

Ref: 0cef98

Cefn Maesllan, Llanarth, Ceredigion, SA47 0NH

**Exceptional Country Property Close to the Coast
Currently Configured as 3 x 4* Holiday Units
Offering unique accommodation with 7 Bedrooms in total.
Former Stone built Coach House offering scope for development.**

New Quay 3 miles, Aberaeron 4 miles, Cardigan 18 miles, Aberystwyth 20 miles.



Close to the coast currently utilised by the current owners as 3 x 4 * rated holiday letting units. This handsome, property would equally serve as a 4 bed residence with 2 letting units or indeed a 6 bed family home with 1 unit. The single bed barn conversion is part of a larger stone building which provides garage and workshop space but subject to planning permission could provide further holiday letting accommodation. (EER: F)

Main Residence – Ground Floor: Kitchen/Breakfast Room, Lounge/Dining Room, Bedroom, Cloakroom, First Floor: 3 Bedrooms and a Bathroom.

Annexe Cottage – Ground Floor: Kitchen, Living Room, Bedroom with En Suite Shower Room. First Floor: Bedroom and En Suite Bathroom.

Barn Conversion – Ground Floor: Open Plan Kitchen/Dining/Living Room, Double Bedroom with En Suite Shower Room. First Floor: Galleried Sitting Room.

Outbuilding Former Coach House - Garage & Workshop.

All in a spacious courtyard with delightful pretty landscaped gardens.

Location – The property enjoys an elevated setting within walking distance of Llanarth village and is ideally placed for holiday use being a short drive from the coast with popular resorts such as New Quay 3 miles, Aberaeron 4 miles, Llangrannog 9 miles and Cardigan Town, with a full range of shopping facilities and amenities 18 miles.

Offers in the region of: £575,000

THE MAIN RESIDENCE ACCOMMODATION:

With oil fired central heating (under floor heating to the ground floor).

Ground Floor –

- RECEPTION PORCH:** Quarry tiled floor, exposed stone wall and door into the Kitchen/Breakfast Room.
- KITCHEN/BREAKFAST ROOM:** 16'8" x 9'10". Range of wall and base units with worksurface over, 1 ½ bowl sink with mixer taps, plumbing and space for a dishwasher and washing machine. Cooker control point with 'Rangemaster' oven with LPG Gas hob and stainless steel extractor hood over. Tiled splashbacks, tiled floor, ceiling spotlights, window to the rear.
- LOUNGE/DINING ROOM:** 26'8" x 16'10". Fireplace housing a 'Hwam' wall insert woodburning stove, tiled floor, two windows to the front. Staircase to the first floor. Door leading to the front and to the full length glass canopy.
- BEDROOM 4:** 13'8" x 7'2". Tiled floor, window to the side, door to the front and door through to the cloakroom.
- CLOAKROOM/BOILER ROOM:** Wash hand basin, close coupled W.C., oil fired boiler (which serves the under floor heating, central heating for the main house and adjacent cottage).

First Floor –

- GALLERIED LANDING:** Galleried landing, access to the loft and doors off to the following accommodation:
- BEDROOM 1:** 16'9" x 10'. Window to the front aspect with lovely views.
- BEDROOM 2:** 16'8" x 10'. Window to the front aspect with views.
- BEDROOM 3:** 7' x 6'. Built in wardrobes, currently used as a dressing room. Window to the front aspect, again with pleasant views.
- FAMILY BATHROOM:** 11'6" x 6'6"). Comprising bath, shower enclosure, wash hand basin, and close coupled W.C. Tiled floor.

THE ANNEXE COTTAGE 'TY LEWIS':

Formerly part of the main residence, a doorway (currently closed off) could be re-opened to incorporate the annexe accommodation back into the main house. Oil fired central heating.

Ground Floor –

ENTRANCE PORCH:	Small porch with quarry tiled floor, leads into the Kitchen.
KITCHEN:	11' x 8'6". Range of wall and base units with work surfaces over, stainless steel sink with, built in dishwasher, cooker control point with oven and hob and stainless steel extractor hood over. Space for a fridge and freezer. Partially tiled walls, ceiling spotlights.
LOUNGE:	17'3" x 11'. Fireplace with electric log effect fire. Patio doors and window to the rear overlooking patio and the courtyard
BEDROOM:	15'4" x 10'10". Triple aspect, door to en suite Shower room.
EN SUITE SHOWER ROOM:	Shower enclosure, wash hand basin with shaver point and light. Plumbing and space for a washing machine. Separate W.C.

First Floor –

LANDING:	
BEDROOM 2:	13'6" x 11'. Built in wardrobes, windows to the front and rear.
BATHROOM:	Bath, wash hand basin, W.C. Built in airing cupboard.

THE BARN CONVERSION 'JOHNS BARN' :

Stone Range situated across the courtyard, partially converted in 2008, Vaulted ceiling with exposed A frames and purlins. Characterful split level, open-plan living. Overall measurements 39' x 14'6.

ENTRANCE HALLWAY:	Fully glazed front door and French doors to the rear. Tiled floor. Built in bookshelves. Steps up to the Kitchen/Dining/Living area and steps down to the Bedroom.
KITCHEN/DINING/LIVING AREA:	Range of wall and base units with work surface over. 1 ½ bowl stainless steel sink unit, oven with hob and extractor over, fitted dishwasher, fridge and microwave, partially tiled walls and tiled floor to the kitchen area. Wall mounted Electric fire in the living area. Window to the front and Velux Roof lights to the rear.
BEDROOM:	Stairs to the mezzanine sitting room above. Door to the en suite Shower room.
EN SUITE SHOWER ROOM:	Comprising shower cubicle, wash hand basin, close couple W.C, shaver point and light. Solid Oak floor.
MEZZANINE :	14' x 13'8". Stairs from the bedroom area lead to a galleried mezzanine sitting room which overlooks the kitchen/Living room.

EXTERNALLY:

ADJOINING FORMER COACH HOUSE:

15'4" x 15'. Attractive building retaining the original stone archway which has now been enclosed with a roller shutter door and is utilized for garaging. Loft space over and lean-to car port.

FORMER COW SHED:

15'4" x 14'. Useful workshop and store.

WORKSHOP/STORE POTENTIAL STUDIO:

20'6" x 14'6". Exposed A frames and timbers. Work surface with sink, separate cloakroom with W.C. and wash hand basin.

THE APPROACH:

In an elevated position, located at the end of a cul de sac, a large tarmac courtyard provides ample parking.

GARDENS:

Main Residence: Pretty front terrace with a planted stone wall border and lovely seating area beneath the full length glass canopy, providing a peaceful area to sit and enjoy the surroundings.

'Johns Barn' Holiday Let: To the rear, a delightful 'secret' garden with extensive lawned areas and established plants and shrubs.

SERVICES:

We understand that the property is connected to mains water, mains electricity, and mains drainage. The main residence and cottage have oil-fired central heating and electric heating to the barn conversion. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

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**

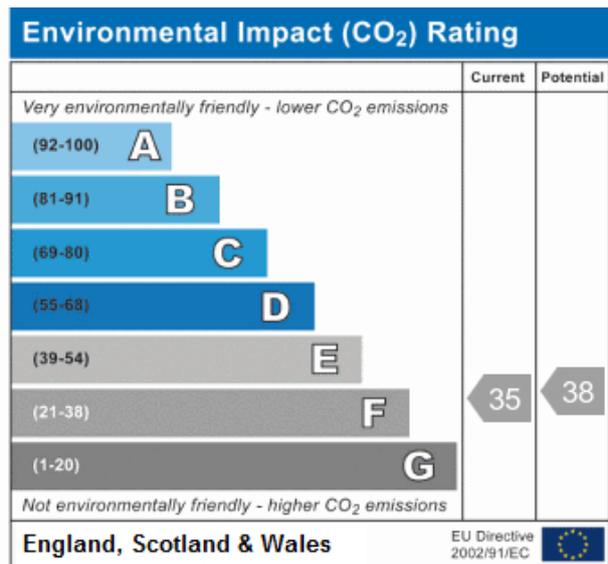
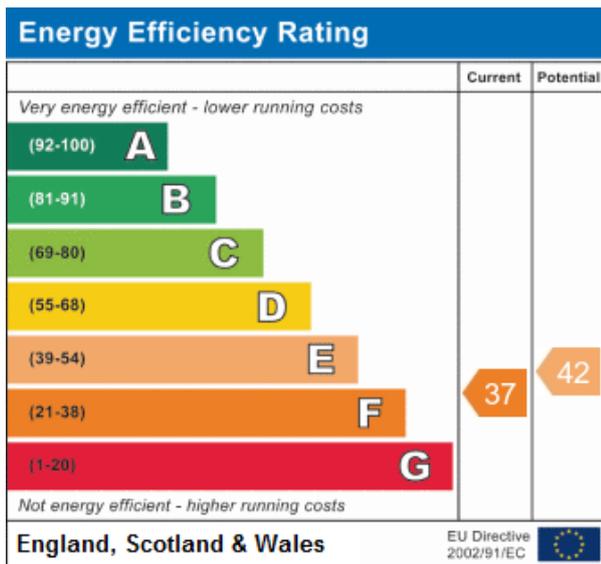
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ENERGY PERFORMANCE:



LOCALITY:

The property is located in an attractive elevated setting, being only a few minutes walk 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.

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 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 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, 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.

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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