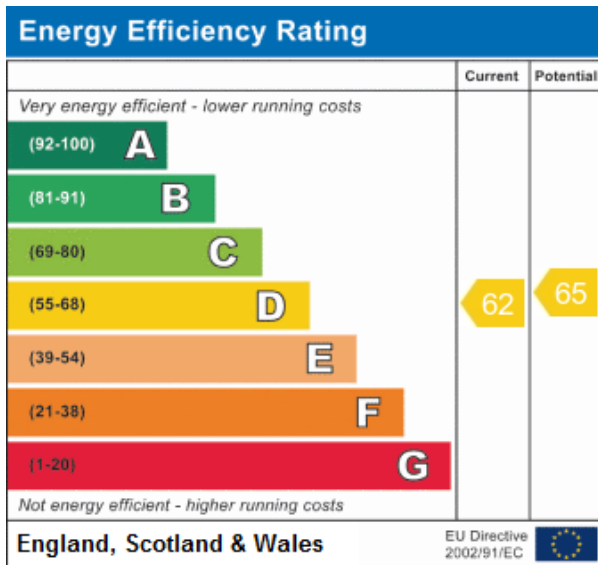
- COUNCIL TAX:** We are informed that the property is within Council Tax Band C. (Ceredigion County Council)

- 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  
Tel: 01550 777790 Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)**



**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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